



COUNCIL REPORT

Report Date: October 31, 2025
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VanRIMS No.: 08-2000-20
Meeting Date: November 13, 2025
[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, 2024 - September 30, 2025

Recommendations

THAT Council receive for information and direct Staff to submit the Housing Target Progress Report: October 1, 2024 – September 30, 2025, as contained in Appendix A, to the Province by November 14, 2025, in order to comply with the requirements under the Provincial Housing Target Order.

Purpose and Executive Summary

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

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 second annual Progress Report for the period between October 1, 2024, to September 30, 2025.

Council Authority/Previous Decisions

- Housing Vancouver Strategy (2017)
- Provincial Housing Targets Order – 6-Month Interim Report (2024)
- Provincial Housing Targets Order – First Year Annual 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.

Context and Background

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 current and next provincial Housing Targets Orders, which measure completions.

Strategic Analysis

1. Provincial Housing Targets

The five-year housing target (October 1, 2023 – September 30, 2028) for the City of Vancouver is 28,900 net new completed housing units. The Province measures completed units annually and the target is set as a cumulative total as follows:

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

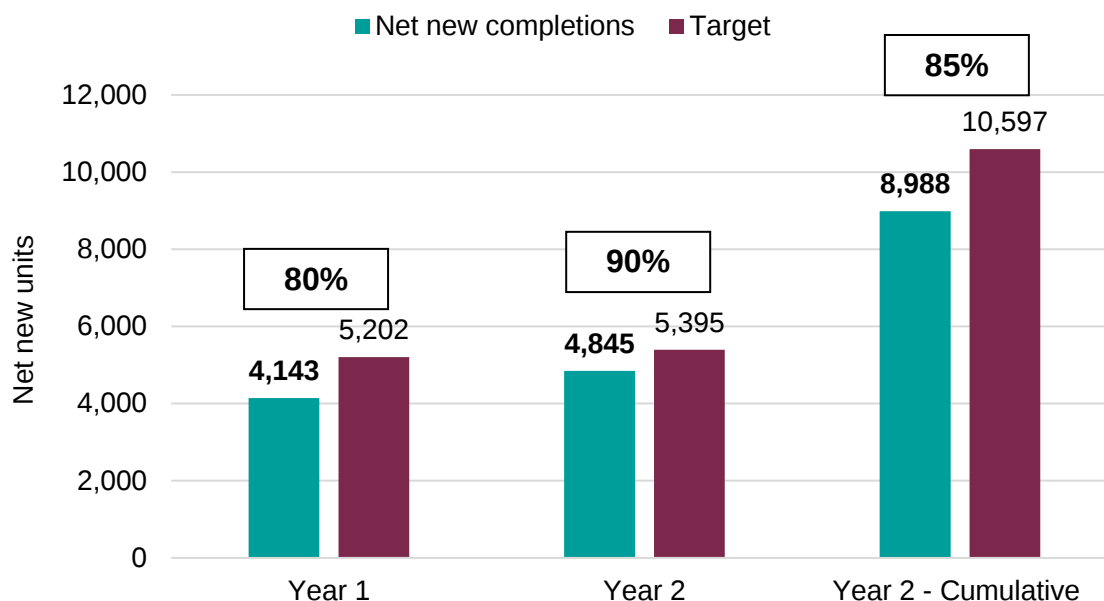
Completions as a Measure

It is important to note that projects reaching completions in 2025 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

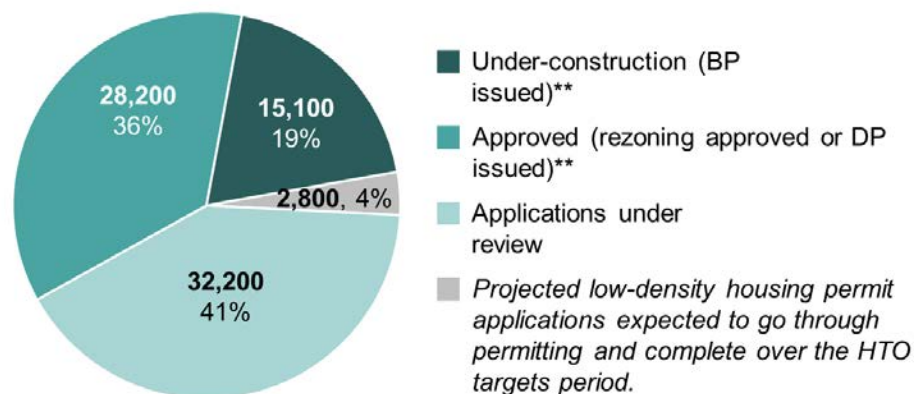
Between October 1, 2024, and September 30, 2025, there have been 4,845 net new units completed within Vancouver, reflecting a 17% increase in net new completions from the previous reporting period. In the first annual report, we noted a decline in completions over from 2022 to 2024, consistent with the overall trend in the region and with lower levels of housing starts during the COVID pandemic and its immediate aftermath. In 2023, housing starts peaked and have been above historical average since. We are starting to see that wave of starts now reach completion.

Figure 1. Progress Towards Provincial Target Net New Units Year 2 (October 1, 2024 – September 30, 2025)



This wave of construction will continue to complete in the next one to three years. Despite lower than targeted completions, there is a significant volume of projects in-stream, including an increase in low-density multiplex applications, with enough capacity in our current development pipeline to meet the Province's overall completions target over the five-year time frame.

Figure 2: In-Stream Projects by Development Status as of September 30, 2025 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.

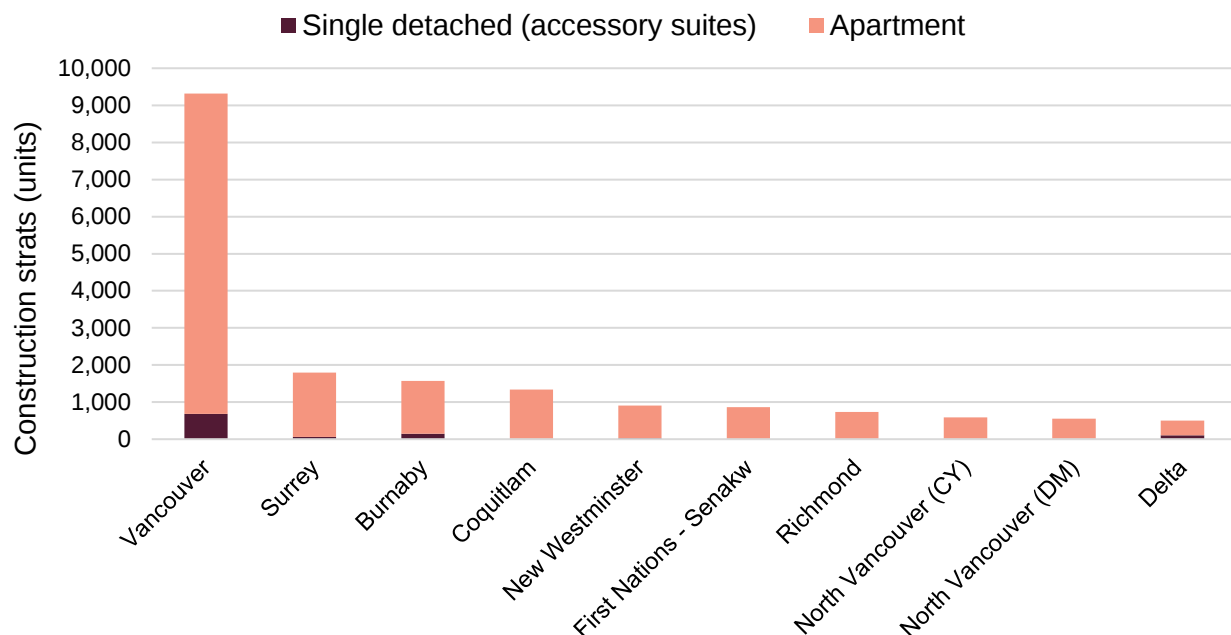
**In-stream projects exclude [Major Project Sites](#)

There are currently ~78,300 housing units in the development pipeline following a record number of rental approvals and building permits issued in the last three years. This includes ~32,200 units from applications under review, ~28,200 units recently approved and ~15,100 units currently under construction, plus a projection of 2,800 units from low-density applications (e.g. infills, duplexes, and multiplexes) in the next 3 years. Of the total units at different stages of development, 30,900 units are expected to complete by end of the HTO period on top of the 8,988 already completed in the first two years, exceeding the total Provincial Target of 28,900.

Construction activity

This outlook aligns with statistics reported by CMHC. Vancouver has seen high levels of housing starts in the past couple of years, with 14,200 units started over the first two years of the Housing Target (Oct 2023 – Sep 2025). Vancouver leads the region in construction activity, which has been supported by City policies and incentives boosting rental starts. Over the same period, over 9,300 rental units were started in Vancouver, representing 45% of regional rental starts, far above any other municipality in the region (see Figure 3). The full results of these housing starts are projected to reach completion over the next one to three years.

Figure 3: Top Ten municipalities in Metro Vancouver by rental starts (first two years of HTO cycle, October 2023 – September 2025), CMHC Starts and Completions Survey



Economic context and market conditions

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, trade tensions, access to funding and financing for market and non-market developers, as well as factors impacting housing demand due to slower population growth (e.g. changes in federal immigration policies).

Although the City expects higher levels of completions in the next couple of years following high construction starts since 2023, these adverse market conditions may impact delivery of housing in the following years, with some projects delaying construction or going through major redesigns. This can already be seen across Canada with the sharp decline in condo projects, due to the continuing lack of sale and pre-sale activity despite interest rates decreasing in recent months. In Vancouver, the halt in condo projects also results in a decline in social housing units delivered through inclusionary zoning. Additionally, rental developers have started reporting viability challenges with projects that have yet to secure construction financing or for projects that are in early planning stages. The City is currently working to support development viability through process improvements and policy and bylaw amendments to make it easier and faster to obtain permits and mitigate fiscal pressure in the short term to ensure projects progress to construction. However, making meaningful progress towards project completion over the long term requires coordinated effort by all levels of government and various sectors of the economy. In particular, the federal and provincial government have an essential role to play through leveraging tools, like legislation or funding/financing program.

In their summer 2025 Housing Market Outlook update, CMHC forecasts that the country's housing markets will continue to cool in the face of trade tensions, economic slowdown and tempering population growth. Prices may see a decline while new projects are on hold and developers focus on selling off unsold inventory. On the rental side, the majority of construction

starts in the Vancouver region will continue to be rental, supported by municipal policies and federal financing programs. The vacancy rate should continue to increase, particularly in the higher rent ranges, as more supply comes to market. This will bring more competition to the rental market translating in more options for renters and tempering rents, but could also translate to added pressure on the market's ability to continue to bring as many rental projects to completion.

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.

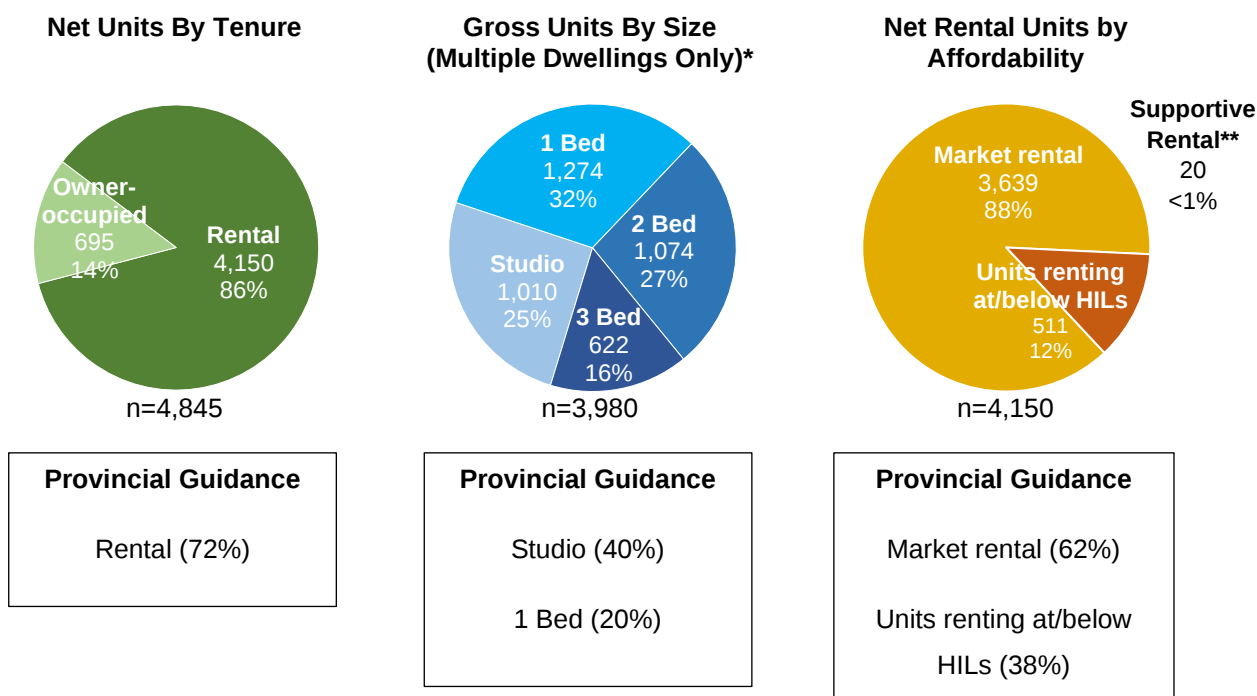
Table 1: Initial Guidance – Unit Breakdown Categories (October 2023 – September 2028)

Unit Category		5-Year Target	Year 2 Annual Target Estimate	Share of Total Units (%)
Total units - TARGET		28,900	5,395	100%
GUIDANCE				
Units by Size	Studio & 1 bed	17,459	3,259	60%
	2 bed	5,231	977	18%
	3+ bed	6,209	1,159	22%
Units by Tenure	Rental	20,886	3,899	72%
	Owned	8,015	1,496	28%
Total Rental Units by Affordability	Market	12,992	2,425	45% (62% of rental)
	Units renting at or below HILS *	7,894	1,474	27% (38% of rental)
Supportive Rental Units **		583	109	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 4. City of Vancouver Progress Toward Provincial Guidance on Breakdown Categories (October 1, 2024 – September 30, 2025)



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

**Supportive rental units included in below-market rental total.

Tenure Mix

The Province's tenure guidance calls for ~72% of units to be rented (primary and secondary rental combined). From October 1, 2024, to September 30, 2025, 86% of all net completions are primary or assumed secondary rental (4,150 units), surpassing the Province's target of rental units for Year 2. Cumulatively, 6,768 net new primary and secondary rental units were built over the first two years of the Target Order period (reaching 89% of the cumulative target for Year 1 and 2). 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 2024 marked the highest share of primary rental in the last decade (including social, supportive, purpose-built rental and laneway housing) with approximately 81% 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 2nd annual reporting period, 1,696 gross apartment and townhouse units completed have two or more bedrooms (79% of annual Year 2 guidance), including 622 units with three bedrooms (16%). Cumulatively, 3,219 gross apartment and townhouse units with two bedrooms or more have been completed to date. 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, 511 units (12% of rental units) have

been completed at this affordability level. Cumulatively since the beginning of the Target Order cycle, 824 below-HILs units were completed, with only 20 units completed with on-site supports. 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.

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. In the current context of economic headwinds, the City is also supporting market-focused development through more flexible DCL and CAC rules including deferrals, payment installments and rate freeze. 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 levels in the long term.

Legal Implications

The Recommendation in this report aims to meet Provincial requirements set out in the Housing Supply 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, 2024 – September 30, 2025.

Council approval of the Recommendation in this report will fulfil these requirements.

Conclusion

This report brings forward the second Progress Report on the Provincial Housing Target Order in order to comply with requirements under the Housing Supply Act. 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.

* * * * *

APPENDIX A
Housing Target Progress Report: October 1, 2024 – September 30, 2025

(Appendix A is attached on the following pages)

Provincial Targets Annual Progress Report Summary

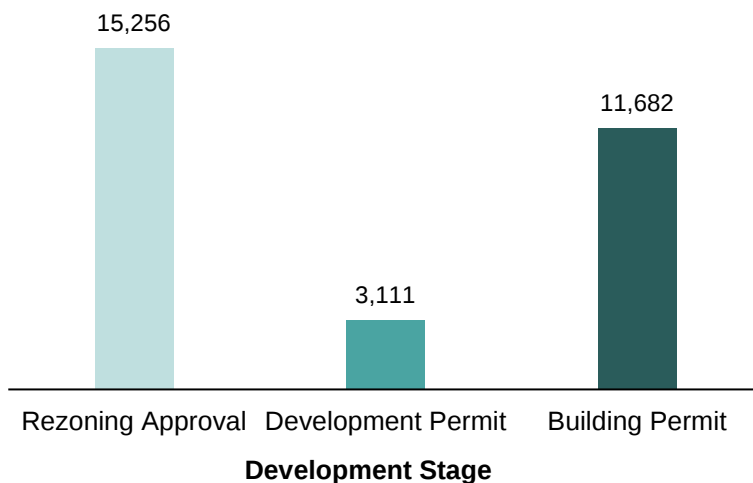
The Provincial Housing Targets Order was issued in September 2023 and sets a total of 28,900 net new units to be built within a 5-year period (Oct. 1, 2023 to Sep. 30, 2028). This first Annual Report measures progress towards meeting the target one year after the reporting start date.

Year 2 Progress Towards Provincial Housing Target (Net New Completions)

Reporting Period	Net New Units	Target
Year 1 Oct 2023 – Sep 2024	4,143 (80%)	5,202
Year 2 Oct 2024 – Sep 2025	4,845 (90%)	5,395
Cumulative total	8,988 (85%)	10,597

In the 2nd year after receiving the Provincial Housing Target Order, the City has completed 4,845 net new units, a 17% increase from Year 1. Completions have declined from 2022 to 2024 following lower starts during and in the aftermath of the pandemic. In 2023, housing starts peaked and have been above historical average since. We are now starting to see this new wave construction come to completion.

Approved Applications (Gross Units) Oct. 1, 2023 – Sep. 30, 2025

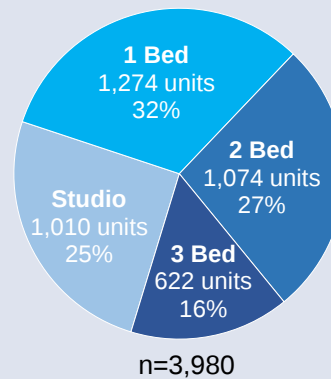


A record number of approvals and building permits issued in the past three years will result in an increase in housing completions to meet the overall 5-year Provincial Target. CMHC also indicates that 6,909 housing starts were counted during this 2nd reporting period, following record levels of housing starts in 2023 and 2024 that are expected to complete in the next few years.

Unit Breakdown Categories from Oct. 1, 2024 – Sep. 30, 2025

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)

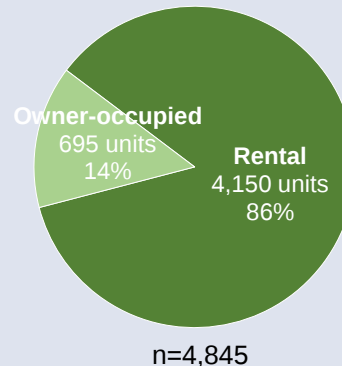


Provincial Guidance

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

Over the last year, over 40% of new multiple dwelling units completed have 2 or more bedrooms.

Tenure (Net Completions)

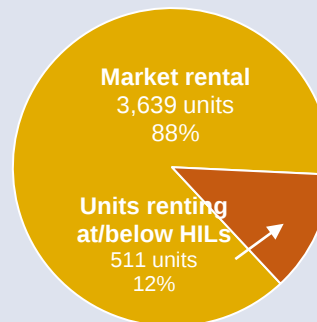


Provincial Guidance

Rental (72%)
Ownership (28%)

The last year of completions indicate over 80% of new units completed are purpose-built or secondary rental.

Rental Affordability (Net Completions)



Provincial Guidance

Market rental (62%)
Units renting at/below HILs (38%)
Supportive rental (3%)

20 Supportive rental units included in below-market total
n=4,150, excludes owner-occupied units

In the 2nd 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.

The City is working to increase housing construction and achieve the Provincial Housing Targets, as well as the City's recently-approved 10-year housing approvals targets. For this purpose, the City launched in June 2024, the 2024-2026 Housing Action Plan, while continuing to deliver on previously approved plans. New long-range planning programs will support progressive housing delivery in the long term and implementation of current plans will help meet the current Target.

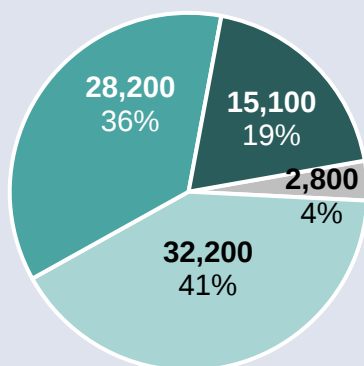
Near-term actions include, among others:

- Implementation of Broadway Plan, Rupert and Renfrew Station Area Plan and other Area Plans
- Implementation of Transit-Oriented Areas and Small-Scale Multi-Unit Housing Legislations
- Implementations of actions supported by the federal Housing Accelerator Fund
- Supporting development viability, and continuous improvements in permit processing
- Simplified apartment District Schedules
- Vancouver Social Housing Initiative
- Vancouver Official Development Plan and Villages Areas
- Update of the City's Financing Growth framework

In addition, there is an unprecedented volume of projects in-stream totalling ~78,300 units, including 30,900 expected to complete by the end of the Target period, enough to meet the Province's overall completions target by Sep 2028. 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, demonstrate our capacity to meet the provincial target. However, current economic challenges and continuing construction cost inflation bring uncertainty to the pipeline outlook for future target cycles, past the current wave of construction.

In-Stream Projects by Development Status as of Sep. 30, 2025 and Projected Low-Density Housing Permits

- Under-construction (BP issued)
- Approved (rezoning approved or DP issued)
- Applications under review
- Projected low-density housing permit applications*

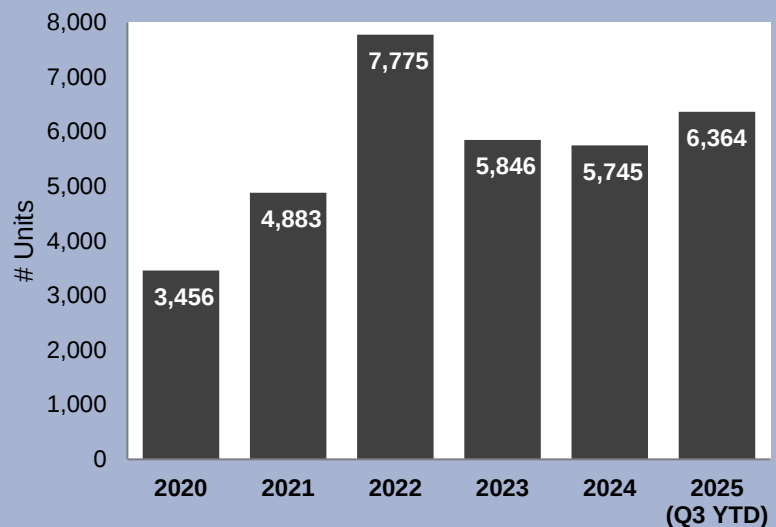


*Projected low-density housing permit applications expected to go through permitting and complete over the HTO targets period.

**In-stream projects exclude [Major Projects Sites](#) with an additional 3,100 units anticipated to reach completion by 2028.

Note: These in-stream projects include applications approved since Oct 1, 2023.

Annual Residential Building Permits Issued (Gross Units)



*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 be evaluated to 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 evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and 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.

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2024 – September 30, 2025
Date Received by Council Resolution	November 13, 2025
Date Submitted to Ministry	November 13, 2025
Municipal Website of Published Report	https://vancouver.ca/people-programs/provincial-housing-legislation.aspx
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Edna Cho, Senior Planner, Housing Policy Edna.cho@vancouver.ca
Contractor Contact Info	☒ N/A (name, position/title, email, phone)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered 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. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	5,699	824	4,845	8,988

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
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	1,010	<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 – see Section 7.</i>		
One Bedroom	1,274			
Two Bedroom	1,074			
Three Bedroom	622			

Four or More Bedroom ¹	Four or More Bedroom units are included in the Three Bedroom row.			
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.				
Units by Tenure				
Rental Units ² – Total	4,290	140	4,150	6,768
Rental – Purpose Built	3,023	101	2,922	4,116
Rental – Secondary Suite	361	9	352	802
Rental – Accessory Dwelling	375	4	371	760
Rental – Co-op	242	0	242	242
Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)	289	26	263	848
Owned Units	1,379	684	695	2,220
The tenure mix includes an assumption regarding other forms of secondary rental not included in the categories identified by the Province in this report, 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.				
Units by Rental Affordability				
Market	3,733	94	3,639	5,944
Below Market ³ - Total	557	46	511	824
Below Market - Rental Units with On-Site Supports ⁴	20	0	20	20
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.				

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

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. 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. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

- [Broadway Plan amendments](#): In December 2024, Council approved changes to the Broadway Plan to align with provincial legislation for Transit-Oriented Areas. Changes included removing tower limits near SkyTrain stations and increasing building heights and densities in certain areas. Further amendments were made in 2025 through the simplified apartment district work, see below.
- [Simplified Apartment District Schedules](#): On October 7, 2025, Council approved the creation of standardized apartment districts and city-initiated zoning changes in many areas of the Broadway Plan and in the Oakridge Municipal Town Centre of the Cambie Corridor Plan. These changes streamline the delivery of new multi-family housing by removing or simplifying the rezoning step of the approvals process. The new district schedules include a range of housing options, including low-rise and high-rise apartment options with inclusionary affordable housing requirements (below-market rental, social housing) enabled through significant additional heights and densities.
- [Jericho Lands Official Development Plan](#): On April 22, 2025, the ʔəyalməxʷ/Iyálmexw/Jericho Lands ODP was approved by Vancouver City Council. The ODP translates key elements of the ʔəyalməxʷ/Iyálmexw/Jericho Lands Policy Statement (2024) into a by-law as regulation. The next step for the project will be the submission of the Phase 1 rezoning application, which is anticipated in 2026. Jericho Lands are expected to add about 13,000 new homes in total.
- [Rupert & Renfrew station Area Plan](#): On July 8, 2025, Vancouver City Council approved the Rupert and Renfrew Station Area Plan. The plan sets a clear direction for the next 30 years of growth around the Rupert and Renfrew SkyTrain stations, supporting a mix of housing options including ownership, rental and affordable housing, jobs, public spaces, and a restored Still Creek. The Plan is anticipated to produce ~10,000 new units over 25 years.
- [Compliance with new Provincial legislation for housing needs reports](#): On January 1, 2025, Council received the new interim housing needs report complying with Bill 44 Housing Statutes (Residential Development) Amendment Act. With the new methodology prescribed by the Province, Vancouver's housing needs over 20 years would be ~183,000 units.

- Streamlining approvals and permitting processes: actions to issue permits more efficiently to get projects moving to construction faster.
 - o January 2025: Council approved new bylaw delegating to the Director of Planning the authority to approve the form of development, reducing items on Council agenda and simplify this administrative step for shorter permit issuance.
 - o April 2025: Council approved multiple Zoning and Development Bylaw changes to advance faster permitting targets. Changes include simplifying FSR calculation for zero emissions buildings and regulations around horizontal angle of daylight etc.
- Villages Planning Program: In October 2024, Council approved the scope of work for the Villages Planning Program, one of the first 10 implementation items of the Vancouver Plan adopted in 2022 identifying 25 "Villages" (mainly low-density areas centered around small commercial clusters) for future densification. Council also adopted the Villages Interim Rezoning Policy to guide development while the plan is being completed.
- Supporting Development Viability: To address the current downturn and uncertainty in the economic context, Council has approved in June 2025 a first series of policy amendments to support development viability and ensure housing projects can proceed to completion. They include different DCL payment modalities like deferrals and installments, temporary freeze of DCLs and Community Amenity Contributions amounts, allowing surety Bonds as financial guarantee etc. A second policy report with further proposed amendments will be presented to Council in November (see section 8).
- Non-market housing development on city-owned sites: The City is actively developing housing on city-owned sites through the Vancouver Affordable Housing Endowment Fund. Over the past year, two projects have completed with ~440 non-market and co-op units, including ~310 for incomes below HILs. Another ~200 units were approved over the same period. The City will also take on ownership of social housing units delivered turn-key through inclusionary zoning: 46 social housing units were approved at rezoning in 2025 as part of larger strata projects.
- Housing projects approved over past 12 months: From October 1, 2024 to September 30, 2025, Vancouver approved over 70 multifamily projects through rezonings or development permits without rezoning, representing about 12,000 homes. 87% of these units are purpose-built rental, of which 15% will be secured at below-market rates. Another 7% are strata apartments and townhouses, and 6% are non-market and co-op housing.

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: The Policy Statement approved in 2024 established planning principles and policies that will guide the delivery of diverse housing types within the 90-acre site. The Official Development Plan was approved in April 2025, see above.

- [Sen'ákw](#): This development is not included in the unit count reported on this form as it does not fall under City jurisdiction. However, it is supported by the City with a servicing agreement signed in 2022. The project is currently under construction and will deliver about 6,000 net new rental units in total. The first 3 towers are expected to start tenanting at the end of 2025.
- [3200 E Broadway – Enhanced Rezoning Proposal](#): Owned by the Musqueam, Squamish and Tsleil-Waututh Nations, this rezoning proposal was approved in July 2025 at the same time as the Rupert & Renfrew Area Plan planning program (see above). In total, around 3,800 homes are planned for this large site.
- [Heather Lands](#): Following approvals of a policy statement and rezoning, Musqueam, Squamish and Tsleil-Waututh Nations (MST) and the Province announced in September 2024 the project would pilot the new Attainable Housing Initiative, where units will be offered for purchase as leasehold properties and at below-market prices. The City, MST and the Province are working closely on a revised rezoning application submitted in September 2025. The new proposal includes increased heights and densities and over 4,200 homes.
- Delivery of *new* non-market housing projects owned and/or operated by Indigenous organizations, in addition to the large sites listed above: since 2017, eight additional projects owned and/or operated by Indigenous housing providers have completed (490 units). An additional 480 units in 4 projects are currently under construction, ~570 units have been approved and continue development, and ~100 units are in application.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	92	135	751	978
New Units	15,256	3,111	11,682	30,049

Section 5 only includes those rezoning applications approved at public hearings, and development or building permits issued since October 1, 2023 (removing any double-counting). They do not capture projects currently under construction that received a building permit prior to that date, or projects currently in development that have not reached these specific milestones since October 1, 2023 (e.g. new or revised applications). This means that the figures in section 5 do not reflect the City's entire development pipeline. More projects are expected to proceed and complete over the next few years. See Section 7 or the executive summary for more details on the full pipeline.

Unit Breakdown

Units by Size				
Studio	3,648	853	2,586	7,087
One Bedroom	6,001	896	3,850	10,747
Two Bedroom	4,353	698	3,371	8,422
Three Bedroom	1,254	118	972	2,344
Four or More Bedroom ¹	Four or more bedroom units included in the Three Bedroom row.			
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	15,182	2,757	10,137	28,076
Rental – Purpose Built	15,135	2,531	8,853	26,519
Rental – Secondary Suite	0	0	182	182
Rental – Accessory Dwelling	0	0	238	238
Rental – Co-op	0	0	112	112
Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)	47	226	752	1,025
Owned Units	74	354	1,188	1,616
The tenure mix includes an assumption regarding other forms of secondary rental not included in the categories identified by the Province in this report, 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.				
Units by Rental Affordability				
Market	13,661	1,953	8,836	24,450
Below Market ³ - Total	1,521	804	1,301	3,626
Below Market - Rental Units with On-Site Supports ⁴	0	118	72	190
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.				

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of 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	103	0
Proposed Units	1,663	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

The City does not request a formal explanation from the applicant when they ask to withdraw a permit, and only collects this information if offered. In the attached list of permits withdrawn, the most common category is “withdrawn at applicant’s request” and reflects the lack of information on the applicant’s motive.

- Generally, reasons for withdrawal include various factors such as property sale, change of plans, insufficient funding etc.
- Many applicants who withdraw their applications come back with new applications after revising their plans or to take advantage of new regulation or policy (e.g. Transit-Oriented Areas), though they don’t always share this intention when withdrawing their initial application.
- Some applications/permits are cancelled by the City when applicants are non-responsive and several months lapse with no new activity from the applicant.
- The City did not directly reject any permit or rezoning 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 the 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 (~75%).

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 (39% 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).
- The HILs was last updated in 2023 based on Median Market Rents provided by CMHC through their annual Rental Market Survey in 2021. A new set of HILs will be published in late 2025 to reflect income affordability in relation to current rental costs
- 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. Changes have been made to the main permit application form to collect additional information on unit counts for proposed demolitions and constructions. Additional 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. Work continued through 2024 and 2025 centering around piloting and expanding new technologies (e.g. automatic compliance check), improving internal processes (e.g. conditions library, fast-track streams), simplify or revise regulation and guidelines (e.g. change to Horizontal Angle of Daylight requirement) etc.

Development pipeline

The City's development pipeline currently holds ~78,300 in-stream units at different stages of application, with ~30,900 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 the last 3 years, 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, tariff instability, slower population growth resulting in tempering demand, and overall economic uncertainty can 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 2023, these adverse market conditions may impact delivery of housing in the following years. This can already be seen all across Canada with the sharp decline in new condo projects in the development pipeline in the past few months, due to the continuing lack of sale and pre-sale activity despite interest rate decreasing in recent months. In Vancouver, the halt in condo projects also results in a decline in social housing units delivered through inclusionary zoning. Additionally, rental developers have started reporting viability challenges with projects that haven't secured construction

financing yet or are in early planning stages. The City is making efforts to support development facing these challenging times by adapting existing policies and bylaws. The first of a series of policy reports was approved by Council in June 2025 outlining ways to support development viability and unlock new housing supply (see Section 4).

In their summer 2025 Housing Market Outlook update, CMHC forecasts that the country's housing markets will continue to cool in the face of trade tensions, economic slowdown and tempering population growth. Prices may see a decline while new projects are on hold and developers focus on selling off unsold inventory. On the rental side, the majority of construction starts in the Vancouver region will continue to be rental, supported by municipal policies and federal financing programs. The vacancy rate should increase some more, particularly in the higher rent ranges, as rental demand softens a bit and more supply comes to market. Progressive recovery is expected for 2026 provided the international trade and economic context improves.

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 planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

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

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

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** and that estimating a number of units directly resulting from a specific future action is extremely difficult, as take-up of new policies and pace of development is heavily dependent on context at the time of approval and implementation.

However, **ongoing implementation of already approved zoning, land use changes or policies has a lot of influence on the short-term development pipeline and our progress in this target cycle**. For example, implementation of:

- Area Plans ([Broadway Plan](#), [West End Plan](#), [Grandview-Woodland Plan](#) etc.)
- [Housing Vancouver Strategy](#)
- [10-Year Housing Approvals Targets](#), and 2024-2026 [Three-Year Housing Action Plan](#)
- [Transit-Oriented Areas](#)
- [Secured Rental Policy](#)
- [Multiplex zoning](#)
- [Community housing grants](#)
- [Non-market housing developments on city land](#)
- SRO Investment Strategy etc.

In 2026 and 2027 combined, we are anticipating the completion of ~17,900 net new units currently under construction and projected low-density applications, including ~11,000 primary rental units.

The list of upcoming actions below is not exhaustive.

Name of Action: Vancouver Social Housing Initiative	
Description of Action: 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. At the same time, a Social Housing Rezoning Policy for sites not included in the city-initiated rezoning will be proposed to Council. This policy will include additional flexibility to consider MST or indigenous-led social housing proposals.	
Completion/Milestone Date: November 2025 Council approval	
Link: Vancouver's social housing initiative	Number of Units: TBD
Name of Action: Supporting Development Viability	
Description of Action: To address the current downturn economic context and uncertainty, Council has approved in June 2025 a first series of policy amendments to support development viability and ensure housing projects currently in application don't stall. A second policy report will be presented to Council in November with a new slate of short-term actions, including adjustments to the below-market requirement for specific projects and areas, adjustments to the Development Cost Levy process, and simplification of apartment regulations and processing improvements.	
Completion/Milestone Date: December 2025 Council approval	
Link:	Number of Units: TBD
Name of Action: Downtown Eastside Plan Implementation of Housing Policies	
Description of Action: Improve and expedite the delivery of housing within the Downtown East Side, including amending existing inclusionary housing policy, acceleration of SRO replacement, and aligning DTES definition of social housing. This work also includes the creation of a new SRO Revitalization Framework, building on the SRO Intergovernmental Investment Strategy, to leverage each level of government's distinct regulatory and investment roles in advancing the dual goals of accelerating SRO replacement while, in the interim, improving livability and securing affordability for low-income and equity-denied residents who continue to reside in SROs.	
Completion/Milestone Date: December 2025 Council approval	
Link: Downtown Eastside Plan	Number of Units: TBD

Name of Action: Vancouver Official Development Plan	
Description of Action: 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 adopt a city-wide ODP by-law by June 2026.	
Completion/Milestone Date: Q1 2026 Council approval	
Link: Vancouver Official Development Plan	Number of Units: TBD

Name of Action: Financing growth update	
Description of Action: Work began in June 2025 to update the City's Financing Growth framework to incorporate updated growth projections and capital programs, recalibrate rates based on economic testing to reflect current market conditions, and comply with recent provincial legislation (Bill 46 and 16). This work will look into: development cost levies, amenity cost charges, density bonus zoning and community amenity contributions. This work will also be coordinated with reviewing and updating the City's inclusionary zoning policies (see below). Clarified requirements and adjusted rates will support new development while planning for adequate infrastructure to serve the increase in population.	
Completion/Milestone Date: Q2 2026 Council approval	
Link: 2026 financing growth update	Number of Units: TBD

Name of Action: Inclusionary zoning review	
Description of Action: The City will be reviewing and exploring policy and zoning updates to improve its approach to inclusionary zoning. This work will respond to changes to the City's authorities resulting from provincial Bill 16, and will be coordinated with the Financing Growth framework update (see above). Inclusionary zoning requirements have been utilized in the Standardized Apartment District Schedules (see Section 4) to streamline the delivery of new market and affordable housing enabled through the Broadway Plan and Cambie Corridor Plan.	
Completion/Milestone Date: Q2 2026	
Link: 2026 financing growth update	Number of Units: TBD

Name of Action: Villages Area Planning	
Description of Action: Area planning has now started for 17 Villages, predominantly low-density residential areas centered around existing small commercial clusters. A key objective is to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand commercial areas. 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. The overall scope of work was approved by Council in October 2024 (see section 4).	
Completion/Milestone Date: Q2 2026 Council approval	
Link: Villages planning program	Number of Units: TBD

Name of Action: C-2 and RR zoning amendments	
Description of Action: Exploring zoning amendments to further streamline the application process for projects under the Secured Rental Policy, making it easier to build 6-storey rental apartment buildings. This includes extending C-2 options with a 6-storey mixed-use rental apartment option to be processed without a rezoning in Community Plan areas, and introducing a new 6-storey 100% market rental option to the existing rental tenure zones.	
Completion/Milestone Date: Q2 2026 Council approval	
Link:	Number of Units: TBD
Name of Action: Heather Lands Rezoning	
Description of Action: A previous rezoning has already been approved for this large site in 2024. It was then announced by Musqueam, Squamish and Tsleil-Waututh Nations and the Province that the project would pilot the Attainable Homeownership Initiative (see section 4). The City, MST and the Province are now working closely on a revised rezoning application submitted in September 2025. The new proposal includes increased heights and densities and over 4,200 homes, along with a school, child care, cultural centre and green spaces.	
Completion/Milestone Date: Q2 2026 Council approval	
Link: 4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave rezoning application	Number of Units: 4,250
Name of Action: Rezoning of first three sites under Pilot Rezoning Policy for Rental Housing on City-Owned Land	
Description of Action: Approved in June 2024, this pilot rezoning policy will consider rezoning of up to five city-owned sites for the development of market rental housing under the Vancouver Development Office. The first three rezoning applications have been officially submitted and are planned for Council approval between Q4 2025 and Q3 2026.	
Completion/Milestone Date: Q4 2025 - Q3 2026 Council approval	
Link: Vancouver Housing Development Office	Number of Units: 2,732
Name of Action: Non-Market Housing Development on City-owned Sites	
Description of Action: The City will continue to develop housing on city-owned sites in the Vancouver Affordable Housing Endowment Fund. There are currently 9 projects under construction that should complete in the next two years (~900 social, supportive or co-op units).	
Completion/Milestone Date: Building completions Q4 2025 – Q4 2027	
Link: Non-market housing	Number of Units: 900

Name of Action: Jericho Lands Phase 1 Rezoning application	
Description of Action: Comprehensive planning process to guide the delivery of diverse housing types within the 90-acre site, with the Policy Statement adopted in 2024, the Official Development Plan adopted in 2025 and the Phase 1 Rezoning application process upcoming in 2026.	
Completion/Milestone Date: 2026 Rezoning application	
Link: Jericho Lands	Number of Units: 370,000 m ² of residential floor area in phase 1

Name of Action: UNDRIP Strategy – implementation of housing actions	
Description of Action: Planning work is underway to identify and implement 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. An early action is included in the Vancouver Social Housing Initiative (see above), creating additional flexibility for MST or indigenous-led social housing projects in the proposed new Social Housing Rezoning Policy.	
Completion/Milestone Date: 2026 / 2027	
Link: UNDRIP Task Force	Number of Units: TBD

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to 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, 2024 and September 30, 2025.**

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Coach House	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)	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)	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)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	New application submission (R1-1)
Building Permit (BP)	Single family dwelling, coach house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Duplex	New application submission (R1-1)
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Townhouses	New application submission
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Laneway house	Property Sold
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Laneway house	Lack of activity
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Single family dwelling, laneway house	New application submission
Building Permit (BP)	Coach house	Lack of activity
Building Permit (BP)	Coach house	Lack of activity
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Duplex	Lack of activity
Building Permit (BP)	Multiplex	Lack of activity

Application/ Permit Type	Work Description	Reason for Withdrawal
Building Permit (BP)	Multiplex	Lack of activity
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Multiplex	Lack of activity
Building Permit (BP)	Mid-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Townhouses	Applicant requested application to be withdrawn
Building Permit (BP)	Townhouses	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)	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)	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 house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Single family dwelling	Lack of activity
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Laneway house	New application submission (R1-1)
Building Permit (BP)	Mid-rise apartments	New application submission
Building Permit (BP)	Coach house	New application submission
Building Permit (BP)	Laneway house	New application submission
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	New application submission (R1-1)
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
Development Permit (DP)	Townhouses	Lack of activity
Development Permit (DP)	Single family dwelling	New application submission (R1-1)
Development Permit (DP)	Low-rise apartments	Lack of activity
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	New application submission
Development Permit (DP)	Townhouses	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Townhouses	New application submission
Development Permit (DP)	High-rise apartments	New application submission
Development Permit (DP)	Multiplex	Lack of activity

Application/ Permit Type	Work Description	Reason for Withdrawal
Development Permit (DP)	Multiplex	Lack of activity
Development Permit (DP)	Multiplex	Insufficient funding
Development Permit (DP)	Duplex	Property Sold
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Mid-rise apartments	Lack of activity
Development Permit (DP)	Multiple conversion dwelling, coach house	Applicant requested application to be withdrawn
Development Permit (DP)	Mid-rise apartments	New application submission
Development Permit (DP)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	New application submission
Rezoning Application (RZ)	High-rise apartments	New application submission
Rezoning Application (RZ)	Mid-rise apartments	New application submission
Rezoning Application (RZ)	Mid-rise apartments	New application submission
Rezoning Application (RZ)	Low-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	Mid-rise apartments	New application submission
Rezoning Application (RZ)	Mid-rise apartments	New application submission
Rezoning Application (RZ)	Mid-rise apartments	New application submission
Rezoning Application (RZ)	Townhouses	New application submission
Rezoning Application (RZ)	Mid-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	New application submission
Rezoning Application (RZ)	High-rise apartments	New application submission