

Provincial Housing Target Order Progress Report (Oct 1, 2024 – Sept 30, 2025)

November 13, 2025

- A. 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

1. Housing Target Progress Report

- Background
- Progress to annual target
- Development pipeline

2. Next steps & summary



Background – housing targets

Recent Provincial legislation and Council decision on housing targets

May 2023

The Housing Supply Act brought into force - provides Province with new authority to set housing targets for municipalities

Intent: deliver housing faster in areas with greatest needs across the Province

Sep 2023

Housing Target Orders issued for first 10 municipalities, including Vancouver

June 2024

Council approves new 10-year approval targets and new 3-year action plan



Provincial Housing Target Order for Vancouver

5-Year Housing Target for Vancouver October 1, 2023 – September 30, 2028

	Housing Target
Year 1	5,202
Year 2	10,597
Year 3	16,281
Year 4	22,349
Year 5 Total Net New Completed Units	28,900

The Housing Target for Vancouver:

- Total of 28,900 net new completed units over 5 years
- Based on meeting 75% of a housing needs assessment conducted by the Province
- Intended to meet needs of existing and projected new households

Reporting requirements and compliance

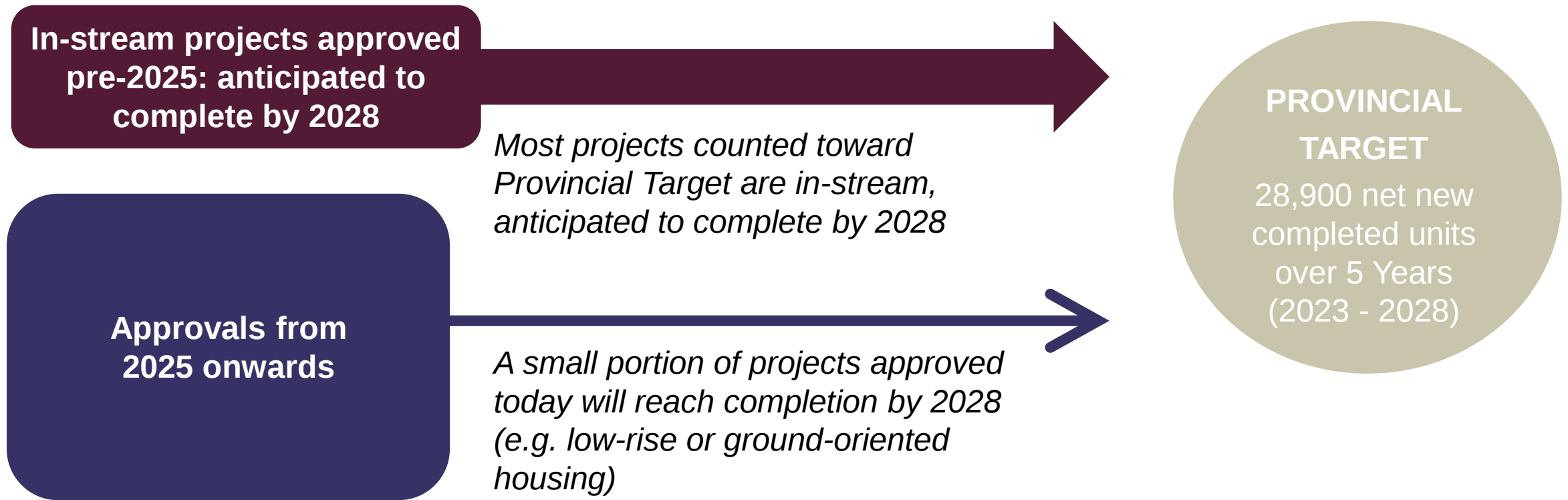
Reporting timeline

Reports Required	Report Due to the Province
Interim 6 months Oct 1, 2023 – Mar 31, 2024	May 15, 2024
Year 1 Oct 1, 2023 – Sep 30, 2024	Nov 14, 2024
Year 2 Oct 1, 2024 – Sep 30, 2025	Nov 14, 2025
Year 3 Oct 1, 2025 – Sep 30, 2026	Nov 14, 2026
Year 4 Oct 1, 2026 – Sep 30, 2027	Nov 14, 2027
Year 5 Oct 1, 2027 – Sep 30, 2028	Nov 14, 2028

- Municipalities are required to submit regular progress reports
- Reports must be received by resolution by City Council and submitted to the Province within 45 days of the end of the reporting period
- Progress reports are intended to provide the Province information on a municipality's ability to meet or make progress toward targets
- If a municipality does not meet their target, the Province may:
 - Appoint an advisor to review progress and make recommendations
 - Require the municipality to enact or amend by-laws or issue specific permits

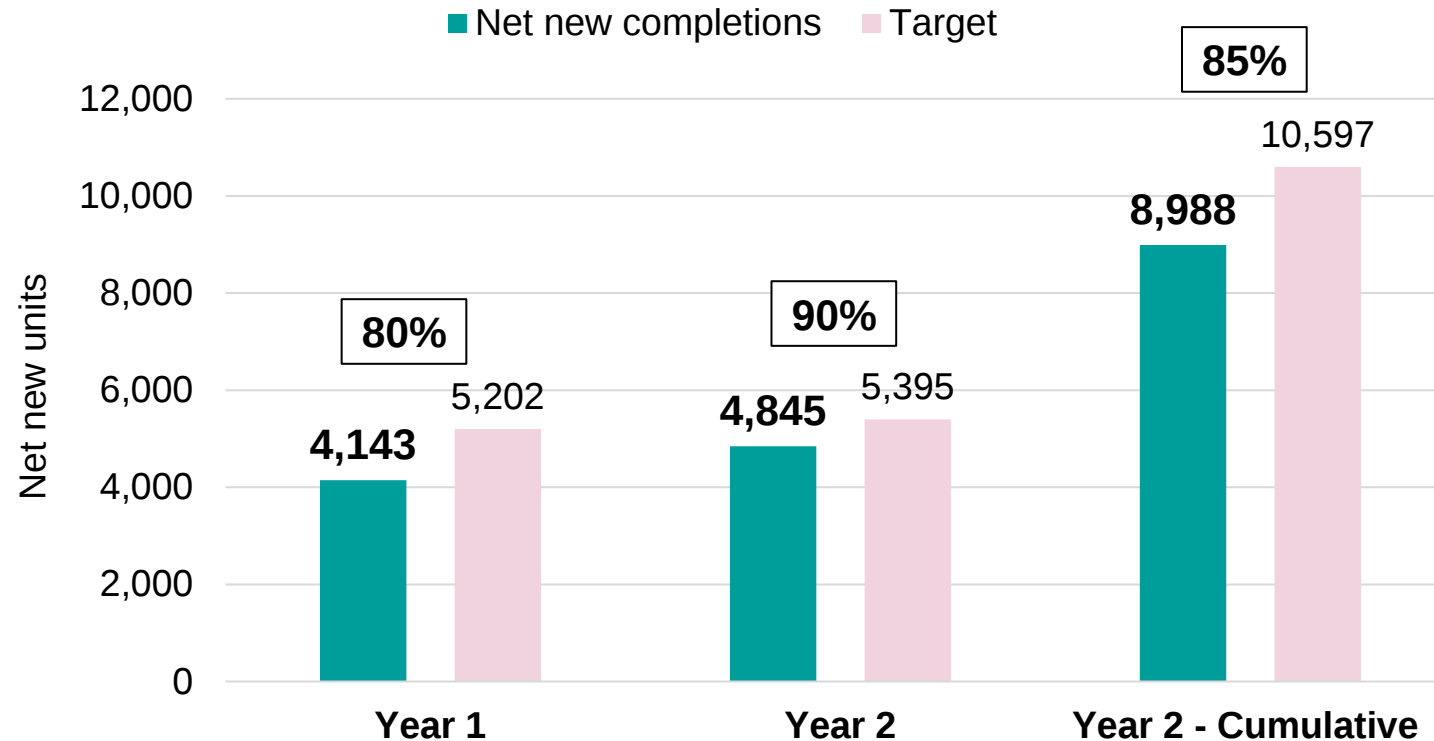
What is the Provincial Housing Target measuring?

Projects reaching completions in 2025 are measuring applications that began construction 2 – 3 years ago.



Progress in the first two years

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



- Decline in completions over 2022-2023 following dip in starts during COVID
- Completions started accelerating in 2024 and 2025 YTD and are expected to continue to increase following high construction starts in 2023-2024.

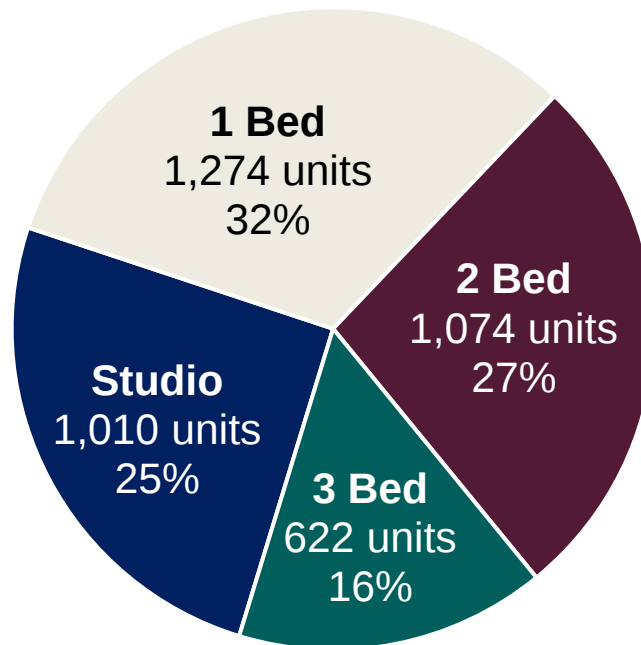
Provincial guidance categories

- The breakdown of the target by sub-categories provided as **guideline only**
- Reporting template with detailed data requested for each sub-category

Initial Guidance – Unit Breakdown Categories (Oct 2023 – Sept 2028)

Guideline category		Net New Units to Complete	% of target
Unit Size	Studio & 1-bed	17,459	60%
	2 bed	5,231	18%
	3+ bed	6,209	21%
Tenure	Rental	20,886	72%
	Owned	8,015	28%
Rental by Affordability	Market	12,992	45%
	Units renting at/below HILs	7,894	27%
Supportive Rental Units		583	2%

Unit size mix of gross new apartment dwellings completed - Year 2 Provincial Guideline



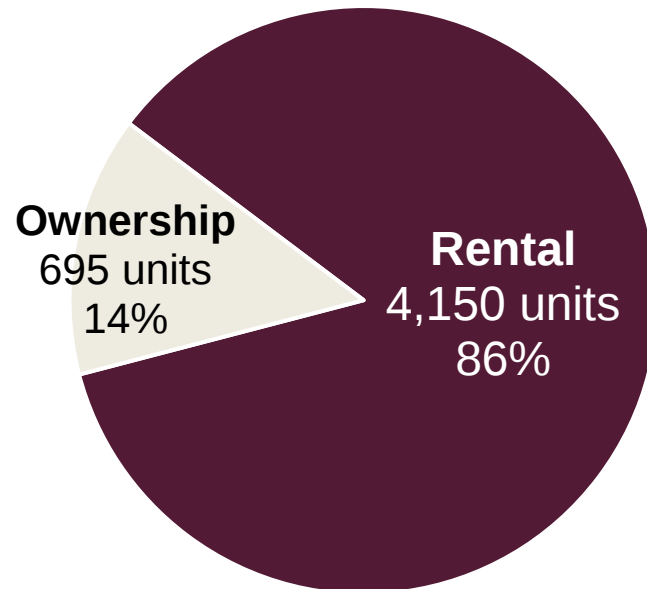
Note: Unit size mix is based on gross units in apartment and townhouse forms only

Provincial Guidance

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

- Over the last year, 43% of new apartment and townhouse units completed have 2 or more bedrooms.
- Since beginning of HTO, 15% of net new units have 3 bedrooms.
- 3-bedroom units are difficult to deliver due to cost and current market conditions, especially in rental buildings

Tenure of net new dwellings completed – Year 2 Provincial Guideline



Provincial Guidance

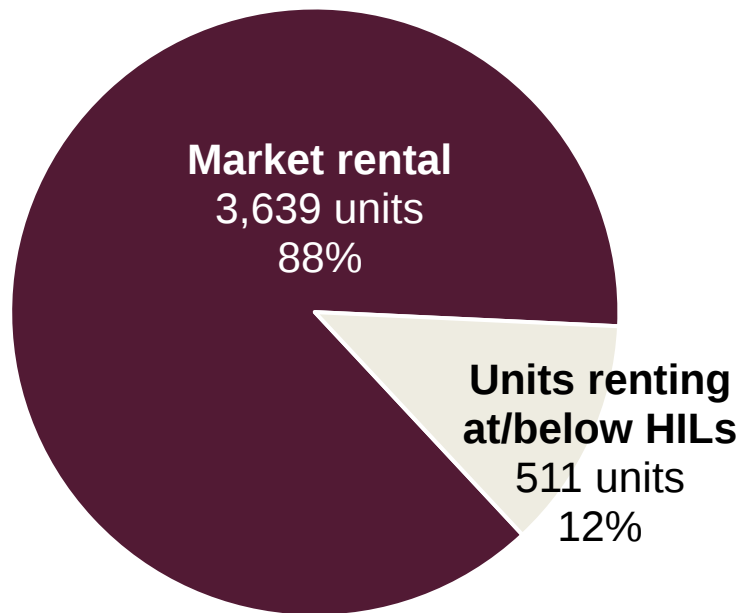
Rental (72%)

Ownership (28%)

- Over 80% of net new units completed over the past year are purpose-built or secondary rental
- 89% of Year 2 *cumulative* rental guideline is achieved
- **81% of all housing units approved in 2024 were purpose-built rental or laneway units**, signaling a further shift toward rental completions in upcoming years.

Affordability of net new rental dwellings completed - Year 2 Provincial Guideline

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



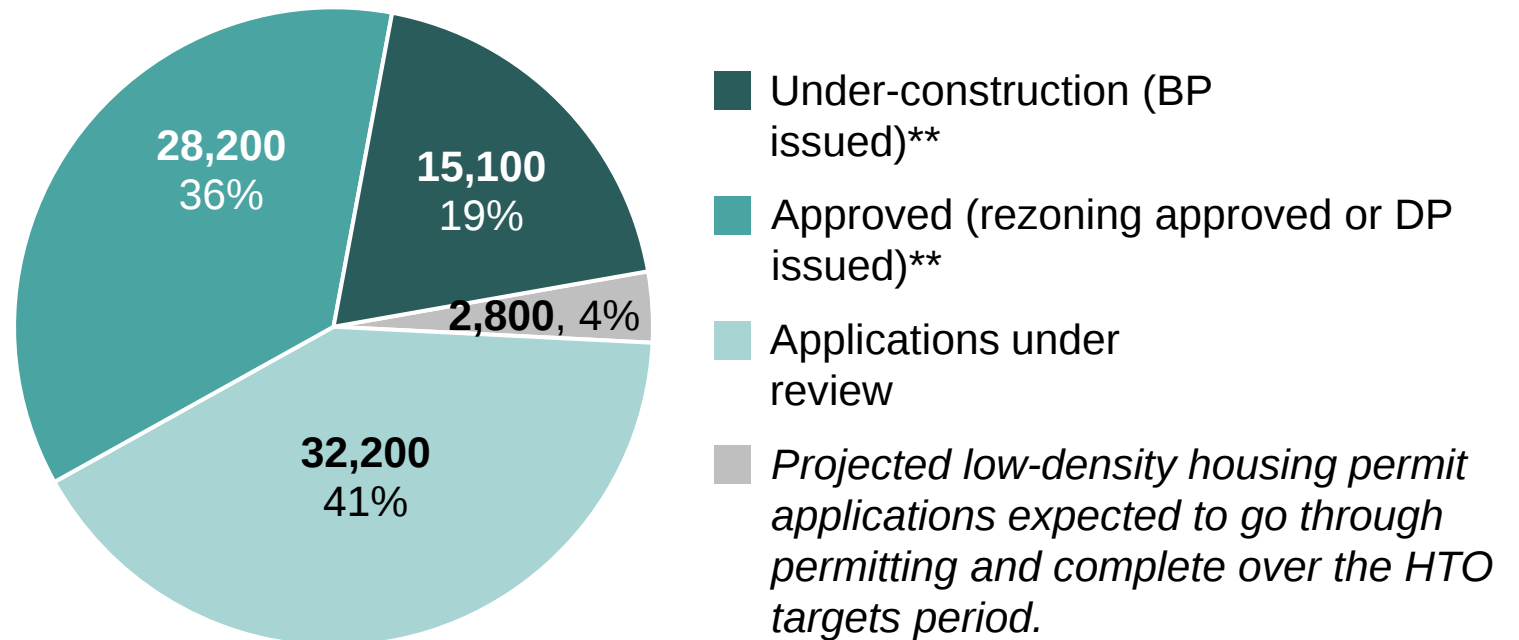
- In the second year, 12% of completed rental units will rent at or below HILs.
- Cumulatively, 28% of the cumulative Year 2 below-HILs guideline target was achieved.
- Delivering units renting at or below HILs is extremely challenging without increased senior government funding.

Looking ahead - City has capacity to meet 5-year Target

Current development pipeline holds ~78,300 units at different stages of application:

- **~30,900 net new units are expected to be completed by the end of the HTO period.**

In-Stream projects by development status as of Sep. 30, 2025 and projected low-density housing permits*



Notes:

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

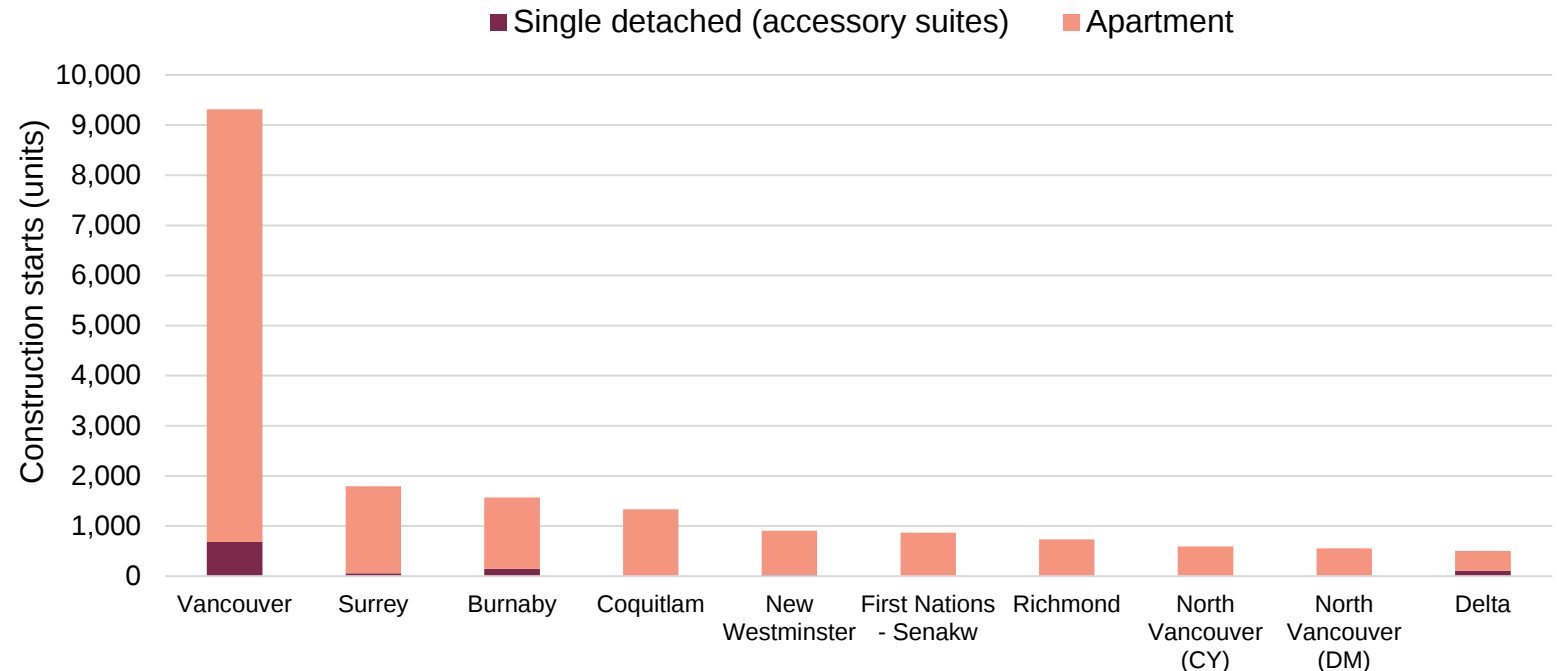
**Of the 43,300 units either approved or under-construction, 28,100 units are expected to complete within the HTO timeframe, plus 2,800 units from anticipated low-density applications

Vancouver leads the region in rental construction

- CMHC reports Vancouver leads the region in housing starts since beginning of HTO cycle
- Vancouver builds far more rental than other municipalities, supported by dedicated policies
- **Will result in higher completions in next 1-3 years**



Top ten municipalities in Metro Vancouver by rental starts
(first two years of HTO period, Oct 2023 – Sep 2025)



Economic uncertainty brings concerns for medium term

Factors challenging construction of new housing supply across Canada:

- High construction costs
- Low labour availability
- Difficult access to financing
- Trade and economic instability
- Slower population growth

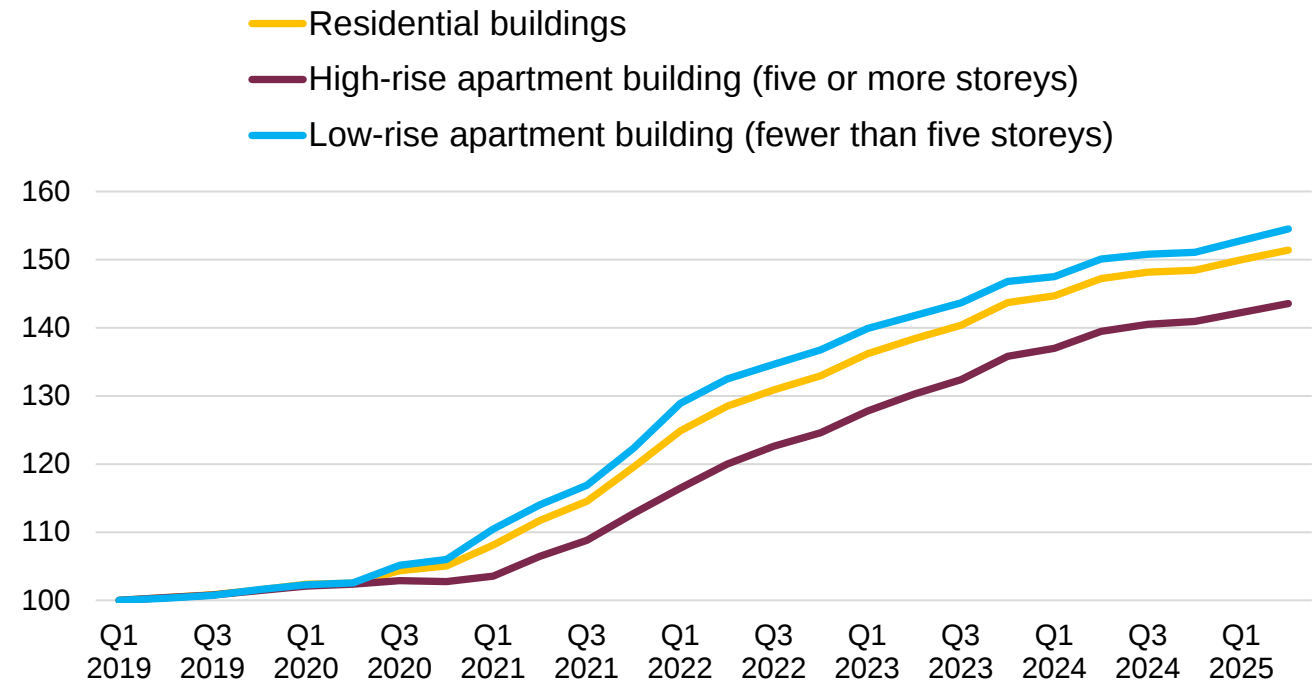
'We can no longer build what people can afford': Warning for Vancouver real estate as 2,500 condos sit unsold

Lauren Vanderdeen, CBC News
October 1, 2025

Canada's skilled trades shortage is getting 'worse and worse,' expert says

Jordan Fleguel, CTV News
August 6, 2025

Construction Cost Index, Vancouver CMA



Source: Statistics Canada
(Q1 2019 = 100)

Achieving targets requires all levels of government

Targets based on completions requires participation from all levels of government and various sectors of the economy

Carney announces launch of new housing agency, earmarks funding for new projects

Build Canada Homes was part of Liberal promise to double housing construction

Darren Major, CBC News
Sept 14, 2025

Vancouver takes action to keep rental and strata housing projects moving in challenging market conditions

City of Vancouver Information Bulletin
June 17, 2025

Province ramps up BC Builds program with \$318 million toward new homes

Penny Daflos, CTV News
March 4, 2025

Calgary & Vancouver Among 27 Cities To Receive Housing Accelerator Fund Bonus

Howard Chai, Storeys
March 24, 2025

Prefab momentum grows in B.C. as federal housing push takes shape

Jami Makan, Business in Vancouver
June 11, 2025



Source: CBC News

City-initiated zoning changes to streamline development

- Simplified Apartment District Schedules (Oct 2025)
- Vancouver's Social Housing Initiative (Nov 2025)

Permitting Improvement Program

- 3-3-3-1 Permit Approval Framework (since 2023)
- Simplifying regulations and conditions
- Digitizing our regulations

Unlocking new housing supply

- Villages Planning Program (underway)
- C-2 and RR zoning amendments (underway)

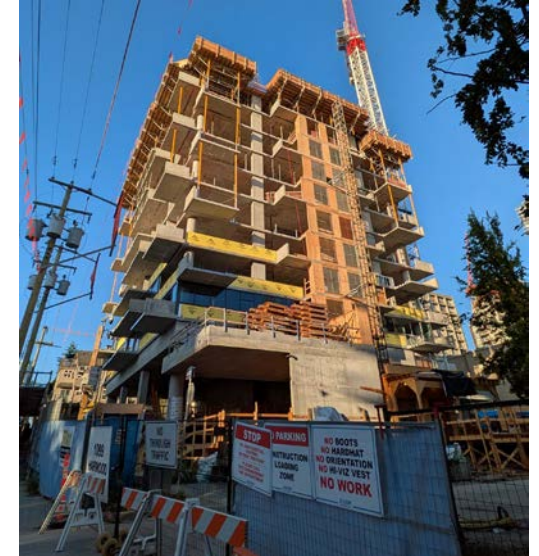
Deferring fees

- Deferral of DCL payments (June 2025)

The City is committed to advancing strategies to improve development viability amid challenging market conditions. Council to receive the next development viability report with a new slate of short-term actions in December.

Summary

- Net new completions in Vancouver reached 90% of the Year 2 HTO target, 85% of the cumulative target.
- The City has the capacity to meet the total HTO Target with significant supply under construction and in development.
- Vancouver leads the region in new construction activity, particularly for rental housing.
- The longer-term outlook is uncertain, with Canada-wide challenges due to economic downturn, trade instability, labour constraints and rising construction costs.
- Partnerships between City and senior governments are essential in ensuring continued supply and achieving deeper levels of affordability.





Thank you



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