



REPORT

Report Date: November 1, 2024
Contact: Dan Garrison
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Meeting Date: November 12, 2024
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design & Sustainability

SUBJECT: Provincial Housing Targets Order - Progress Report - October 1, 2023 - September 30, 2024 & Interim Provincial Housing Needs Report

RECOMMENDATIONS

- A. THAT Council receive for information and direct staff to submit the Housing Target Progress Report: October 1, 2023 – September 30, 2024, as contained in Appendix A, to the Province by November 14 in order to comply with the requirements under the Provincial Housing Target Order.
- B. THAT Council receive the Interim Housing Needs Report, as contained in Appendix B, on January 1, 2025 in order to comply with the Provincial legislative requirements set out in Bill 44 *Housing Statutes (Residential Development) Amendment Act, 2023*, and related regulations.

REPORT SUMMARY

This report is intended to meet Provincial legislative requirements related to housing targets and housing needs reports.

On September 26, 2023, the Province issued a Housing Targets Order to the City of Vancouver, which included a minimum number of net new units to be completed within a five-year period (2023 - 2028). As part of the Order, the Province established requirements for annual reporting. In order to comply with these requirements, this report brings forward the first annual Progress Report for the period between October 1, 2023 to September 30, 2024.

In addition, as of June 2024, the Province updated legislative requirements for Housing Needs Reports as part of Bill 44. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Housing Vancouver Strategy (2017)
- Vancouver’s Housing Needs Report (2022)
- Provincial Housing Targets Order – 6-Month Interim Report (2024)
- Housing Vancouver 10 Year Housing Targets (2024 – 2033) and 3 Year Housing Action Plan (2024 – 2026) (2024)

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

1. Provincial Housing Targets

The Housing Supply Act came into effect in the Spring of 2023, enabling the Province to set housing targets for municipalities in British Columbia. Vancouver was among the first ten municipalities selected, and was issued a Housing Target Order on September 23, 2023 for 28,900 units of net new housing to be completed between October 1, 2023 to September 30, 2028. These housing targets are part of a suite of Provincial legislative changes aimed at increasing housing supply.

Under the Housing Supply Act, municipalities are required to submit regular reports on the progress towards housing targets. For Vancouver, a report for the period between October 1 to September 30 is required annually from 2024 to 2028. The reports must be received by resolution at a City Council meeting and submitted to the Province within 45 days of the end of the reporting period.

Under the Housing Supply Act, the Province may take certain actions if a municipality has not met its housing target or made satisfactory progress to meeting the target, including the appointment of an advisor to make recommendations on additional actions to meet or revise targets. The Minister of Housing may also issue a directive to municipalities to enact by-laws and / or issue specific permits.

2. Housing Vancouver 10-Year Targets

Vancouver has its own 10-year housing targets that were recently refreshed and approved by Council in June 2024. The new housing target of 83,000 net new units approved over 10 years advances the City’s housing vision to move towards an equitable housing system and provides a range of housing options to meet the diverse needs of new and existing residents. The 10-year targets will also ensure the City has enough capacity in the development pipeline to meet the five-year target set by the Province for Vancouver under the Housing Targets Order.

3. Provincial Housing Needs Report

Housing Needs Reports are intended to be a proactive planning tool for local governments in order to help them deliver enough housing supply over the long-term to accommodate the needs of new and existing households.

As of June 2024, the Province updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report using a new Provincially-mandated methodology by January 1, 2025 in order to standardize the report requirements. For context, Vancouver adopted its first Housing Needs Report in 2022. There was no Provincially-mandated methodology at the time, leading to much variation in approach and overall numbers across the Province.

In addition, all local governments must then complete 'regular' Housing Needs Reports in 2028 and every five years thereafter to align with Census data releases. Municipalities are also required to ensure that there is enough capacity in their zoning bylaws to permit the number of housing units needed over 20 years, and to include this 20-year Housing Needs projection in their Official Community Plans, or Official Development Plan for Vancouver (ODP). Staff will comply with this Provincial requirement by bringing forward Vancouver's first city-wide ODP in 2026, which will include the 20-year Housing Needs projection.

Strategic Analysis

1. Provincial Housing Targets

The five-year housing target (October 1, 2023 – October 1, 2028) for the City of Vancouver is 28,900 net new completed housing units. The Province measures completed units annually and cumulatively as follows:

- Year 1: 5,202
- Year 2: 10,597
- Year 3: 16,281
- Year 4: 22,349
- Year 5: 28,900

Completions as a Measure

It is important to note that projects reaching completions in 2024 are mainly measuring applications that began construction 2-3 years ago and were approved by the City over the last 5 years or more. Thus, these initial years of Provincial reporting are a measure of previous policy decisions and applications already in our development pipeline. The impact of housing projects and policy changes approved this year, will not reach completions until the later years of the Target Order timeline or into the next Provincial Target Order.

Progress Towards Provincial Target

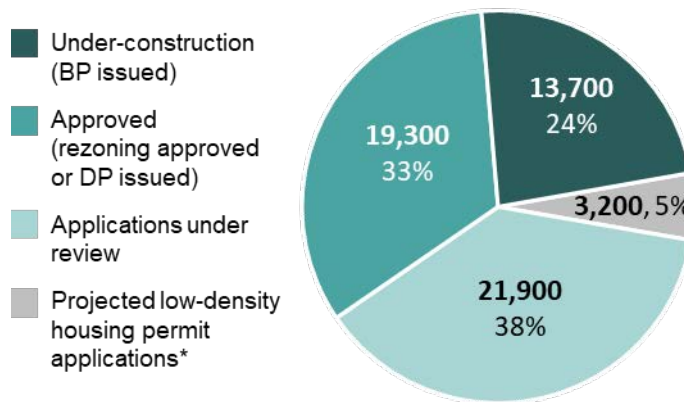
Between October 1, 2023 and September 30, 2024, there have been 4,143 net new units completed within Vancouver. We note a decline in completions over the last two years from 2022 to 2024, consistent with the overall trend in the region and with lower levels of housing starts during the COVID pandemic and its immediate aftermath.

Table 1. Progress Towards Provincial Target Net New Units Year 1 (October 1, 2023 – September 30, 2024)

Net New Units Oct. 1, 2023 – September 30, 2024	Year 1 – Provincial Target Oct. 1, 2023 – Sep. 30, 2024
4,143	5,202

Despite lower than anticipated completions, there is an unprecedented volume of projects in-stream, with enough capacity in our current development pipeline to meet the Province’s overall completions target over the five-year time frame.

Figure 1: In-Stream Projects by Development Status as of September 30, 2024 and Projected Low-Density Housing Permits



Notes

*Projected low-density housing permit applications expected to go through permitting and complete by the end of the HTO targets period.

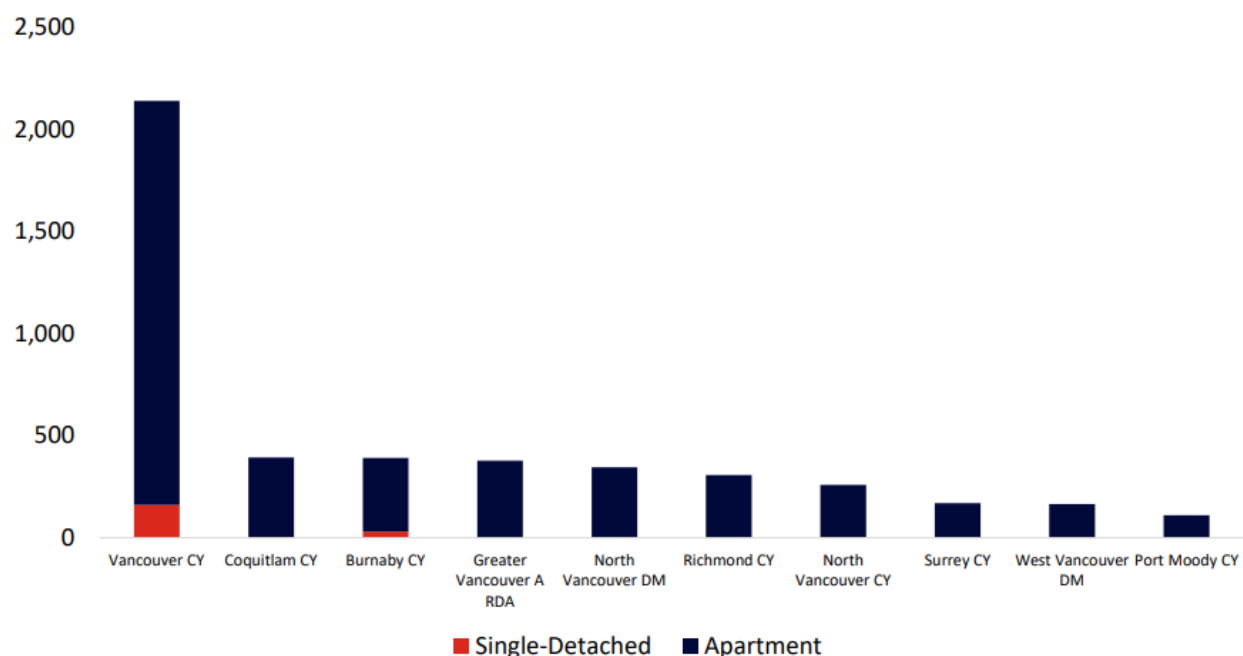
**In-stream projects exclude [Major Project Sites](#)

There are currently ~58,100 housing units in the development pipeline following a record number of rental approvals and building permits issued in the last two years. This includes ~19,300 units recently approved and ~13,700 units currently under construction, plus 3,200 units from low-density applications (e.g. infills, duplexes, and multiplexes) anticipated to come in and complete over the HTO reporting period. An additional 21,900 units will complete after the next 4 years from applications currently under review. Of the total units at different stages of development, 33,700 units are expected to complete within the HTO period, exceeding the Provincial Target of 28,900.

While the City has the ability to approve projects and expedite processes, the timing for construction and completion of housing units is dependent on factors that are largely beyond the City’s control, including capacity of the construction sector, inflationary pressure, access to funding, and financing for market and non-market developers. Making meaningful progress towards project completion requires coordinated effort by all levels of government and various sectors of the economy.

This outlook aligns with statistics reported by CMHC. Vancouver has seen high levels of housing starts in the past couple of years, with over 7,200 units started over the Housing Target one-year reporting period. Vancouver leads the region in construction activity, which has been supported by City policies and incentives boosting rental starts. Over 2,100 rental units were started in Vancouver just in the first half of 2024, representing over 57% of regional rental starts, far above any other municipality in the region (see Figure 2). The full results of these housing starts are projected to reach completion over the next one to three years.

Figure 2: Top Ten municipalities in Metro Vancouver by rental starts (January – June 2024)



Source: CMHC

Provincial Guidance on Unit Breakdown - Tenure, Affordability, and Unit Mix

In addition to an overall supply target, the Province also included unit breakdown categories - tenure, affordability, supportive housing units, and unit mix - as initial guidance. Although they are not requirements, the Province has encouraged municipalities to strive toward meeting and monitoring the unit breakdown.

Table 2: Initial Guidance – Unit Breakdown Categories (October 2023 – September 2028)

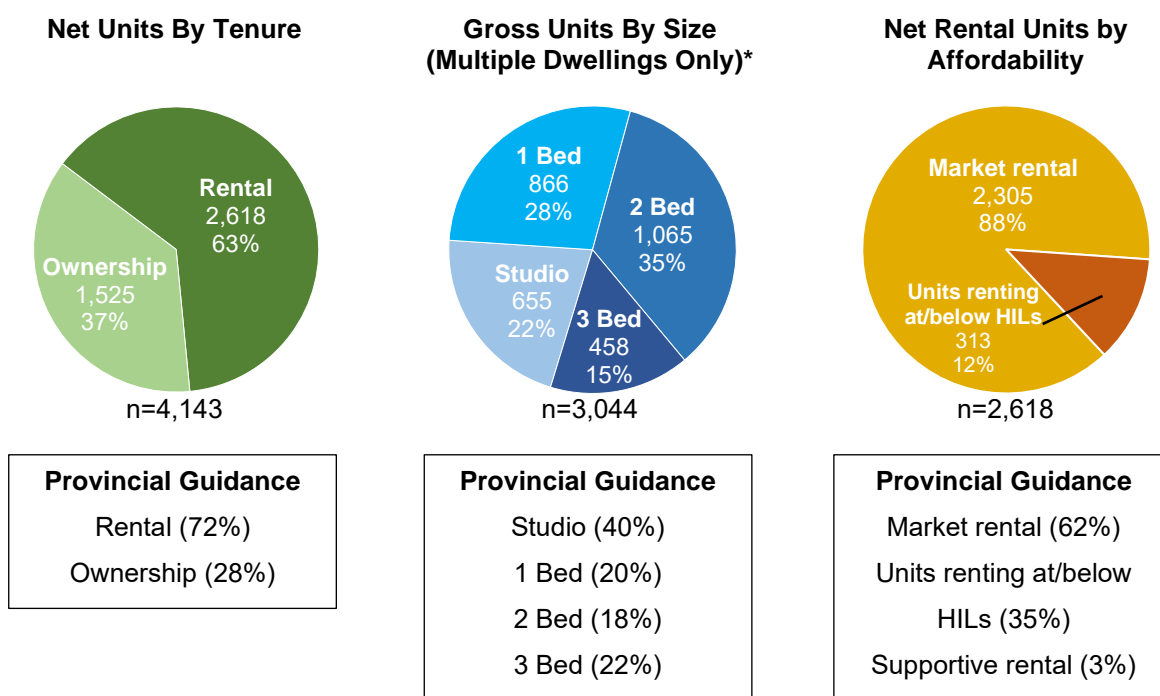
Unit Category		5-Year Target	Year 1 Target	Share of Total Units (%)
Total units - TARGET		28,900	5,202	100%
GUIDANCE				
Units by Size	Studio & 1 bed	17,459	3,121	60%
	2 bed	5,231	936	18%

Unit Category		5-Year Target	Year 1 Target	Share of Total Units (%)
	3+ bed	6,209	1,145	22%
Units by Tenure	Rental	20,886	3,745	72%
	Owned	8,015	1,457	28%
Total Rental Units by Affordability	Market	12,992	2,341	45% (62% of rental)
	Units renting at or below HILS *	7,894	1,405	27% (38% of rental)
Supportive Rental Units **		583	104	2% (3% of rental)

*Rental units affordable to households with incomes at or below [BC Housing's Housing Income Limits](#)

**Included in the below-market rental target breakdown and rented at shelter rate with on-site supports for people transitioning out of homelessness

Figure 3. City of Vancouver Progress Toward Provincial Guidance on Breakdown Categories (October 1, 2023 – September 30, 2024)



*Unit size mix is based on gross units in apartment and townhouse forms.

Tenure Mix

The Province's tenure guidance calls for ~72% of units to be rented (primary and secondary rental combined). From October 1, 2023 to September 30, 2024, 63% of all net completions (2,618 units) are primary or assumed secondary rental. An analysis of the City's pipeline of in-stream projects indicates new supply is shifting towards a majority share in primary rental. Annual approvals in 2023 marked the highest share of primary rental in the last decade (including social, supportive, purpose-built rental and laneway housing) with approximately 78%

of all housing units approved. These approvals are anticipated to further shift completions toward rental tenure in upcoming years.

Unit Size

The Province has provided guidance for 39% of all units to have two or more bedrooms, including a 22% three-bedroom unit recommendation. During the reporting period, 1,523 apartment units completed have two or more bedrooms (50%), including 458 units (15%) with three bedrooms. Based on an analysis of projects in the development pipeline, it will be very difficult to achieve the Province's guidance for three-bedroom units, especially in light of current market conditions.

Units Renting At or Below HILS

The Province's initial guidance is for ~38% of rental units to be renting at or below HILs, including 3% with on-site supports. Over the past year, only 313 units (12% of rental units) have been completed at this affordability level. As Staff have consistently stated, achieving this share of rental units at or below HILs is not possible without significant additional investment from Senior Government Partners to help fund and finance non-profit projects and deepen affordability.

Full details of the Provincially-mandated Housing Target Progress Form, which summarizes housing completions, demolitions, approvals, and development applications withdrawn over the reporting period, can be found in Appendix A of this report.

2. Interim Housing Needs Report

The section above on Provincial Housing Targets describes the number of housing units that the Province requires Vancouver to deliver in the short-term over the next five years to meet immediate housing needs.

To ensure municipalities are pro-actively planning for housing in the long-term, the Province requires Housing Needs Reports which include an assessment of housing needs over five and 20 years. Local governments must then ensure that there is enough capacity in their land use and zoning to meet housing needs over a 20-year time frame. The methodological approach for estimating the Housing Need in both the Provincial Housing Target Order and Housing Needs Report are mostly similar, but reflect their different intentions. The Housing Target Order focuses on the minimum new supply required in the short term (five years) to meet immediate housing needs, while the new Housing Needs legislation focuses on establishing adequate housing capacity needed over a longer 20-year time period. More information on the methodology can be found in Appendix B.

New Provincial Requirements

New Provincial legislations (Bill 44, Bill 18) require local governments to complete and submit regular Housing Needs Report every five years starting in 2028, and update their Official Development Plan and Zoning by-law accordingly within two calendar years after the Housing Needs Report is received at Council. The new legislation also introduced a Provincially-mandated standard methodology to calculate housing need.

In the meantime, the new legislation requires local governments to produce an Interim Housing Needs Report to be received by Council by January 1, 2025. The report can build upon the municipality’s most recent housing needs report but must include three additional items:

- The number of housing units needed over five and 20 years
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, or public transit
- Description of actions taken since the last report to reduce housing needs

These additional items are summarized below in Table 3. The full details of Vancouver’s Interim Housing Needs Report can be found in Appendix B.

Overall, 56,228 housing units are needed over five years (2021-2026) and 182,947 units over 20 years (2021-2041). These numbers are calculated using the standard methodology provided in the Provincial Regulation and summarized in the following table, along with the statement of housing need around transit, and actions taken to increase housing supply since 2022.

Table 3: Interim Housing Needs Report Summary

New Elements for Interim Housing Needs Report	Description
Housing needs estimate over five and 20 years	<ul style="list-style-type: none"> • Five years (2021-2026) = 56,228 units • 20 years (2021-2041) = 182,947 units
Statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation	<p>The Vancouver Plan, which guides growth and change over the next 30+ years, describes the importance of locating housing close to transportation infrastructure. The key aspirations of the Plan are to create an equitable housing system in complete neighbourhoods to ensure more affordable housing choices are available across the City, while actively working on climate protection and ensuring a strong, resilient economy.</p>
Description of actions to reduce housing needs since last HNR	<p>There have been a significant number of actions taken to reduce housing needs since our last Housing Needs Report was approved in April 2022. A full detailed list can be found in Appendix B. Some highlights include:</p> <ul style="list-style-type: none"> • Vancouver Plan • Broadway Plan • Missing middle zoning • Streamlining rental housing • Below-market rental policies • Process improvements to accelerate housing delivery • Implementation of Housing Vancouver Strategy • Development of non-profit housing on City sites • Expanded homelessness supports and services • 2023 – 2026 Capital Plan included an allocation of \$282M towards housing

Next Steps

To comply with Provincial requirements, Staff will undertake a development capacity analysis to ensure there is sufficient capacity under existing zoning to accommodate the ~183,000 units identified in the Interim Housing Needs Report. In addition, Staff are preparing Vancouver's first Official Development Plan, which will include the Interim Housing Needs Report, and is scheduled for Council approval in 2026.

Financial Implications

The City uses a variety of enabling tools to leverage affordable housing in partnership with senior governments, non-profit and private housing partners. These include city land contributions, development contributions (turn-key housing), city capital grants, Development Cost Levies (DCL) exemptions or waivers, and property tax exemptions. It is important to note that funding for affordable housing is primarily the responsibility of the provincial and federal governments. Without senior government partnerships, low-cost financing and funding contributions, the City alone will not be able to achieve the Provincial housing targets and affordability level.

Legal Implications

The recommendations in this report aim to meet Provincial requirements set out in the Housing Supply Act and Bill 44 Housing Statutes (Residential Development) Act.

Under the Housing Supply Act, Council must receive an annual report regarding housing targets within 45 days after the specified reporting period. This report, as attached in Appendix A, is for the period between October 1, 2023 – September 30, 2024.

In addition, Bill 44 and Order in Council (353) require local governments to complete and submit an Interim Housing Needs Report by January 1, 2025¹.

Approval of the Recommendations in this report will fulfil these requirements.

Conclusion

This report brings forward the first Progress Report on the Provincial Housing Target Order and Interim Housing Needs Report in order to comply with requirements under the Housing Supply Act and Bill 44 Housing Statutes (Residential Development). Notwithstanding factors outside the City's control, such as interest rates, rising construction costs, availability of labour, and length of construction, an analysis of the City's current development pipeline indicates the City will have the capacity to meet the Provincial housing target over the next five years. Additionally, the

¹The legislation requires Vancouver to review the Zoning and Development By-law to ensure sufficient capacity to accommodate the 20-year housing needs identified in the HNR by the end of the year in which the HNR is received by Council. The deadline to receive the Interim HNR is January 1, 2025. By recommending that Council receive this report on January 1, 2025, Staff is provided with the necessary time (until December 31, 2025) to complete the capacity analysis. The Province has communicated publicly and confirmed directly with City staff that the intention of the legislation was to allow local governments until the end of 2025 to complete this analysis.

new standard methodology provided by the Province shows an estimate of ~183,000 new housing units needed over 20 years that will need to be accommodated through our upcoming city-wide and area planning work.

List of Appendices

- **Appendix A:** Housing Target Progress Report: October 1, 2023 – September 30, 2024
- **Appendix B:** Interim Housing Needs Report
- **Appendix C:** Background on Provincial Legislation – Bill 44 Amendments to Vancouver Charter regarding Housing Needs Reports

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Provincial Targets Annual Progress Report Summary

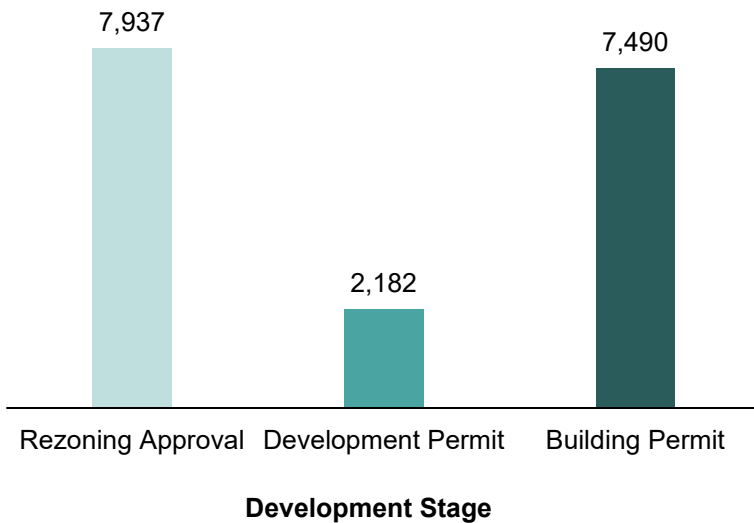
The Provincial Housing Targets Order was issued in September 2023 and sets a total of 28,900 net new units to be built within a 5-year period (Oct. 1, 2023 to Sep. 30, 2028). This first Annual Report measures progress towards meeting the target one year after the reporting start date.

Year 1 Progress Towards Provincial Housing Target (Net New Completions)

Net New Units Oct. 1, 2023 – Sep. 30, 2024	Year 1 Provincial Target
4,143	5,202

One year after receiving the Provincial Housing Target Order, the City has completed 4,143 net new units. Completions have declined from 2022 to 2024 due to factors delaying construction related to natural construction cycles since the pandemic, such as higher construction costs and interest rates, labour shortage, and material availability.

Approved Applications (Gross Units) Oct. 1, 2023 – Sep. 30, 2024

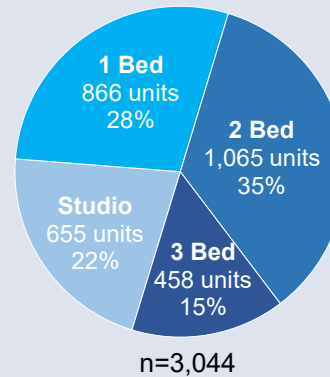


A record number of approvals and building permits issued in the past three years will result in an increase in housing completions to meet the overall 5-year Provincial Target. CMHC also indicates that 7,281 housing starts were counted during this reporting period, following record levels of housing starts in 2022 and 2023 that are expected to complete in the next few years.

Unit Breakdown Categories from Oct. 1, 2023 – Sep. 30, 2024

The Provincial Housing Target Order includes guidance on the following unit breakdown categories: unit size, tenure, affordability, and supportive rental units. Although these categories are not requirements, municipalities have been encouraged to strive toward meeting and monitoring the unit breakdowns.

Unit Size For Multiple Dwellings (Gross Completions)

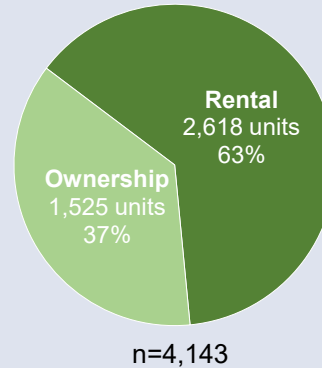


Provincial Guidance

- Studio (40%)
- 1 Bed (20%)
- 2 Bed (18%)
- 3 Bed+ (22%)

Over the last year, half of new multiple dwelling units completed will have 2 or more bedrooms.

Tenure (Net Completions)

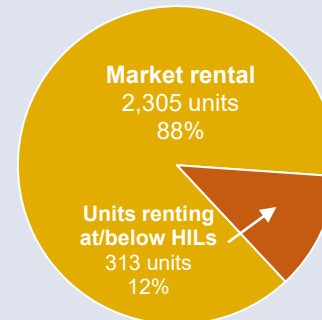


Provincial Guidance

- Rental (72%)
- Ownership (28%)

The last year of completions indicate nearly two thirds of new units completed are purpose-built or secondary rental.

Affordability (Net Completions)



Provincial Guidance

- Market rental (62%)
- Units renting at/below HILs (35%)
- Supportive rental (3%)

Supportive rental units, 0%
n=2,618, excludes owner-occupied units

After the first year, 12% of rental completions will rent at or below HILs. While we expect more completions in later reporting periods, achieving the guidance for units renting at HILs or lower and with on-site supports is not possible without significant additional investment from senior government partners.

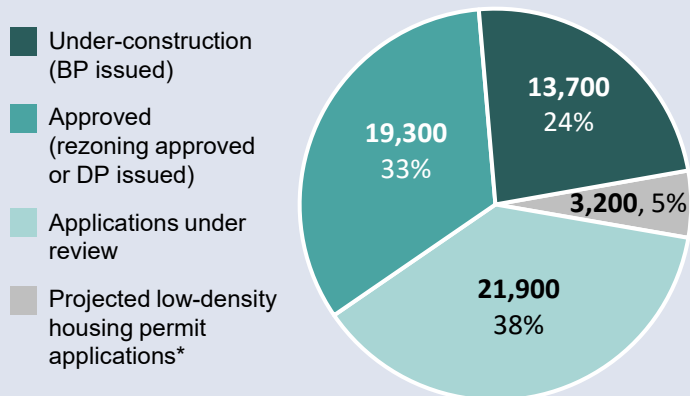
In June 2024, Council approved new 10-Year Housing Targets and accompanying 3-Year Housing Action Plan that incorporate the Provincial Target methodology to deliver new housing supply that meet the needs of a diverse range of households. The Action Plan contains over 50 actions to address the housing crisis and increase supply.

Near-term actions include:

- Rupert and Renfrew Station Area Plan
- Development of Simplified Apartment District Schedules
- Vancouver Plan Villages Implementation
- Implementation of Transit-Oriented Areas and Small-Scale Multi-Unit Housing Legislations
- Vancouver Social Housing Initiative
- Seniors Housing Strategy
- Broadway Plan Implementation
- SRO Investment Strategy

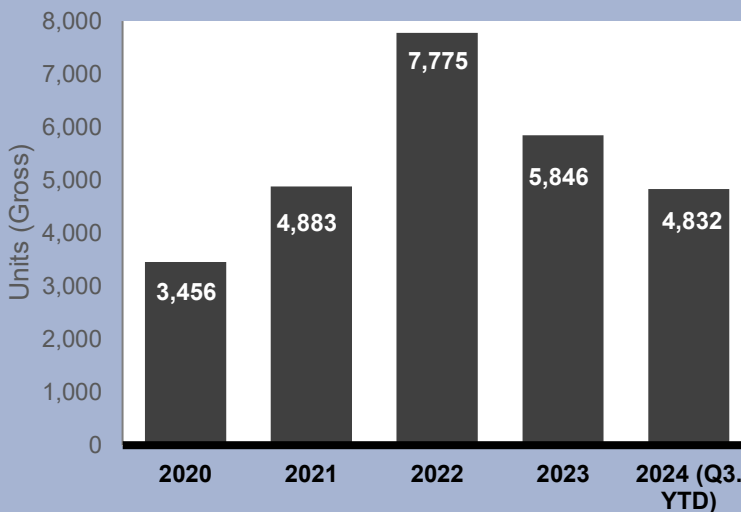
In addition, there is an unprecedented volume of projects in-stream totalling ~58,100 units, enough to meet the Province’s overall completions target over the next 4 years. Note these in-stream projects include applications approved from Oct. 1, 2023 to Sep. 30, 2024. The City has also been issuing high volume of building permits in recent years further indicating higher completions in the near future. These numerous projects in progress, together with support from higher levels of government to deepen affordability and expand infrastructure, demonstrates our capacity to meet targets moving forward.

In-Stream Projects by Development Status as of Sep. 30, 2024 and Projected Low-Density Housing Permits



*Projected low-density housing permit applications expected to go through permitting and complete over the HTO targets period.
**In-stream projects exclude [Major Projects Sites](#) with an additional 6,000 units anticipated to reach completion by 2028.

Annual Residential Building Permits Issued



*Unit counts exclude single-family and single family with secondary suites.

Notes

Below-market rental as defined by the Province (affordable to incomes below HILs) and supportive housing requires significant funding to build and operate. Close collaboration with senior governments is necessary to increase supply of affordable housing.

Methodological notes are available in section 7 of the Provincial Housing Target Progress Report Form, including:

Net new units are calculated as completions (occupancy permit issued for multiple dwellings, and final building inspection for low-density ground-oriented housing), minus demolitions.

Gross completions by unit sizes pertain to multiple dwellings only and exclude bedroom counts for low-density ground-oriented housing.

Assumptions for secondary rental were applied to track net units for the tenure and affordability guideline categories.

Whether a project proceeds to completion after municipal approval depends on multiple factors outside of the City’s control, including increased construction costs, labour shortages, and high interest rates that impact the financial viability of projects.

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch will review the progress report to assess if a municipality has met its housing target and, if not, whether it has made satisfactory progress toward meeting the housing target. Progress report evaluation is based on the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



Housing Targets Branch
BC Ministry of Housing

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2023 – September 30, 2024
Date Received by Council Resolution	November 12, 2024
Date Submitted to Ministry	November 12, 2024
Municipal Website of Published Report	https://vancouver.ca/people-programs/provincial-housing-legislation.aspx
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Edna Cho, Senior Planner, Housing Policy Edna.cho@vancouver.ca
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS

Report a count of net new housing units realized during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing units does not count toward completions.

If a municipality has not met the housing target for the reporting period, it must provide information about any actions that it intends to take toward meeting the housing target within the two-year period following the progress report (*see section 8 for summary of planned actions*).

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	5,020	877	4,143	4,143

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)

Please record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	655			
One Bedroom	866			

Two Bedroom	1,065	<i>Net figures cannot be provided as unit sizes are not tracked with building demolitions. The City is working towards improving data collection for future reports.</i>		
Three Bedroom	458			
Four or More Bedroom ¹	<i>Four or More Bedroom units are included in the Three Bedroom row.</i>			
<i>Unit size mix data is based on apartment and townhouse forms only. Unit size mix was not available for infills, duplexes and single-detached houses. See Section 7.</i>				
Units by Tenure				
Rental Units ² – Total	2,867	249	2,618	2,618
Rental – Purpose Built	1,409	215	1,194	1,194
Rental – Secondary Suite	475	25	450	450
Rental – Accessory Dwelling	392	3	389	389
Rental – Co-op	0	0	0	0
<i>Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)</i>	<i>591</i>	<i>6</i>	<i>585</i>	<i>585</i>
Owned Units	2,153	628	1,525	1,525
<i>The tenure mix includes an assumption regarding other forms of secondary rental not included in the rows above such as rented condo apartments, rented coach houses and townhouses. This assumption is carried through completions and demolitions numbers in order to estimate net new units. Owned units are thus assumed as owner-occupied only. See Section 7.</i>				
Units by Rental Affordability				
Market	2,490	185	2,305	2,305
Below Market ³	377	64	313	313
Below Market Rental Units with On-Site Supports ⁴	0	0	0	0
<i>All secondary rental assumed in the tenure split are included in the market rental units. Below-market rental includes a portion of social housing and privately-owned units secured at below market rents. See section 7.</i>				

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe actions in the last 12 months that have been taken to achieve housing targets. For example:

- Updated land use planning documents (e.g., Official Community Plan, Zoning Bylaw);
- Updated Housing Needs Report
- New or amended policies, innovative approaches, pilot projects, or partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations).

Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information.

Planning work completed in the past 12 months:

- [Missing Middle](#): The new R1-1 zoning was adopted in September 2023 and came into effect on Oct 17, allowing up to 4-6 units on a single lot (up to 8 if all rental). We've received ~230 applications under this new zone as of late September 2024, representing a potential of ~950 units. Further amendments to the Zoning By-Law were adopted on May 28, 2024 to align with Bill 44 Small Scale Multi-Unit Housing.
- [Housing Accelerator Fund](#): The City applied to CMHC's new program in 2023 and the final agreement was signed in November 2023. The City will be receiving \$114 million in installments to support a variety of initiatives from improving permitting processes to implementing zoning changes that will expedite and increase housing delivery.
- [Below-market Rental Optimization](#): In October 2023, council approved changes to standardize our below-market rental policies. These changes guarantee that units in for-profit buildings secured at below-market rents will always remain at a fixed percentage below average market rents. These changes improve the financial viability of projects, streamline the rules emanating from multiple programs and provide more certainty to developers.
- [Housing Vancouver Targets Refresh & 3-year Housing Action Plan](#): On June 25, 2024, Council adopted new 10-year housing approval targets to update those initially adopted in 2017 and incorporate the Provincial Targets Order. Council also adopted a new 3-Year Action Plan with over 50 actions to address the ongoing housing crisis.
- [Implementation of new Provincial legislation for Transit-Oriented Areas \(TOAs\)](#): On June 26, 2024, Council adopted an interim rezoning policy to establish transit-supportive densities adjacent to transit stations, and comply with Bill 47.
- [Seniors Housing Strategy](#): After extensive engagement throughout 2023 and spring 2024, this new strategy was adopted by Council on July 23, 2024. It outlines key directions including enabling policies and actions to help meet the needs of older adults.
- [West End Issues Report](#): On September 24, 2024, Council adopted amendments to the West End Rezoning Policy and the West End Community Plans (2013) to bring more flexibility in inclusionary social housing requirements for an interim period of two years or until adoption of a new Inclusionary Zoning Bylaw under Bill 16. These changes will facilitate the delivery of inclusionary projects in a complicated market environment for strata condominiums.
- [Public Views Guidelines](#): On June 28, 2024, Council adopted new Public Views Guidelines to amend some of the protected view cones, in order to support the delivery of additional housing.
- [Middle-income housing development on City sites – Pilot project](#): In June 2024, Council adopted a new pilot project exploring opportunities to leverage City-owned sites to unlock housing

delivery for middle-income households. A pilot rezoning policy was created to enable for-profit middle-income housing development on up to five City-owned sites.

- [Skeena Terrace](#): Following approval of the Policy Statement in 2022, an application was submitted by BC Housing in partnerships with local First nations to rezone this entire 10.8-acre site to enable the development of over 1,900 non-profit housing units, a child care facility, parks, recreation spaces and shops and services, in proximity to rapid transit. Council approved the rezoning on March 12, 2024.

Planning work – started or ongoing in the past 12 months

- [Simplified Apartment District Schedules](#): The City will create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings “as-of-right” in certain areas of the city will be explored.
- [Vancouver’s Social Housing Initiative](#): As part of the Vancouver Plan implementation, the City will change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods. The change will allow faster approval of these projects, reduce costs for the community housing sector and provide affordable housing for those who need it most.
- [Rupert & Renfrew station Area Plan](#): Work is underway for a new Area Plan around the Rupert and Renfrew SkyTrain stations that will allow for more housing opportunities including market and below-market rental, social housing and homeownership.
- [Compliance with new Provincial legislation to increase housing](#): The City continues to work towards compliance with the requirements contained in Bill 44, 46, 47, 18 and 16. Actions include:
 - Preparing an update to the Housing Needs Report;
 - Update the City’s development contribution framework;
 - Advance Vancouver’s Official Development Plan as part of Vancouver Plan implementation (see below);
 - Create a new inclusionary zoning by-law and amend density bonus zones.
- [Vancouver Plan Villages area planning](#): The Vancouver Plan (adopted in 2022) identified 25 villages, predominantly low-density residential areas centered around existing small commercial clusters. Area planning for 17 Villages has now started, with a focus to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand the commercial nodes. These villages will bring more diverse housing options, including rental, off of busy arterial streets while still in proximity to shops, services and public transit.

Implementation work – Ongoing

- [Housing Vancouver implementation](#): Over 7,800 units were approved in 2023, including 5,800 purpose-built market and affordable rental units. Since the beginning of the Housing Vancouver Strategy in 2017, about 56,000 units have been approved with 46% family-sized units and 31%

for incomes under \$80K. Other initiatives include advancing the City's shelter strategy, implementation of short-term rental regulations and the Empty Homes Tax, etc. New 10-year targets were approved on June 25, 2024.

- [Rental policies](#): 2023 and the first 3 quarters of 2024 have recorded unprecedented levels of rental approvals and building permit issuance. Significant take-up of our different rental options (e.g. Secured Rental Policy, Below-Market Rental Rezoning policy etc.) can also be seen in housing starts reported by CMHC with almost 4,900 units started in 2023, a decades-long record. The trend continued through the first half of 2024 with over 2,100 rental starts in Vancouver, leading the region in rental construction.
- [Broadway Plan](#): Adopted in June 2022, the 30-year Plan enables more housing opportunities around future SkyTrain stations, and incentivizes delivery of market and non-profit rental housing. As of Q2 2024, there were 48 rezoning applications under review, two at rezoning approval stage and 6 with Development Permit issued. One building is currently under construction. This represents a potential of over 10,000 overall (not counting enquiries). Amendments to the Broadway Plan will be presented to Council for consideration in November 2024 related to updating and reviewing land use and built form policies to comply with new provincial legislative requirements for Transit-Oriented Areas (TOAs), creating a long-term plan for the City Lands around Vancouver's City Hall, and planning improvement to the streets and public spaces in the area for the next 30 years.
- [Downtown East Side Plan \(DTES\) implementation of housing policies](#): The City is working to improve and expedite the delivery of housing within the Downtown East Side, including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing, and policy work around encampment response.
- [SRO Investment Strategy](#): The City is collaborating with the provincial and federal governments on the development of an investment strategy to accelerate replacement of SROs with self-contained social housing units while, in the interim, improving liveability and securing affordability for low-income and equity-denied residents who continue to reside in SROs. The Strategy will identify priority investments that can be accomplished in the next 10-15 years, including costs for each priority investment area and an intergovernmental implementation and funding plan. The building replacement work undertaken includes SRO replacement projects currently underway as well as 20 non-market SROs that have been assessed and costed for replacement. Research & engagement work has identified potential interim interventions to improve liveability and affordability in private SROs. BC Housing is leading the building replacement work while the City is leading the overall project management, including research and engagement.
- [Non-market housing development on city-owned sites](#): The City is actively developing housing on city-owned sites. Over 2,000 units have been completed since 2018 to end of Q3 2024, with an additional 2,000+ units currently under construction and in development. The City also takes on ownership of social housing units delivered turn-key through inclusionary zoning, over 750 homes have completed since 2018, with another 235 currently under construction.

- [Community Housing Incentive Program](#): Since 2019, the City offers capital grants to non-profit or co-op housing providers constructing projects on their own land, funded by revenue from the Empty Homes Tax. Grant program parameters were updated in April 2024 to align with current economic conditions and better complement Provincial and Federal government funding programs, creating a two-stream approach.
- [Vancouver Official Development Plan](#): Work is underway to turn Vancouver Plan into the city-wide Official Development Plan (ODP). The Vancouver ODP will set out long-term policy for land use and development over the next 20 to 30 years and beyond. Under new provincial legislation (Bill 18) from April 2024, Vancouver must implement a city-wide ODP by-law by June 2026.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

- [Jericho Lands Planning Program](#): Council approved the Jericho Lands Policy Statement on January 24, 2024. The Policy Statement establishes planning principles and policies that will guide the delivery of diverse housing types within the 90-acre site. Next steps include the preparation of an Official Development Plan, followed by the phase 1 rezoning process.
- [Senákw](#): The Senákw project, developed on Squamish land by Nch'kay Development Corporation, is not included in the unit count reported on this form as it does not fall under City jurisdiction. However, as this site is located in the heart of the city, the City signed an agreement with the Squamish Nation to plan for the integration of the site within city infrastructure such as public transit, water and sewer, road network etc. The project is currently under construction and will deliver about 6,000 net new rental units.
- [Heather Lands](#): The Musqueam, Squamish and Tsleil-Waututh, in partnership with Canada Lands Company, are proposing to redevelop this 8.5 hectare-site in East Vancouver. The initial planning began in 2016 with Council adopting the Heather Lands Policy Statement in May 2018. A site-wide rezoning application was approved by the City in May 2022. The project includes approximately 2,000 units, with retail and office space, childcare, school, cultural centre and new park space. In September 2024, MST and the Province announced the project would pilot the new Attainable Housing Initiative, where units would be offered for purchase as leasehold properties and at below-market prices. Rezoning amendments are currently in planning, in collaboration with the City.
- [3200 E Broadway – Enhanced Rezoning Proposal](#): Owned by the Musqueam, Squamish and Tsleil-Waututh Nations (MST), this rezoning proposal is being considered concurrently with the Rupert & Renfrew Area Plan planning program where it has been designated as a “unique site”. The Enhanced Rezoning Proposal was submitted in May 2023 and is currently conducting public consultation. Advancing reconciliation and planning for future generations, the comprehensive project includes a variety of housing options with up to 3,800 homes, as well as employment space, childcare, new public spaces and cultural amenities.
- [Delivery of new non-market housing projects owned and/or operated by Indigenous organizations, in addition to the large sites listed above](#): since 2017, seven additional projects

owned and/or operated by Indigenous housing providers have completed (290 units). An additional 560 units in 4 projects are currently under construction, ~480 units have been approved and continue development, and 150 units are in application.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Provide the number of housing units below to establish the quantity of anticipated new housing based on completed development applications. For each housing project in progress, please report on the most recent development approval which has been issued since the effective date of your Housing Target Order. Each housing project should only be captured once through the **most current** development application type, and units which have received occupancy permits should not be included (*see Section 2 above for occupancy permits*).

	Rezoning	Development Permit	Building Permit	Total
Applications	50	28	934	1,012
New Units	7,937	2,182	7,490	17,609

Section 5 only includes those rezoning applications approved at public hearings and development or building permits issued during the 6-month reporting period (removing any double-counting). They do not capture projects currently under construction that received a building permit previously, or projects currently in development that have not reached these specific milestones during the 6-month reporting period. This means that the figures in section 5 does not reflect the City's entire development pipeline. More projects are expected to proceed and complete over the next few years. See Section 7.

Unit Breakdown (Supplemental Information as per Guidelines)

Units by Size

Studio	1,447	607	1,310	3,364
One Bedroom	3,061	816	2,310	6,187
Two Bedroom	2,717	627	1,978	5,322
Three Bedroom	712	123	573	1,408
Four or More Bedroom ¹	<i>Four or more bedroom units included in the Three Bedroom row.</i>			

Unit size mix data is based on apartment and townhouse forms only. Unit size mix information is not currently collected for infill houses, duplexes and single-detached houses. See Section 7.

Units by Tenure

Rental Units ² – Total ²	7,483	2,078	6,170	15,731
Rental – Purpose Built	7,219	2,024	5,230	14,473
Rental – Secondary Suite	0	1	286	287
Rental – Accessory	0	1	315	315

Dwelling				
Rental – Co-op	0	0	0	0
<i>Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)</i>	<i>264</i>	<i>52</i>	<i>339</i>	<i>656</i>
Owned Units	454	104	1,320	1,878
<i>The tenure mix includes an assumption regarding other forms of secondary rental not included in the rows above such as rented condo apartments, rented coach houses and townhouses. Owned units are thus assumed as owner-occupied only. See Section 7.</i>				
Units by Rental Affordability				
Market	5,664	1,608	5,599	12,871
Below Market ³³	1,743	232	571	2,546
Below Market Rental Units with On-Site Supports ⁴⁴	76	238	0	314
<i>All secondary rental assumed in the tenure split are included in the market rental units. Below-market rental includes a portion of social housing and privately-owned units secured below at market rents. See section 7.</i>				

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	297	0
Proposed Units	3,438	0

B) For each project that was withdrawn or not approved, provide a summary of relevant information including application type and reasons why each project was withdrawn or not approved. Please include rezoning applications, development permits, and building permits.

The City does not request an explanation from the applicant when they ask to withdraw a permit, and only collects this information if offered. However, changes in how the information is recorded in our permitting system are underway to better track permit cancellation and withdrawals.

- Most withdrawals are initiated by the applicants. Applicants often create applications to get early advice on a potential redevelopment. Other reasons for withdrawal depend on various factors, including property sale, change of plans, insufficient funding etc.

- Many applicants who withdrew their application during the reporting period come back with new applications after revising their plans or to take advantage of new regulation/policy (e.g. R1-1 zone), though they don't always share this intention when withdrawing their initial permit.
- Some applications/permits are cancelled by the City when applicants are non-responsive or fees remain unpaid for an extensive period of time.
- The City did not directly refuse any applications during the reporting period.

See the attached table for a complete list of reasons for withdrawal for applications/permits.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to your municipality's effort and progress toward achieving the housing target.

Methodological notes

Numbers are pulled from several datasets including occupancy permits issued for multi-family developments, building permit completed (final inspection passed) for low-density ground-oriented housing (single-family houses, duplexes and infills), demolition permits issued, development and building permits issued, rezoning applications approved at public hearings, applications cancelled or withdrawn, as well as trackers managed outside of the City's permitting system to monitor purpose-built market rental developments, non-profit housing developments, and ownership multi-family developments.

The majority of demolitions registered in this reporting period are single-family houses (~68%).

Section 3:

- Unit size data excludes single-family dwellings and other ground-oriented forms. The City's permitting system currently only tracks this information for apartment and townhouse forms. Work is underway to improve data collection (see below).
- Four-bedroom units are lumped in with three-bedroom units.
- The City does not capture unit size or affordability information for demolitions.
- Total gross rental units include purpose-built rental, secondary suites, accessory dwellings, co-ops and a portion of ownership units assumed to be rented (37% of condos based on CMHC data, and 1/3 of townhouses and coach houses).
- Owned units include single-family houses and duplexes as well as condos, townhouses and coach houses assumed to be owner-occupied.
- All secondary market rental units are assumed to rent at market rates. This assumption is carried through completions and demolitions in order to calculate the number of net new units.
- The Below-Market Rental category as defined by the Province (affordable to households earning below HILs) includes the portion of non-profit housing projects secured for incomes below HILs, as well as studios and 1-bedroom apartments secured at up to 20% below market in privately-owned rental buildings (under the City's below-market rental policies).
- Affordability in non-profit housing may deepen over time after occupancy.

Section 5:

- The numbers are all gross and only include those rezoning applications approved at public hearings and development and building permits issued during the one-year reporting period. They do not capture projects currently under construction that received a building permit previously, or projects currently in development that have not reached these specific milestones during the one-year reporting period. This means that the figures in section 5 do not capture the City's entire development pipeline.
- Unit size data does not include single-family dwellings and other ground-oriented forms. The City's permitting system currently only tracks this information for apartment and townhouse forms.
- The total rental and ownership units are calculated using the same methodology as in section 3, including the assumption regarding other secondary rental types not listed in the form.
- All secondary market rental units are assumed to rent at market rates.
- The Below-Market Rental category as defined by the Province (affordable to households earning below HILs) includes the portion of non-profit housing projects secured for incomes below HILs, as well as studios and 1-bedroom apartments secured at up to 20% below market in privately-owned rental buildings (under the City's below-market rental policies).
- The City's definition of social housing requires a minimum of 30% of units to be secured at rents affordable to households earning below HILs. However, affordability levels may not have been secured yet at time of rezoning approvals and can potentially deepen through the development process depending on funding secured (for non-profit housing only). Affordability in non-profit housing may also deepen over time after occupancy.

Section 6:

- The number of units are gross.

Improvements to data collection and reporting processes

The City is in the process of making changes to the permitting and tracking systems in order to improve collection of the data requested by the Province through the Targets Order. This will ensure future reporting is more complete and consistent. Work is ongoing.

Permitting Improvement Program

Work is underway to improve the City's permitting process by simplifying regulations and permit conditions, digitizing permit applications and plan checking, and ensuring efficient internal processes. Under the 3-3-3-1 Permit Approval Framework approved by Council in June 2023, improvement efforts have accelerated with an expanded scope that now includes complex development applications. Processing times have improved significantly for high-volume permits and staff expect to see similar improvements for complex development applications over time.

Development pipeline

The City's development pipeline currently holds ~58,100 in-stream units at different stages of application, with ~32,700 units anticipated to complete by the end of the HTO period. The number of building permits issued by the City, as well as housing starts registered by CMHC, have reached record levels in 2022 and 2023, indicating a higher level of completions over the next few years. Purpose-built rental in particular is driving this surge in construction.

Market conditions

Completion of housing units is a complicated metric as completions depend on a number of factors that municipalities do not control. Rising construction costs, labour shortages and high interest rates impact the financial viability of projects and may result in some projects delaying construction or going through major redesigns. Although the City expects higher levels of completions in the next couple of years following high construction starts since 2022, adverse market conditions may impact delivery of housing in the following years. However, CMHC projects that financial constraints will ease in 2025, resulting in renewed growth in the sector.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of actions the municipality intends to take during the two-year period following this report to meet its housing targets. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- the number of units anticipated by completing the action;
- dates of completion or other major project milestones; and
- links to any publicly available information.

Below is a list of upcoming actions that will help produce new supply with corresponding dates for adoption by Council. Please see the [City of Vancouver Three-Year Action Plan \(2024-2026\)](#) for the full suite of actions planned for the next 2 years.

Please note that new planning programs may not result in completions for a few years. However, implementation of recent zoning and land use changes has started to show results in our upcoming development pipeline. In 2025 and 2026 combined, we are anticipating the completion of ~15,300 net new units currently under construction and projected low-density applications, including ~9,400 primary rental units.

Actions	Targeted Council approval
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<ul style="list-style-type: none"> • <u>Simplified Apartment District Schedules</u>: The City will create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings “as-of-right” in certain areas of the city will be explored. 	Q2 2025
<ul style="list-style-type: none"> • <u>Vancouver’s Social Housing Initiative</u>: As part of the Vancouver Plan implementation, the City will change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods. The change will allow faster approval of these projects, reduce costs for the community housing sector and provide affordable housing for those who need it most. 	Q2 2025
<ul style="list-style-type: none"> • <u>Rupert & Renfrew station Area Plan</u>: Staff are creating a new Area Plan around the Rupert and Renfrew SkyTrain stations that will allow for more housing opportunities including market and below-market rental, social housing, and homeownership. It is anticipated the Plan would produce ~10,000 units over 25 years. 	Q2 2025
<ul style="list-style-type: none"> • <u>Compliance with new Provincial legislation to increase housing</u>: The City continues to work towards compliance with the requirements contained in Bill 44, 46, 47, 18 and 16. Actions include: <ul style="list-style-type: none"> ○ Preparing an update to the Housing Needs Report by January 1, 2025; ○ Update the City’s development contribution framework; ○ Advance Vancouver’s Official Development Plan as part of Vancouver Plan implementation (see below); ○ Create a new inclusionary zoning by-law and amend density bonus zones. 	Q4 2024 Q2 2026 Q2 2026 Q2 2025
<ul style="list-style-type: none"> • <u>Vancouver Official Development Plan</u>: Work is underway to turn Vancouver Plan into the city-wide Official Development Plan (ODP). The Vancouver ODP will set out long-term policy for land use and development over the next 20 to 30 years and beyond. Under new provincial legislation (Bill 18) from April 2024, Vancouver must implement a city-wide ODP by-law by June 2026. 	Q2 2026
<ul style="list-style-type: none"> • <u>Vancouver Plan Villages area planning</u>: The Vancouver Plan (adopted in 2022) identified 25 villages – predominantly low-density residential areas centered around existing small commercial clusters. Area planning for 17 Villages has now started, with a focus to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand the commercial nodes. These villages will bring more diverse housing options, including rental, off of busy arterial streets while still in proximity to shops, services and public transit. 	Q2 2026
<ul style="list-style-type: none"> • <u>SRO Investment Strategy</u>: The City is collaborating with the provincial and federal governments on the development of an investment strategy to accelerate replacement of SROs with self-contained social housing units while, in the interim, improving liveability and securing affordability for low-income and equity-denied residents who continue to reside in SROs. The Strategy will identify priority 	Ongoing

Housing Targets Branch
 BC Ministry of Housing

<p>investments that can be accomplished in the next 10-15 years, including costs for each priority investment area and an intergovernmental implementation and funding plan. The building replacement work undertaken includes SRO replacement projects currently underway as well as 20 non-market SROs that have been assessed and costed for replacement. Research & engagement work has identified potential interim interventions to improve liveability and affordability in private SROs. BC Housing is leading the building replacement work while the City is leading the overall project management, including research and engagement.</p>	
<ul style="list-style-type: none"> • <u>Downtown East Side Plan (DTES) implementation of housing policies</u>: Improve and expedite the delivery of housing within the Downtown East Side, including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing, and policy work around encampment response. 	2025
<ul style="list-style-type: none"> • <u>Student housing policy</u>: Develop policy and regulations to enable and support purpose-built student housing within the city. 	2025
<ul style="list-style-type: none"> • <u>UBC SkyTrain Extension Area Plan</u>: Land use planning around the new future potential transit project, including new policies for a diversity of housing types. 	2026+
<ul style="list-style-type: none"> • <u>Continue to develop new projects on city-owned sites</u>: Continue supporting development partners of existing projects on City-owned sites, including Indigenous partners, and prepare new sites for development and initiate new partnerships. 	Ongoing
<ul style="list-style-type: none"> • <u>Capital granting programs</u>: Continue offering capital grants for non-profit or co-op housing construction. Adjust grant program parameters to align with current economic conditions and complement Provincial and Federal government funding programs. 	Ongoing
<ul style="list-style-type: none"> • <u>Jericho Lands phase 1 rezoning process</u>: Comprehensive planning process to guide the delivery of diverse housing types within the 90-acre site, with the Policy Statement in 2024 and the Phase 1 Rezoning process from 2024-2026. 	Ongoing
<ul style="list-style-type: none"> • <u>UNDRIP strategy</u>: Implementing priority housing actions: facilitate and fast-track Nation-led affordable housing developments, identify policy options to support projects on reserve, prioritize housing for Musqueam, Squamish and Tsleil-Waututh members. 	2026
<ul style="list-style-type: none"> • <u>Pilot project for middle-income housing delivery on city-owned land</u>: Explore and implement specific opportunities to leverage City-owned land to unlock housing delivery for middle-income households. This included developing a rezoning policy to pilot the delivery of rental housing on up to five sites in 2024. 	2026
<ul style="list-style-type: none"> • <u>Streamlining delivery of rental housing through pre-approved plans and off-site construction</u>: Work with Metro Vancouver and other member municipalities to explore the creation and implementation of standardized guidelines, zoning regulations, and building designs for six-storey rental buildings that would allow the 	Ongoing

<p>use of off-site construction methods, with the aim of decreasing embodied carbon and increasing the speed of development.</p>	
<ul style="list-style-type: none"> • <u>Continue to prioritize and accelerate secured rental housing:</u> Continue to prioritize secured rental housing through rental incentive programs, as outlined in the Secured Rental Policy. Expand opportunities to develop rental and below-market rental housing through community and city-wide planning programs to respond to critically low vacancy rates and high demand for rental housing. 	Ongoing
<ul style="list-style-type: none"> • <u>Broadway Plan implementation:</u> Adopted in June 2022, the 30-year Plan enables more housing opportunities around future SkyTrain stations, and incentivizes delivery of market and non-profit rental housing. As of Q2 2024, there were 48 rezoning applications under review, two at rezoning approval stage and 6 with Development Permit issued. One building is currently under construction. This represents a potential of over 10,000 overall (not counting enquiries). Amendments to the Broadway Plan will be presented to Council for consideration in November 2024 related to updating and reviewing land use and built form policies to comply with new provincial legislative requirements for Transit-Oriented Areas (TOAs), creating a long-term plan for the City Lands around Vancouver’s City Hall, and planning improvement to the streets and public spaces in the area for the next 30 years. 	Ongoing
<ul style="list-style-type: none"> • <u>Implement new transit-oriented areas provincial legislation:</u> Implement the new Transit-Oriented Areas legislation from the Provincial government to establish transit-supportive densities adjacent to transit stations. 	Ongoing
<ul style="list-style-type: none"> • <u>Implement small-scale multi-unit housing provincial legislation:</u> implement the newly-adopted changes to align with Bill 44 and continue implementing R1-1 zoning. 	Ongoing

¹ If needed due to data gaps, you may report “Three Bedroom” and “Four or More Bedroom” as one figure in the “Three Bedroom” row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.

**Rezoning Applications, Development Permits, and Building Permits Withdrawn or Cancelled
between October 1, 2023 and September 30, 2024.**

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Multiple conversion dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Coach house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Incomplete application
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Duplex	New application submission (R1-1)
Building Permit (BP)	Single family dwelling	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Single family dwelling	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Incomplete application
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Townhouses	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	New application submission (R1-1)
Building Permit (BP)	High-rise apartments	Lack of activity
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Single family dwelling	Unpaid fees
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex, secondary suites	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Incomplete application

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex, secondary suites	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Duplex	New application submission (R1-1)
Building Permit (BP)	Mid-rise apartments, townhouses	Applicant requested application to be withdrawn
Building Permit (BP)	High rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Mid-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Laneway house	Property sold
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	New application submission (R1-1)
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Single family dwelling, secondary suite	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Lack of activity
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Lack of activity
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Duplex, secondary suite	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	New application submission
Building Permit (BP)	Duplex	New application submission
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Property sold
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Single Family Dwelling	New application submission
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Coach House	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway	Lack of activity
Building Permit (BP)	Mid-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	Insufficient funding
Building Permit (BP)	Laneway	Insufficient funding
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	New application submission (R1-1)

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Coach house	Insufficient funding
Building Permit (BP)	Single family dwelling, secondary suite	Insufficient funding
Building Permit (BP)	Laneway	Insufficient funding
Building Permit (BP)	Laneway	New application submission (R1-1)
Building Permit (BP)	Laneway	Applicant requested application to be withdrawn
Development Permit (DP)	Duplex	Lack of activity
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Mid-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Single family dwelling	Lack of activity
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Single family dwelling	Lack of activity
Development Permit (DP)	Single family dwelling	New application submission
Development Permit (DP)	Low-rise apartments	Property sold
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Coach house	Lack of activity
Development Permit (DP)	Multiplex	Lack of activity
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Duplex	Lack of activity
Development Permit (DP)	Duplex	Lack of activity
Development Permit (DP)	Multiplex	Incomplete application
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Mid-rise apartments	Property sold
Development Permit (DP)	Multiplex	Incomplete application
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	High-rise apartments	Insufficient funding
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Multiplex	Incomplete application
Development Permit (DP)	Multiplex	Incomplete application
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Duplex	Lack of activity
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Multiplex	Redesign required
Development Permit (DP)	Low-rise apartment	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Redesign required
Development Permit (DP)	Single family dwelling	Property sold
Development Permit (DP)	Single family dwelling	Property sold
Development Permit (DP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Redesign required
Development Permit (DP)	Single family dwelling, secondary suite	Lack of activity
Development Permit (DP)	Single family dwelling	Applicant requested application to be withdrawn
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Single family dwelling	Property sold

Application/ Permit Type	Work Description	Reason for Withdrawal
Development Permit (DP)	Low-rise apartment	Lack of activity
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Incomplete application
Development Permit (DP)	Mid-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	New application submission
Development Permit (DP)	Low-rise apartments	Incomplete application
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	Multiple conversion dwelling, coach house	Property sold
Development Permit (DP)	Mid-rise apartments, townhouses	Applicant requested application to be withdrawn
Development Permit (DP)	Single family dwelling	Lack of activity
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Duplex	Incomplete application
Development Permit (DP)	Multiple conversion dwelling, coach house	Lack of activity
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Development Permit (DP)	Mid-rise apartments	New application submission
Development Permit (DP)	Single family dwelling	Incomplete application
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Duplex, coach house	Unpaid fees
Development Permit (DP)	Duplex	Unpaid fees
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	Multiple conversion dwelling, rowhouse, duplexes	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	Mid-rise apartments	New application submission (R1-1)

APPENDIX B

Interim Housing Needs Report: Amendment to Housing Needs Report (2022)

Bill 44 introduced new requirements to the Housing Needs Report (HNR) sections of the Vancouver Charter and is further detailed by Order-In-Council (OIC) 353 which amended the existing Vancouver Housing Needs Regulation (OIC 206).

In order to comply with these new Provincial requirements, the Housing Needs Report received by [Council on April 27, 2022](#) is amended by adding three new elements:

1. Replacing Table 8 with the number of housing units needed over five and 20 years, calculated following a new prescribed methodology
2. Adding a new housing need statement to Part 4, regarding housing in close proximity to transportation infrastructure
3. Adding a new Appendix D, providing a summary of actions taken since the 2022 Housing Needs Report was received by Council

New HNR Methodology

Bill 44 introduced a new standardized methodology for municipalities to calculate housing needs over five- and 20-year periods. This methodology consists of six components of housing need and is summarized as follows:

Table 1: The six components of Housing Needs in the new Provincial legislation

Component of housing needs	Description	Methodology
1. Extreme Core Housing Need	Units required for those living in vulnerable housing situations	Share of households (renter and owners with mortgages) who are in Core Housing Need ¹ and spend over 50% of their income on housing by tenure, averaged from the past four census periods, and applied to the total number of households in each tenure in the last census report (2021). <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four

¹ Core Housing Need status refers to households whose housing falls below one or more of the housing standards for affordability (costing less than 30% of income), suitability (dwelling large enough for the size and make-up of the household) and adequacy (good condition of the dwelling), and who would not be able to afford housing that meets those standards in their region.

Component of housing needs	Description	Methodology
2. Homelessness	Units required for those experiencing homelessness	<p>Number of persons experiencing homelessness identified through the Province’s Integrated Data Program, which pulls from the Shelter data system (HIFIs) and records of income assistance recipients with no fixed address, calculated at the regional level, then distributed by municipality based on their share of the overall regional population.</p> <ul style="list-style-type: none"> • As action on homelessness is considered to be more urgent, the full number is addressed over 10 years instead of 20 years. • 5 years: total number divided by two
3. Suppressed Household Formation	Units required to bridge the gap of households that would have formed if housing was as affordable as in 2006	<p>Headship rates by tenure and age cohort in the 2006 Census were applied to population data from the most recent Census (2021) to estimate a hypothetical number of households which is then compared with the actual number of households by tenure and age cohorts in the 2021 Census.</p> <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
4. Rental Vacancy Rate Adjustment	Units required to restore a vacancy rate of 3% in the private purpose-built rental stock	<p>Difference between the estimated total number of primary rental units with a theoretical 97% occupancy rate (3% vacancy) and the occupancy rate derived from actual vacancy rate in the same year as the last Census (2021), both applied to the number of renter households in the 2021 census</p> <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
5. Demand buffer	Units required to account for additional demand for housing, beyond the minimum units identified through the other indicators.	<p>Based on a ratio of housing price to housing density calculated by the Province and provided to municipalities</p> <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four

Component of housing needs	Description	Methodology
6. Household growth	Units required to accommodate the net new households to form in or move to Vancouver over the next 5 and 20 years.	<p>Number of net new households calculated based on an average between 2 scenarios:</p> <ol style="list-style-type: none"> 1. BC Stats' projection for 2041 for the city of Vancouver, compared to the total households in the 2021 Census 2. Adjusted projection for 2041 by applying the region's growth rate during the same period to the total households in the 2021 Census <ul style="list-style-type: none"> • 20 years: total number for 2021-2041 • 5 years: same methodology for 2021-2026

Following this new methodology, Vancouver's five-year housing need is 56,228 new units (2021 to 2026) and 182,947 new units over 20 years (2021 to 2041). The following table summarizes the various components of the Housing Needs Assessment and replaces Table 8 in Part 3 of the 2022 Housing Needs Report (page 59):

Table 2. Housing needs assessment components for Vancouver per new Provincial standard methodology

	5 years (2021-2026)	20 years (2021-2041)
Extreme Core Housing Need	5,378	21,511
Homelessness	1,421	2,842
Suppressed household Formation	488	1,951
Vacancy adjustment	824	3,297
Demand factor	6,292	25,170
Anticipated Growth	41,825	128,176
Total New Units	56,228	182,947

New Provincial HNR Methodology vs. Previous legislation and Housing Target Order

Under the previous set of legislative requirements established in 2019, there was no prescribed methodology for municipalities on how to conduct their housing need assessment. City of Vancouver Staff therefore created a custom framework as detailed in the 2022 Housing Needs Report. It resulted in a broad estimate of diverse types of households with a range of housing needs.

At a high level, the Province's new methodology and the City's 2022 report take a similar approach, which quantified existing un-met need, anticipated need due to household growth as well as identifying additional indicators to reflect need and demand beyond what is captured in

the census-based un-met need indicators. However, the datasets, data sources, assumptions and time periods are different. Generally, the City uses a 10-year time frame for household growth projections, while the Province is focused on five- and 20-year periods for household growth projections and to address existing un-met need.

Additionally, the new methodology is similar to the one used by the Province to establish the Provincial Housing Target Order (HTO), issued in September 2023 for Vancouver. The Provincial HTOs were established by first conducting a Housing Needs Assessment, generally using the same components as the new HNR methodology (extreme core housing need, homelessness, rental vacancy rate adjustment, suppressed household formation and future household growth). However, some details of the calculations differ, in particular with the following three elements:

- **Different five-year time period:** The new HNR calculation starts from the number of private households as reported in the 2021 Census, while the HTO approach used BC Stats' 2023 households estimates as a starting point (which includes correcting an assumed undercount of the 2021 Census). This means that the two 5-year numbers cover different periods, with the interim HNR covering 2021-2026 and the HTO covering 2023-2028.
- **Addition of Demand Buffer:** The HNR calculation includes a new component called "demand buffer" which does not exist in the HTO approach.
- **Growth projection data sets:** Growth projections in the HNR and HTO are both based on household projections from BC Stats, which have been updated multiple times between the HTO needs assessment established in the summer of 2023 and the HNR calculation done in the summer of 2024. The latest projections for Vancouver and the Greater Vancouver region (updated in July 2024) show higher numbers than previous forecasts.

1. New Housing Statement

Bill 44 requires local governments to add a new statement regarding the need for "*housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation*" (Section 8 (1)(b) of the Vancouver Housing Need Regulation, as amended by OIC 353).

In order to comply with new Provincial regulations, the following statement is added to Part 4 of the 2022 Housing Needs Report (page 65):

HOUSING IN CLOSE PROXIMITY TO TRANSPORTATION INFRASTRUCTURE THAT SUPPORTS WALKING, BICYCLING, PUBLIC TRANSIT OR OTHER ALTERNATIVE FORMS OF TRANSPORTATION

- *The Vancouver Plan, which guides growth and change over the next 30+ years, describes the importance of locating housing close to transportation infrastructure. The key aspirations of the Plan are to create an equitable housing system in complete neighbourhoods to ensure more affordable housing choices are available across the City, while actively working on climate protection and ensuring a strong, resilient economy.*
- *This will be achieved by leveraging transit investments to support growing neighbourhoods. Key areas for housing intensification are identified in the following areas of the City:*
 - *Existing and future rapid transit areas (e.g. Broadway), with more employment uses and a wide range of housing options,*
 - *Oakridge Municipal Town Centre with a dense mix of housing, jobs and amenities supported by excellent access to rapid transit,*
 - *Neighbourhood Centres with more housing choice around existing local commercial streets,*
 - *Villages adding more housing and local shops and services to neighbourhoods with local bus service.*
- *This densification will require the City to systematically upgrade its infrastructure and amenities in these higher-growth areas (e.g. potable, waste and rain waters, fire protection, parks, childcare, community facilities etc.). This, in turn, will require significant capital funding to renew existing assets and expand their capacity to meet demands generated by growth, as well as ongoing funding for operating and lifecycle costs. As municipal financing growth tools are limited under the current framework, the City will need the collaboration of senior governments to fund/finance the renewal and expansion of key infrastructure in these areas and throughout the city.*
- *The City of Vancouver's Climate Emergency Action Plan aims to create complete and walkable neighbourhoods where 90% of the population can access their daily needs with an easy walk or roll, and 2/3 of trips are done by active transportation and public transit. Expansion and co-location of transportation infrastructure and housing is essential to reach these goals.*

2. Summary of Actions Taken by the City to Reduce Housing Needs Since the 2022 Housing Needs Report

Bill 44 requires local governments to include a summary of actions taken to address housing need since their latest Housing Needs Report. To comply with these new requirements, The following table is added to the 2022 Housing Needs Report as a new *Appendix D – Summary of actions taken to reduce housing needs between April 2022 and November 2024.*

Table 3: Summary of actions taken to reduce housing needs between April 2022 and November 2024

New long-range plans, land use and community plans		
Action	Description	Timing
Vancouver Plan	The Vancouver Plan is our unified land-use framework to create a more livable, affordable, and sustainable city for everyone. It is guided by foundational principles of Reconciliation, equity and resilience. The Housing Vision aims to create an equitable housing system that prioritizes those who need it most. The Land Use Strategy identifies the type and intensity of change across the City needed in order to improve housing choice and to create more complete and inclusive neighbourhoods across the city. See below for implementation actions.	Adopted July 2022
Broadway Plan	The Broadway Plan is a 30-year comprehensive area plan for the area surrounding the construction of the new Broadway subway. It guides growth and creates opportunities for more housing, more diverse housing options, as well as new job space, shops, services and amenities. See below for implementation actions.	Adopted June 2022
Missing middle zoning	The new R1-1 zoning was adopted in September 2023 and came into effect on Oct 17, 2023, allowing up to 4-6 units on a single lot (up to 8 if all rental) in low density (former single family) neighbourhoods. The City has received ~ 230 applications under this new zone between October 2023 and late September 2024, representing a potential of ~950 units. In June 2024, Council adopted additional by-law amendments to the Zoning By-Law to align with Bill 44 Small Scale Multi-Unit Housing.	Adopted October 2023
Jericho Lands Planning Program	Council approved the Jericho Lands Policy Statement on January 24, 2024. The Policy Statement establishes planning principles and policies that will guide the delivery of diverse housing types within the 90-acre site. Next steps include the preparation of an Official Development Plan, followed by the phase 1 rezoning process.	Adopted January 2024
Skeena Terrace	Following approval of the Policy Statement in 2022, an application was submitted by BC Housing in partnerships with local First nations to rezone this entire 10.8 acre site to enable the development of over 1,900 non-profit housing units, a child care facility, parks, recreation spaces and shops and services, in proximity to rapid transit. Council approved the rezoning on March 12, 2024.	Adopted 2022 & 2024
Heather Lands	The Musqueam, Squamish and Tsleil-Waututh, in partnership with Canada Lands Company are proposing to redevelop this 8.5 hectare-site in East Vancouver. The initial planning began in 2016 with Council adopting the Heather Lands Policy Statement in May 2018. A site-wide rezoning application was approved by the City in May 2022. The project includes approximately 2,000 units, with retail and office space, childcare, school, cultural centre and new park space. In September 2024, MST and the Province announced the project would pilot the new Attainable Housing Initiative, where units would be offered for purchase as leasehold properties and at below-market prices. Rezoning	Adopted 2018 & 2022

New long-range plans, land use and community plans		
Action	Description	Timing
	amendments are currently in planning, in collaboration with the City.	
Transit-Oriented Areas	On June 26, 2024, Council adopted a new interim rezoning policy to establish transit-supportive densities adjacent to transit stations in compliance with Bill 47.	Adopted June 2024
Rupert and Renfrew Area Plan	Staff are creating a new Area Plan around the Rupert and Renfrew SkyTrain stations that will allow for more housing opportunities including market and below-market rental, social housing and homeownership.	Started 2021
Housing Needs Report & Z&D by-law alignment	The City is updating its 2022-adopted Housing Needs Report with new elements as required by Bill 44 for Interim Needs Reports, including an estimate of the housing needed over 20 years. The next step will be to analyze the capacity in the Zoning & Development by-law and ensure it meets the 20-year housing needs and incorporate into the Vancouver ODP.	Started Q3 2024
Vancouver Official Development Plan	Work is underway to turn Vancouver Plan into the city-wide Official Development Plan (ODP). The Vancouver ODP will set out long-term policy for land use and development over the next 20 to 30 years and beyond. Under new provincial legislation (Bill 18) from April 2024, Vancouver must implement a city-wide ODP by-law by June 2026.	Started Q1 2024
Vancouver's social housing initiative	The City will change zoning regulations to allow mixed-income social and co-operative housing (both low-rise and high-rise forms) to be built without a rezoning in all Vancouver neighbourhoods. The change will allow faster approval of these projects, reduce costs for the community housing sector and provide affordable housing for those who need it most.	Started Q1 2024
Vancouver Plan - Villages Planning Program	The Vancouver Plan (adopted in 2022) identified 25 villages, predominantly low-density residential areas centered around existing small commercial clusters. Area planning for 17 Villages has now started, with a focus to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand the commercial nodes. These villages will bring more diverse housing options, including rental, off of busy arterial streets while still in proximity to shops, services and public transit.	Started Q4 2024
Simplified Apartment District Schedules	The City will create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings "as-of-right" in certain areas of the city will be explored.	Started Q1 2024
West End Issues Report	On September 24, 2024, Council adopted amendments to the West End Rezoning Policy and the West End Community Plans (2013) to bring more flexibility in inclusionary social housing requirements for an interim period of two years or until adoption of a new Inclusionary Zoning Bylaw under Bill 16. These changes will facilitate the delivery of inclusionary projects in a complicated market environment for strata condominiums.	Adopted Q3 2024

New housing policies and programs		
Action	Description	Timing
2023-2026 Capital Plan – Housing allocation	In June 2022, Council adopted a new Capital Plan for 2023-2026 which allocated \$282M in contribution towards affordable housing (excluding in-kind contribution). This included \$122M for land acquisition, \$51M for low-income housing, \$100M for non-market housing and \$9M for planning and ongoing program implementation.	Adopted June 2022
Below-market rental optimization	In October 2023, council approved changes to standardize our below-market rental policies. These changes guarantee that units in for-profit buildings but secured at below-market rents will always remain at a fixed percentage below average market rent. These changes improve the financial viability of projects, streamline implementation and provide more certainty to developers.	Adopted October 2023
Housing Accelerator Fund	The City applied to CMHC's new program in 2023 and the final agreement was signed in November 2023. The City will be receiving \$114 million in installments to support a variety of initiatives from improving permitting processes to implementing zoning changes that will expedite and increase housing delivery.	Signed November 2023
Provincial Housing Target Order and reporting	In September 2023, the City received a Housing Target Order from the Province to build at least 28,900 net new units in 5 years (Q4 2023 - Q3 2028). The HTO also includes reporting requirement, and Council received the first 6-month report on May 14, 2024. Annual reports will then be due at Council every November.	Ongoing since September 2023
New 10-year Housing Targets and 3-year Housing Action Plan	On June 25, 2024 Council adopted the City's new 10-year housing targets, replacing those initially adopted in 2017 with the Housing Vancouver Strategy, to incorporate the Provincial Target Order. Council also adopted a new 3-Year Action Plan with over 50 actions to address the ongoing housing crisis and progress towards the new targets.	Adopted June 2024
Housing actions in UNDRIP Strategy	The City will continue to work in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation to implement the housing calls-to-action within the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy (adopted in 2021)	Adopted June 2024
Seniors Housing Policy	After extensive engagement throughout 2023 and 2024, Council adopted the City's first Seniors Housing Strategy on July 23, 2024. It outlines key directions including enabling policies and actions to help meet the housing needs of older adults.	Adopted July 2024
Public Views Guidelines	On June 28, 2024, Council adopted new Public Views Guidelines to amend some of the protected view cones, in order to support the delivery of additional housing.	Adopted July 2024

Ongoing implementation of strategies, policies and area/community plans		
Action	Description	Timing
Implementation of Housing Vancouver Strategy	The City works collaboratively with the Province to regulate property managers, short-term rental platforms, and respond to enforcement challenges. Strengthened Short-term Rental rules were adopted by Council in 2023 and further amended in September 2024 to align with new Provincial Short-term Rental legislation.	Ongoing since 2017
	The city-wide Tenant Relocation and Protection Policy was created in 2015 and amended in 2019. The City continued to monitor tenant outcomes of the existing TRPP and explore ways to enhance tenant protections through area planning processes (e.g. Broadway Plan enhanced protections).	
	In 2018, the City created the Empty Homes Tax to curb the number of dwellings left vacant by property owners and encourage more long-term rental units. Staff continue to monitor the impacts and effectiveness of the Empty Homes Tax on key market indicators, and to use the monies collected to support affordable housing projects.	
	Between 2017 and 2023, about 56,000 units have been approved reaching ~78% of the 10-year housing targets set in 2017. Of these, 46% were family-sized units and 31% for incomes under \$80K. Council adopted new 10-year targets in 2024 and Staff continue to track progress towards housing supply targets.	
Implementation of Vancouver Plan	Numerous actions are underway, including preparation of the Vancouver Official Development Plan, Villages Area planning, Transit-Oriented Area planning etc. (see above)	Ongoing since September 2022
Implementation of Broadway Plan	On May 11, 2023, Council approved zoning amendments to the Broadway Plan to enable 6-storey mixed-use developments providing 100% secured market rental units in commercial zones.	Ongoing since September 2022
	Enforcement of enhanced Broadway Plan tenant protections	
	As of Q2 2024, there were 48 rezoning applications under review, two at rezoning approval stage and 6 with Development Permit issued. One building is currently under construction. This represents a potential of over 10,000 units overall (not counting enquiries).	
	Amendments to the Broadway Plan will be presented to Council for consideration in November 2024 related to updating and reviewing land use and built form policies to comply with new provincial legislative requirements for Transit-Oriented Areas (TOAs), creating a long-term plan for the City Lands around Vancouver's City Hall, and planning improvement to the streets and public spaces in the area for the next 30 years.	

Ongoing implementation of strategies, policies and area/community plans		
Action	Description	Timing
Cambie Corridor Plan zoning amendments	On May 9, 2023, Council approved zoning changes in specified areas of the Cambie Corridor to convert existing single-family zones to townhouse zones (RM-8A or RM-8AN). This simplifies the development process of constructing a townhouse by eliminating the requirement to go through a rezoning process.	Adopted May 2023
Downtown East Side Plan	Amendments to the Zoning and Development by-law were made in February 2023 to increase height and density and streamline 100% social housing projects in DEOD and FC-1 zones. Staff continue working on implementing the Plan's housing policies to improve and expedite the delivery of housing within the Downtown East Side, including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing, and policy work around encampment response.	Ongoing since 2014, amendments adopted February 2023
Rental policies	2023 and the first 3 quarters of 2024 have recorded unprecedented levels of rental approvals and building permit issuance. Significant take-up of our different rental options (e.g. Secured Rental Policy, Below-Market Rental Rezoning Policy etc.) can also be seen in housing starts reported by CMHC with almost 4,900 units started in 2023, a decades-long record. The trend continued through the first half of 2024 with over 2,100 rental starts in Vancouver, leading the region in rental construction.	Ongoing

Housing development on city-owned land, and other direct city investment		
Action	Description	Timing
Development of new housing through VAHEF	The City is actively developing housing on city-owned sites. Over 2,000 units have been completed since 2018 to end of Q3 2024, with an additional 2,000+ units currently under construction and in development.	Ongoing since 2018
Turnkey social housing through inclusionary zoning	The City takes on ownership of social housing units delivered turn-key through inclusionary zoning, over 750 homes have completed since 2018, with another 235 under construction.	Ongoing
CHIP grant	Continue offering capital grants to non-profit or co-op housing providers constructing projects on their own land. Grant program parameters were updated in April 2024 to align with current economic conditions and better complement Provincial and Federal government funding programs, creating a two-stream approach.	Ongoing since 2019
New pilot rezoning policy to enable for-profit middle-income housing on city sites	Explore and implement specific opportunities to leverage City-owned land to unlock housing delivery for middle-income households. This included developing a rezoning policy to pilot the delivery of rental housing on up to five sites in 2024, adopted by Council on June 25, 2024.	Adopted June 2024

Homelessness mitigation and prevention, shelters and SROs		
Action	Description	Timing
SRO Investment Strategy	The City is collaborating with the provincial and federal governments on the development of an investment strategy to accelerate replacement of SROs with self-contained social housing units while, in the interim, improving liveability and securing affordability for low-income and equity-denied residents who continue to reside in SROs. The Strategy will identify priority investments that can be accomplished in the next 10-15 years, including costs for each priority investment area and an intergovernmental implementation and funding plan. The building replacement work undertaken includes SRO replacement projects currently underway as well as 20 non-market SROs that have been assessed and costed for replacement. Research & engagement work has identified potential interim interventions to improve liveability and affordability in private SROs. BC Housing is leading the building replacement work while the City is leading the overall project management, including research and engagement.	June 2023 – January 2025
Supportive Housing Capital Grants, SRO Upgrading Grants, Chinatown Housing Partnership Grants (CHPG), Fire Safety Grants, Heat Preparedness Grants, Renter Services Grants and Homelessness Services Grants	Provide grants to non-profit organizations, supportive housing providers, Chinese Societies, and SRO operators to better meet the needs and advocate for individuals experiencing homelessness, people with low-incomes, and renters. And to beautify, improve, complement, or enhance existing housing buildings and amenities.	Ongoing CHPG 2023-2024 Fire Safety/ Heat Preparedness 2022-2024
Shelters Expansion and Replacement	Work in partnership with BC Housing to expand shelter capacity and replace temporary shelters with purpose-built shelters.	Ongoing
Homelessness Services Outreach Program	The City of Vancouver's Outreach Team sees over 6,000 people per year through the storefront and street outreach, connecting individuals with housing, income and other related supports.	Ongoing
Responding to Encampments and the Impacts of Unsheltered Homelessness	Work with the Government of BC on the implementation of the Homeless Encampment Action Response Team (HEART) framework. Strengthen interdepartmental collaborations to respond to homelessness.	Ongoing
SRO Vacancy Control	Vacancy Control was implemented in May 2024 and limits rent increases in SRA-designated buildings between tenancies. The regulations aim to slow speculative investment and rapidly rising rents in non-government owned SRO buildings and prevent tenant displacement. As part of the implementation landlords are required to submit a rent roll annually that will be reviewed and monitored by the City to enforce the policy.	Ongoing since 2024
SRA Permits	Supported the renovation of the BC Housing owned Station Hotel (1012 Main St). The renovation of 29 SRA-designated rooms and improvements to the common areas of this SRO will increase livability and affordability of the building.	2024

Permit and process improvements to facilitate the delivery of housing		
Action	Description	Timing
Permit Improvement Program	Work is underway to improve the City's permitting process by simplifying regulations and permit conditions, digitizing permit applications and plan checking, and ensuring efficient internal processes. Under the 3-3-3-1 Permit Approval Framework approved by Council in June 2023, improvement efforts have accelerated with an expanded scope that now includes complex development applications. Processing times have improved significantly for high-volume permits and staff expect to see similar improvements for complex development applications over time.	Adopted 2021 and 2023, ongoing
Apartment Living	Zoning and policy amendments to clarify requirements, improve livability of new apartment buildings and align with new Provincial adaptability requirements. Potential changes being explored include minimum unit size, bedroom mix, and common indoor and outdoor amenity space requirements.	Started Q4 2022, ongoing
Citywide Development Guide	Review and consolidation of the City's built form and urban design guidelines, and development of a clear, user-friendly city-wide development manual to streamline the delivery of quality developments throughout the city.	Started 2023, ongoing

APPENDIX C

Background on Provincial Legislation – Bill 44 Amendments to Vancouver Charter regarding Housing Needs Reports

Housing Needs Report legislation was first adopted by the Province in 2019 to ensure municipalities consider and assess housing needs in their communities when establishing planning strategies and development plans. The legislation required local governments to receive their Housing Needs Report at a Council meeting prior to the end of April 2022. Requirements included the collection of a large number of indicators, part of which were to be reported on a mandatory form. Municipalities were also required to calculate the anticipated need for new housing units over five years, as well as to provide a series of statements of housing needs by category (e.g. affordable housing, special needs housing, family housing – etc.). Housing Needs Report must be received by Councils and posted publicly on the municipalities' website.

On April 27, 2022, the Vancouver City Council received the City's [first Housing Needs Report](#).

In November 2023, the Province introduced new legislation through Bill 44 on “pro-active planning” which amended the 2019 legislation on Housing Needs Reports. It was accompanied by new regulation through Order-in-Council 353 (OIC 353), which amended the previous Vancouver Housing Needs Report Regulation (OIC 206):

- [Bill 44 Housing Statutes \(Residential Development\) Amendment Act – Vancouver Charter](#)
- Vancouver Charter – [Part 27, Division 6 – Housing needs reports](#)
- Vancouver Charter – [Part 27, Division 2, Section 561 \(3.1\) Development plans](#) (modified by Bill 18, see page 7)
- Vancouver Charter – [Part 31, Division 3 – Interim Report on Housing Needs](#)
- [Order-in-Council 353 – Appendix 2 \(June 18, 2024\)](#)
- Order-in-Council 206 – [Vancouver Housing Needs Report Regulation \(April 16, 2019\)](#)

1. Changes to regular Housing Needs Reports

A number of changes were introduced in the relevant sections of the updated Vancouver Charter. These are highlighted in green in table 1 below:

- Municipalities must estimate the number of housing units needed over periods of five- and 20-years (Section 574.3).
 - OIC 353 (Appendix 2 Section 7) also created new reporting requirements: a summary of actions taken, a summary of the change in housing needs since the last report, and an additional housing need statement regarding housing in proximity to public transit.

- A prescribed methodology to calculate the housing needs is now required to ensure consistency between municipalities (Section 574.6). The methodology is detailed in the OIC 353 (Appendix 2 Section 8).
- The future Official Development Plan (ODP) and the corresponding Zoning & Development (Z&D) by-law must permit the use and the density of use to accommodate at least the 20-year housing needs number (Sections 565.08 and 565.09).
- Regularly scheduled new reports will be due by end of 2028 and every 5 years thereafter (Section 574.4).
 - Per the regulations in OIC 353, the ODP and Z&D bylaw must be updated within two years following receipt of the new Housing Need Report (Appendix 2 Section 9).
 - Order-in-Council 353 also modified the information that municipalities must collect and report, (Appendix 2 Sections 1-7 and Section 9), changing some housing indicators, and removing the mandatory form.

Table 1. Relevant sections of the Vancouver Charter pertaining to housing needs reports after adoption of Bill 44

Part XXVII — Planning and Development

Division (3) — Zoning

Zoning by-laws and housing needs reports

565.08 (1)The Council must exercise the powers referred to in section 565 to permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet the anticipated housing needs, which total number is included in the most recent housing needs report received under section 574.4 [when and how housing needs report must be received] by the Council.

(2)The Council must, within the prescribed period after December 31 of the year in which the Council received the most recent housing needs report, review and, if necessary, amend or adopt a zoning by-law to permit the use and density of use required to be permitted under this section.

(3)The Lieutenant Governor in Council may make regulations prescribing a period for the purposes of subsection (2).

2023-45-33.

Density benefits and housing needs report

565.09 (1)[Not in force. Repealed 2024-11-33.]

(2)Despite section 565.1 (1), a zoning by-law must not establish conditional density rules for the purpose of achieving the minimum number of housing units required to be permitted under section 565.08 (1).

(3)This section does not prohibit a zoning by-law from establishing, under section 565.1, conditional density rules in relation to any number of housing units in excess of the minimum number of housing units required to be permitted under section 565.08 (1).

2023-45-33.

Division (6) — Housing Needs Reports

Housing needs reports

574.1 The Council must prepare housing needs reports in accordance with this Division.

2018-20-12.

Collection of housing information

574.2 (1)Subject to the regulations, the Council must collect information in relation to the demand for and supply of housing for the city for the purpose of preparing a housing needs report.

(2)For the purpose of subsection (1), the Council must collect

- (a)statistical information about current and projected population;
- (b)statistical information about household income;
- (c)information about significant economic sectors;
- (d)information about currently available housing units and housing units that are anticipated to be available, including information about types of housing units;
- (e)any other prescribed information.

2018-20-12.

Content of housing needs report

574.3 A housing needs report must

- (a)be in a format prescribed by regulation, if any,
- (b)be based on the information collected under section 574.2, and
- (c)include the following, subject to the regulations, in relation to the city:
 - (i)the total number of housing units required to meet anticipated housing needs for the next 5 years;

(ii)the total number of housing units required to meet anticipated housing needs for the next 20 years;

(iii)any other prescribed information.

2018-20-12; 2023-45-38.

When and how housing needs report must be received

574.4 (1)The Council must, by resolution, receive housing needs reports in accordance with this section.

(2)The Council must receive a housing needs report at a meeting that is open to the public.

(3)The Council must receive a housing needs report on or before December 31, 2028 and on or before December 31 in every fifth year after that date.

(4)[Repealed 2023-45-39.]

2018-20-12; 2023-45-39.

Publication of housing needs report

574.5 As soon as practicable after the Council receives a housing needs report, the Council must publish the housing needs report on an internet site that is publicly and freely accessible.

2018-20-12.

Regulations

574.6 (1)In relation to this Division, the Lieutenant Governor in Council may make regulations referred to in section 41 of the *Interpretation Act*, including regulations respecting any matter for which regulations are contemplated by this Division.

(2)Without limiting subsection (1), the Lieutenant Governor in Council may make regulations as follows:

(a)respecting information that must be collected under section 574.2, including, without limitation, in relation to the nature, level of detail and type of information that must be collected and prescribing the periods of time for which the information must be collected;

(b)prescribing types of housing units;

(c)prescribing the format of a housing needs report;

(d)respecting the information that must be included in a housing needs report;

(e)respecting the methods for calculating a number of housing units, including, without limitation, establishing formulas, rules or principles for the calculation, and respecting criteria on which the methods are based;

(f)requiring the Council to use a method established under paragraph (e).

2018-20-12; 2023-45-40.

2. Provisions for Interim Housing Needs Report

Bill 44 additionally requires municipalities to produce an Interim Housing Needs Report (new Section 628 of the Vancouver Charter, see below). The main requirements are summarized below:

- The Interim Housing Needs Report can be produced in the form of a full new report, or as an update to the latest report (April 2022 for Vancouver).
- The Interim Housing Needs Report must include at least three new elements (detailed in Appendix C):
 - The five- and 20-year housing needs following the new prescribed methodology;
 - A new housing need statement regarding housing in close proximity to public transit and active transportation infrastructure; and,
 - A summary of actions taken by the City to reduce housing needs since the 2022 Housing Needs Report was received by Council.
- The Zoning & Development by-law must permit the use and the density of use to accommodate the 20-year housing needs number, by the end of the year in which the Interim Housing Needs Report is received.
 - Order-in-Council 353 (Section 8) sets the date by which Council must receive the Interim Report to January 1, 2025. For example, if Council officially receives it on January 1, 2025, the Zoning & Development Bylaw review must be completed by December 31, 2025.

Table 2. Relevant sections of the Vancouver Charter regarding interim housing needs report after adoption of Bill 44

Part XXXI — Transitional and Interim Provisions

Division (3) — Interim Report on Housing Needs

Transition — interim report on housing needs

628. (1) In this section, "**most recent housing needs report**" means the housing needs report most recently received by the Council under section 574.4 (3) *[when and how housing needs report must be received]* or under section 574.4 (4), as that section read immediately before its repeal.

(2) Without limiting section 574.4 (3), the Council must, on or before the prescribed date, receive an interim report on housing needs.

(3) The requirement in subsection (2) is satisfied if, on or before the prescribed date, the Council receives one of the following:

(a) a new housing needs report;

(b) the Council's most recent housing needs report amended to the extent necessary to do the following:

(i) reflect the total number of housing units, calculated in accordance with an applicable method set out in the regulations, required to meet the anticipated housing needs of the local government for the next 5 years and for the next 20 years;

(ii) include a description of the actions taken by the Council, since receiving the most recent housing needs report, to reduce housing needs in the city;

(iii) include a statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

(4) An interim report on housing needs under subsection (2) is a housing needs report received under section 574.4 for the purposes of section 561 (3.1) [development plans].

(5) As soon as practicable after the Council receives an interim report on housing needs under subsection (2), the Council must publish the report on an internet site that is publicly and freely accessible.

(6) Despite section 565.08 (2) [zoning by-laws and housing needs reports], the Council must review and, if necessary, adopt a zoning by-law as contemplated by that section by December 31 of the year in which the Council receives an interim report on housing needs under subsection (2) of this section.

(7) The Lieutenant Governor in Council may make regulations prescribing a date for the purposes of subsection (2).

2023-45-46.

3. Provincial guidance

To support communities in the implementation of the new legislation, the Province has provided technical guidance detailing the new methodology to calculate the five- and 20-year housing needs numbers. The Province also provided all the necessary datasets through a dedicated open data catalogue on their website.

Additionally, the Province contracted UBC's Housing Assessment Resource Tools (HART) program to establish an [automatic online calculator](#) based on the new standard methodology that all municipalities can utilize.

Finally, Provincial staff have indicated they would release additional technical guidance in the fall of 2024 on how to calculate zoning capacity, as municipalities must review and, if necessary, make changes to their zoning by-laws and Official Community Plans (OCPs) by December 31, 2025, to ensure they can accommodate the 20-year number of housing units identified in the interim HNR. At the time of writing this report, the Provincial guidance had not been made available yet.

4. Interim Housing Needs Report and the future ODP

Adopted in April 2024, Bill 18 amendments to the Vancouver Charter requires Vancouver to create an Official Development Plan by June 30, 2026. The ODP must plan for sufficient capacity to meet the anticipated housing needs over a period of 20 years, as reported in the latest Housing Needs Report received by Council (Section 562.05 (2)). It must also include housing policies concerning each housing need "statement" (Section 562.05 (3)) as prescribed by OIC 206 and 353 and reported in the latest Housing Needs Report received by Council.

Additionally, Bill 18 repeals existing requirements to include consideration of housing needs for each new or amended "development plan." Instead, the Housing Needs Report will be included into the overarching city-wide Official Development Plan, which all subsequent development plan will follow (repealed Section 561, and new Sections 562.04 and 05). These additional changes to Bill 18 have yet to be brought into force. Provincial Staff have indicated the changes will be made in Q1 2025.

Work on the new Vancouver Official Development Plan is underway and will be brought forward for Council approval in Q1 2026.

- [Bill 18 – 2024 Vancouver Charter Amendment Act \(No. 2\)](#)