CITY OF VANCOUVER

REPORT

Report Date: November 20, 2026
Contact: Dan Garrison
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VanRIMS No.: 08-2000-20
Meeting Date: December 1, 2026
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, 2026

RECOMMENDATION

THAT Council receive for information and direct staff to submit the Housing Target Progress Report: October 1, 2025 – September 30, 2026, as contained in Appendix A, to the Province in order to comply with the requirements under the Provincial Housing Target Order.

REPORT 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 third annual Progress Report for the period between October 1, 2025 to September 30, 2026.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Housing Vancouver Strategy (2017)
- Provincial Housing Targets Order – 6-Month Interim Report (2024)
- Provincial Housing Targets Order –Year 1 Annual Report (2024)
- Provincial Housing Targets Order – Year 2 Annual Report (2025)

- 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 Council receive the foregoing report.

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. Due to the municipal elections taking place in mid-October this year, the Province extended the report deadline to December 15, 2026.

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 targets. The Minister of Housing may also issue a directive to municipalities to enact by-laws and / or issue specific permits. On October 24, 2026 a new Provincial Government was elected in BC. Although the incoming Premier had publicly stated the intention to eliminate Housing Target Orders, the legislation is still in place until it is formally repealed in the legislature. Staff will monitor and update Council as necessary should the status change.

2. Housing Vancouver 10-Year Targets

Vancouver has its own 10-year housing targets that were refreshed and approved by Council in June 2024. To build an equitable housing system, the City aims to approve 83,000 net new homes over 10 years. This target includes diverse options for new and existing residents, such as market and below market rental and non-market housing. The 10-year target, which measures approvals, also ensures the City has enough capacity in the development pipeline to meet the current provincial Housing Targets Orders, which measure completions.

Strategic Analysis

1. Provincial Housing Targets

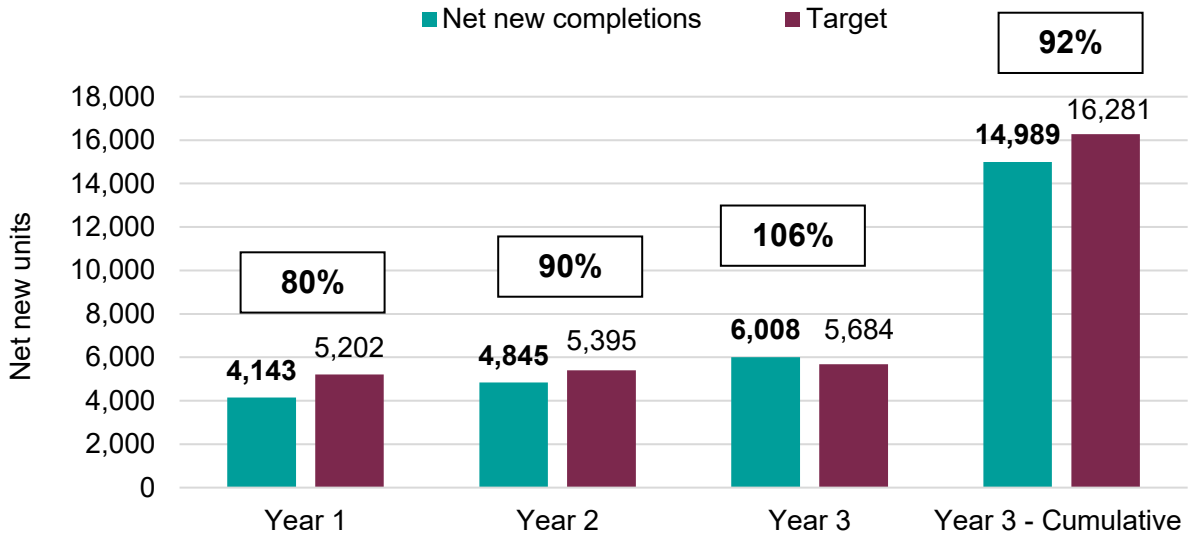
The five-year housing target (October 1, 2023 – September 30, 2028) for the City of Vancouver is 28,900 net new completed housing units. The Province measures completed units annually and the target is set as a cumulative total as follows:

- 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 2026 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 last 3 years of completions are a lagging indicator of applications already in our development pipeline under past policies before the Housing Target Order was in place. 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 afterwards post 2028.

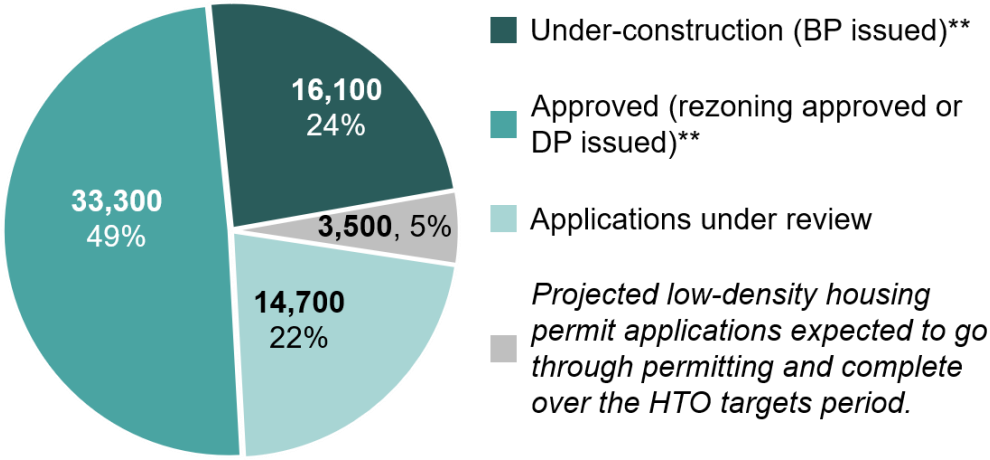
Progress Towards Provincial Target
Between October 1, 2025 and September 30, 2026, there have been 6,008 net new units completed within Vancouver, reflecting a 24% increase in net new completions from the previous reporting period. In the first annual report, we noted a decline in completions from 2022 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 slightly above the 10-year average in 2024-2025. We are now seeing that wave of starts reach completion.

Figure 1. Progress Towards Provincial Target Net New Units Year 3 (October 1, 2024 – September 30, 2026)



This wave of construction will continue to complete in the next one to three years. Given the significant volume of projects in-stream, including an increase in low-density multiplex applications, there is enough capacity in our current development pipeline to meet the Province's overall completions target over the next couple of years. However, construction starts are beginning to slow, and the resulting completions will likely decline after the five-year time frame.

Figure 2: In-Stream Projects by Development Status as of September 30, 2026 and Projected Low-Density Housing Permits

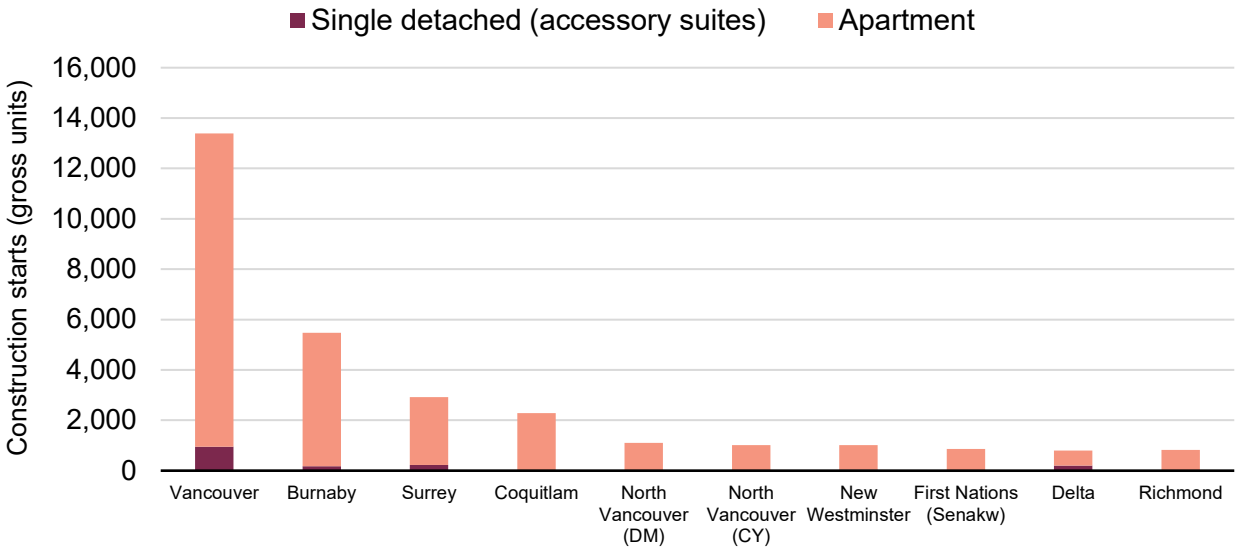


Notes
**Projected low-density housing permit applications expected to go through permitting and complete by the end of the HTO targets period.*
***In-stream projects exclude approved Major Project Sites that have not started construction; they have capacity to deliver up to 9,300 additional units beyond the 5 year HTO period.*

There are currently ~67,600 housing units in the development pipeline following a record number of rental approvals and building permits issued in the last three years. This includes ~14,700 units from applications under review, ~33,300 units recently approved and ~16,100 units currently under construction, plus a projection of 3,500 units completed from low-density applications (e.g. infills, duplexes, and multiplexes) in the next 2 years. Of the total units at different stages of development, a range of 13,700 to 16,100 units currently under construction are expected to complete by the end of the HTO period. Combined with the 14,989 units already completed over the past 3 years, the current housing pipeline is sufficient to meet the Provincial Target of 28,900 units.

Construction activity
This outlook aligns with statistics reported by CMHC. Vancouver has seen high levels of housing starts in the past three years, with approximately 20,200 units started over the first 3 years of the Housing Target (Oct 2023 – Sep 2026). Housing starts peaked in 2023, and have been progressively declining since then. Vancouver leads the region in construction activity, which has been supported by City policies and incentives boosting rental starts. Over the same period, about 13,500 rental units were started in Vancouver, representing 40% of regional rental starts, far above any other municipality in the region (see Figure 3). These housing starts will contribute to completions over the next two years.

Figure 3: Top ten jurisdictions in Metro Vancouver by rental starts (last three years of HTO cycle, October 2023 – September 2026), 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 demand for market housing (e.g. changes in federal immigration policies that have led to slower population growth).

Although the City expects healthy levels of completions in the next couple of years following strong construction starts since 2023, the CMHC Housing Market Outlook, released in January 2026, forecasts that slow absorption of new condos and declining rents for new rental stock may affect the pace of housing delivery beyond that timeframe.

While positive for buyers, prices have declined in the homeownership market, resulting in developers putting new projects on hold in order to focus on selling unsold inventory. This is reflected in the sharp reduction in new condo projects in the development pipeline since 2023, due to the continuing lack of sale and pre-sale activity despite interest rates decreasing in recent years. In Vancouver, the halt in condo projects also impacts the delivery of social housing units within those projects that have an inclusionary housing requirement.

Regardless of economic slowdown, Vancouver has maintained a high rate of rental housing construction, which makes up the majority of total housing construction over the last 3 years. This has been supported by municipal land use policies and federal financing programs. However, new housing starts are beginning to decline, in part due to high construction costs and a higher vacancy rate resulting from softening rental demand as more supply comes to market. Rental developers have started reporting feasibility challenges with projects that have yet to secure construction financing or in early planning stages. The City is making efforts to support developments in the face of these challenges. Two policy reports were approved by Council in 2025 outlining process improvements, development cost deferrals, and policy and bylaw

amendments to make it faster to obtain permits and to mitigate fiscal pressure to ensure projects progress to construction. However, making meaningful progress towards project completions over the long term, as well as providing more deeply affordable housing, 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 funding and financing programs, and changes to financial and housing legislation.

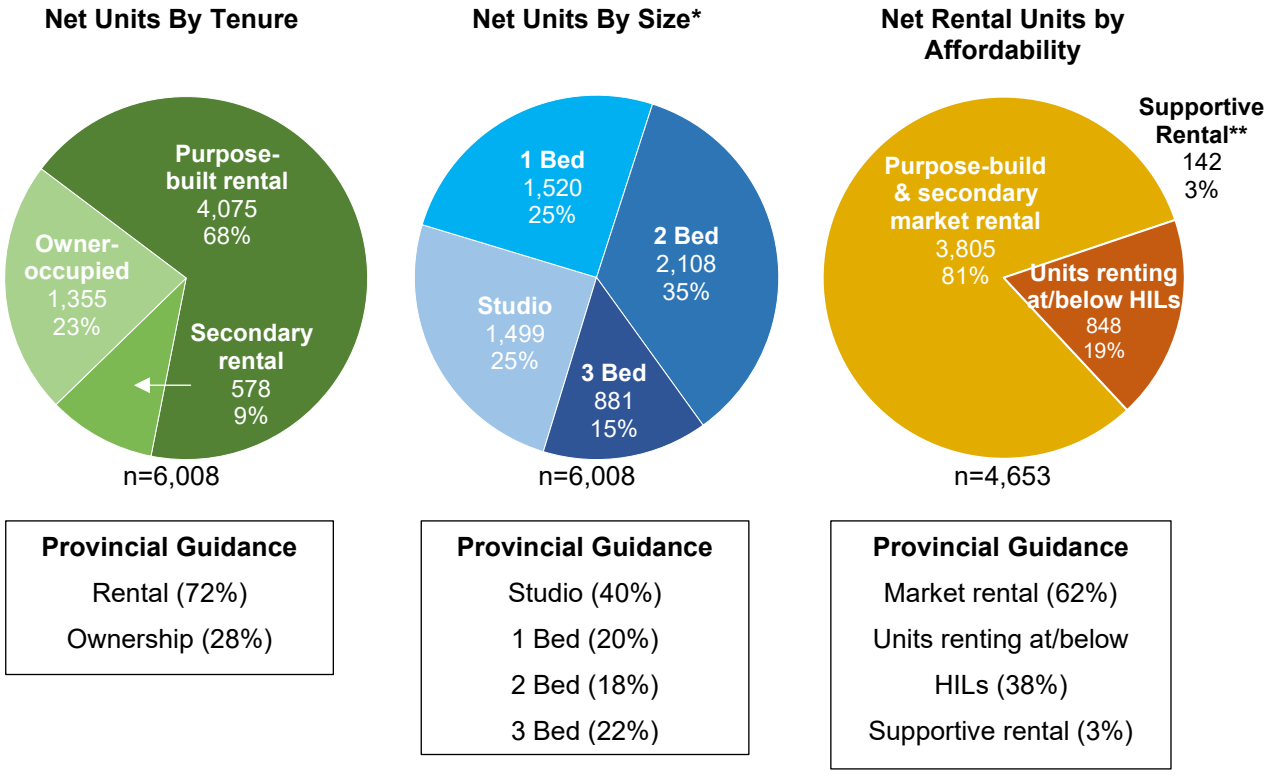
Provincial Guidance on Unit Breakdown - Tenure, Affordability, and Unit Mix
In addition to an overall supply target, the Province also included unit breakdown categories - tenure, affordability, supportive housing units, and unit mix - as initial guidance. Although they are not requirements, the Province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

Table 1: Initial Guidance – Unit Breakdown Categories

Unit Category		Total 5-Year Target	Year 3 Annual Target Estimate	Share of Total Units (%)
Total units - TARGET		**28,900**	**5,684**	**100%**
GUIDANCE				
Units by Size	Studio & 1 bed	17,459	3,434	60%
	2 bed	5,231	1,029	18%
	3+ bed	6,209	1,221	22%
Units by Tenure	Rental	20,886	4,108	72%
	Owned	8,015	1,576	28%
Total Rental Units by Affordability	Market	12,992	2,555	45% (62% of rental)
	Units renting at or below HILS *	7,894	1,553	27% (38% of rental)
Supportive Rental Units **		583	115	2% (3% of rental)

**Rental units affordable to households with incomes at or below BC Housing's Housing Income Limits (HILS)*
***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, 2025 – September 30, 2026)



**Unit size mix for low-density ground-oriented housing types and for demolitions are estimated based on latest available data from BC Assessment and the CMHC Rental Market Survey. See methodological notes in Section 7 of the Housing Target Progress Form in Appendix A for details.*

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

Tenure Mix

The Province's tenure guidance calls for ~72% of units to be rented. From October 1, 2025 to September 30, 2026, 77% of all net completions were rental tenure surpassing the Province's guidance for Year 3, including 4,075 purpose-built rental units (68%) and an additional 578 units (9%) anticipated to be rented in the secondary market. Cumulatively, 11,421 net new primary and secondary rental units were built over the first three years of the Target Order period (reaching 97% of the cumulative rental target up to Year 3). Primary rental made up 72% of approvals in 2026 as of quarter 3 following 2025 that marked the highest share of primary rental units approved (83% of all housing units) in the last decade. This includes social, purpose-built rental, and laneway housing. 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 based on the distribution of household types and sizes in Vancouver from the Canadian Census. During the 3rd annual reporting period, 2,989 net units completed have two or more bedrooms (50%), including 881 units with three bedrooms (15%). Cumulatively, 8,154 net units with two bedrooms or more have been

completed since the effective date of the Housing Target Order. An analysis of unit mix for projects in the development pipeline demonstrates that, while the City can meet or exceed the two or more bedroom target, we cannot achieve the Province's guidance for three-bedroom units. The current bedroom mix target reflects demographic Census data, but does not account for market delivery capacity. While ground-oriented multiplexes inherently deliver family-sized units, apartment developers face significant design and financial feasibility barriers. High land and construction costs result in end-state pricing that remains out of reach for most families, while design constraints further limit three-bedroom configurations in low-rise projects.

Units Renting At or Below Housing Income Limits (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, 824 units (21% of purpose-built rental units) have been completed at this affordability level. Cumulatively since the beginning of the Target Order cycle, 1,724 below-HILs units were completed (18% of purpose-built rental units), and only 162 units were completed with on-site supports (1.6% of purpose-built rental units). Approximately 88% of below-HILs units were delivered by governments or non-profit organizations, and 12% were delivered as privately-owned below-market rental. Several non-profit-led social housing developments are currently on hold that would require the reinstatement of funding programs such as the Community Housing Fund and Indigenous Housing Fund. Achieving the Provincial Guidance for rental units at or below HILs is not possible without significant additional investment from senior government partners to help fund, finance, and operate non-profit projects, as well as deepen affordability.

Full details of the Provincially-mandated Housing Target Progress Form 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 significant additional 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 76 days after the specified reporting period. This report, as attached in Appendix A, is for the period between October 1, 2025 – September 30, 2026.

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

Conclusion

This report brings forward the third Progress Report on the Provincial Housing Target Order, which is required to comply with the Housing Supply Act. In the third reporting period, the City has exceeded the annual housing target, reaching 92% of the cumulative target. 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 cumulative 5-year housing target by 2028.

* * * * *

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 annual report measures progress towards meeting the target 3 years after the reporting start date.

Year 3 Progress Towards Provincial Housing Target (Net New Completions)

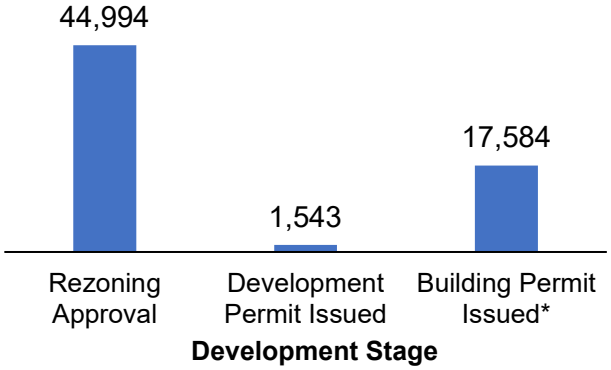
Reporting Period	Net New Units	Target
Year 1 Oct 2023 – Sep 2024	4,143 (80%)	5,202
Year 2 Oct 2024 – Sep 2025	4,838 (90%)	5,395
Year 3 **Oct 2025 – Sep 2026**	**6,008 (106%)**	**5,684**
Cumulative total	14,989 (92%)	16,281

In the 3rd year after receiving the Provincial Housing Target Order, the City has completed 6,008 net new units, exceeding the annual target by 6%. This reflects a 24% increase from completions in Year 2, achieving 92% of the cumulative target.

Completions 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 of construction advance to completion.

Approved Applications By Development Stage (Gross Units)

Oct. 1, 2023 – Sep. 30, 2026



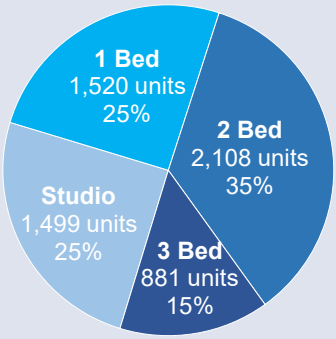
**Building permit issued includes projects that have already been issued a development permit*

A record number of approvals and building permits issued in the past three years will result in an increase in housing completions over the next several years. This reporting period had a significant volume of rezoning approvals accounting for 62% of units in early stages of development. These approvals are anticipated to move through the stages of development and complete after the 5 year HTO timeframe.

Unit Breakdown Categories from Oct. 1, 2025 – Sep. 30, 2026

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 mandatory, they provide benchmarks for municipalities to measure progress and guide development.

Unit Size (Net New Units)



n=6,008

Provincial Guidance

Studio (40%)

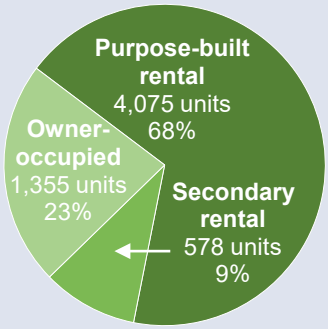
1 Bed (20%)

2 Bed (18%)

3 Bed+ (22%)

The city exceeded the 2+ bedroom unit guidance, with 50% of units completed having 2 or more bedrooms

Tenure (Net New Units)



n=6,008

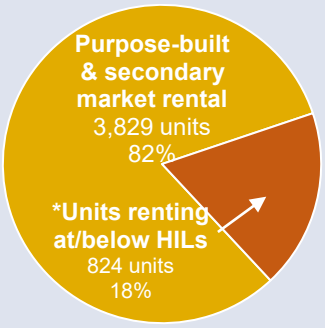
Provincial Guidance

Rental (72%)

Ownership (28%)

Including both purpose-built and secondary rental, the City exceeded the rental tenure guidance with 77% of units completed as rental

Rental Affordability (Net New Units)



n=4,653

Provincial Guidance

Market rental (62%)

Units renting at/below HILs (38%)

Supportive rental (3%)

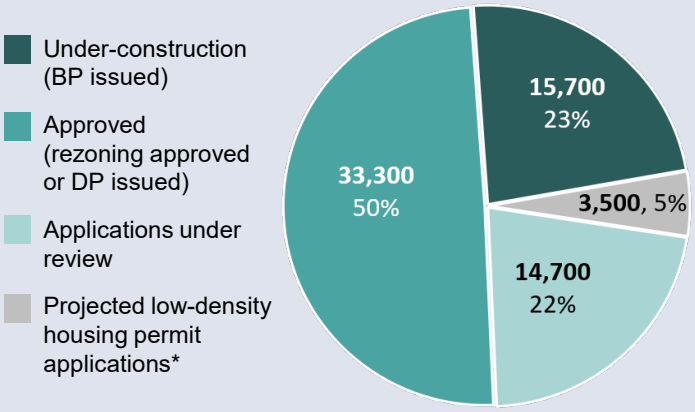
** 142 (3%) net new supportive rental units included in below-market total*

In the 3rd year, 18% of rental completions will rent at or below HILs, with 3% of units completed as supportive rental. While we expect more below-market 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.

Further Capacity to Achieve Provincial Housing Targets

Currently, there is an unprecedented volume of projects in-stream totalling ~67,200 units, including a range of 13,700 to 16,100 units expected to complete by the end of the Target period, enough to meet the Province's overall completions target by September 2028. The City has also been issuing a high volume of building permits in recent years, which will result in higher completions in the near future. These numerous projects in progress demonstrate our capacity to meet the overall provincial target, while meeting the Provincial affordability guidelines remains a challenge without significantly more senior government funding. Current economic challenges, such as rising construction costs and softening market rental demand 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, 2026 and Projected Low-Density Housing Permits

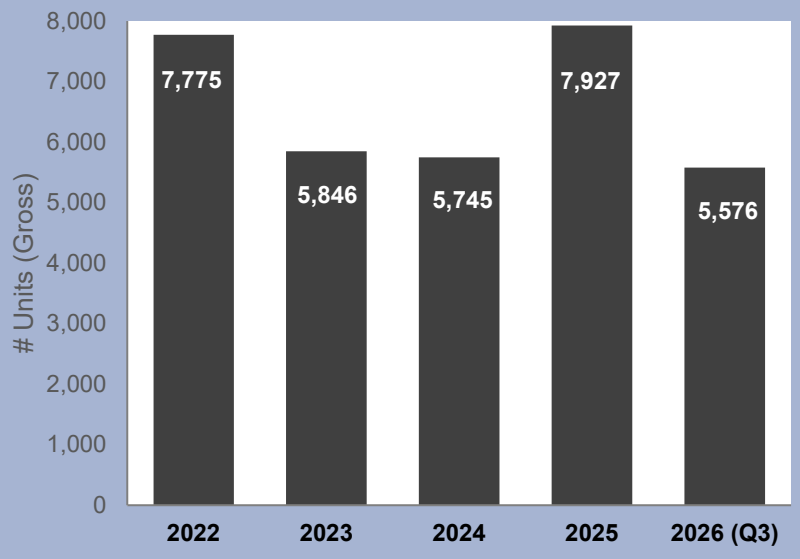


**Projected low-density housing permit applications expected to go through permitting and complete over the HTO targets period.*

***In-stream projects exclude Major Project Sites that have not started construction. They have capacity to deliver up to 7,900 additional units beyond the 5 year HTO period.*

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.
  - To address gaps in unit size data for low-density ground-oriented housing and demolitions, unit mix assumptions are applied based on housing type using the latest available data.
  - 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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2026 – September 30, 2026
Date Received by Council Resolution	December 1, 2026
Date Submitted to Ministry	December 1, 2026
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. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

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	6,809	801	6,008	14,989

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	1,511	12	1,499	3,088
One Bedroom	1,683	163	1,520	3,747
Two Bedroom	2,201	93	2,108	5,325
Three Bedroom	1,414	533	881	2,829
Four or More Bedroom[1]	*Four or More Bedroom units are included in the Three Bedroom row.*			

Units by Tenure				
Rental Units[2] – Total	4,243	168	4,075	9,950
Rental – Purpose Built	3,627	162	3,465	7,566
Rental – Secondary Suite	234	3	231	1,033
Rental – Accessory Dwelling	382	3	379	1,109
Rental – Co-op	0	0	0	242
Owned Units	2,566	633	1,933 *	5,039
Units by Rental Affordability				
Market	3,366	115	3,251	8,226
Below Market[3] - Total	877	53	824	1,724
Below Market - Rental Units with On-Site Supports[4]	181	39 **	142	162

** Based on the 2025 CMHC Rental Market Survey, 41% of condos and a third of townhouses and coach houses are assumed to be rented. Therefore 587 net new ownership units completed over the reporting period are assumed to be secondary rental, and 1,355 units are assumed to be owner-occupied. These Secondary rental units are not included in the "Units by Rental Affordability" categories.*

*** 39 supportive housing units demolished within the reporting period correspond with the closure of a temporary modular housing building, to be replaced when the permanent building is constructed.*

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 Development Plan, Area Plans, zoning bylaws).
- 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.

- Vancouver Plan ODP: In March 2026, Council approved a statutory land use plan to guide growth and change over the next 30 years and beyond. The Vancouver ODP is the city's first Official

Development Plan, with requirements that comply with Bill 18, including zoning designations that enable sufficient residential development to meet anticipated 20-year housing needs. The plan is intended to streamline development through standardized zoning regulations and district schedules, improve consistency in rezoning applications, and establish policies to support affordable housing, rental housing, and special needs housing.

- Supporting Development Viability: In December 2025, Council approved a second series of policy amendments to support development viability and help ensure housing projects can proceed to completion during a period of declining housing construction and economic uncertainty. These actions include the Rental Development Relief Program, the Attainable Home Ownership Pilot Rezoning Policy, alternative DCL payment options, the elimination of Transportation Demand Management plan requirements, a further discount on public art cash-in-lieu contributions, and making the Community Benefits Agreements (CBA) optional.

- C-2 Zoning Amendments: In May 2026, Council approved 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 included simplifying and extending C-2 options with a 6-storey mixed-use rental apartment option to be processed without a rezoning in Community Plan areas.

- RR Zoning Amendments: In May 2026, Council approved zoning amendments to rental tenure (RR) district schedules to ensure new construction of rental apartments in low-density areas remains viable during challenging economic conditions. These amendment include recalibrating development opportunities in existing rental tenure zones by introducing a new 6-storey 100% market rental option and removing certain below market requirements that were unviable and currently limit project delivery.

- Updating Apartment Regulations: In July 2026, Council approved amendments to the Zoning and Development By-law to standardize requirements and incentives applicable to the design of new apartments, while improving and simplifying review processes, including: removing maximum limits on residential amenity and balcony floor area exclusions; standardizing unit mix requirements for a minimum of 35 per cent of dwelling units to have two-or-more-bedrooms, with a minimum of five per cent three-or-more-bedrooms; allowing more design flexibility to create diverse unit layouts, including permitting different types of inboard rooms; and simplifying residential storage incentives with a standardized residential floor area exclusions of up to 6% and clarifying requirements through a new minimum storage regulation.

- Financing Growth Update 2026: In March 2026, Council approved amendments to the Zoning and Development By-law to restructure the density bonus provisions in response to provincial legislative changes under Bill 16 and recalibrating development costs to reflect current market conditions. This included transitioning from the existing density bonus provisions to an inclusionary zoning approach that enables the delivery of housing identified in the most recent Housing Needs Report. New requirements and adjusted rates will support new development while planning for adequate infrastructure to serve the increase in population. In addition, Council approved the next phase of work to review and update Vancouver's inclusionary zoning approach, including consideration of changes to the system to better align with current market conditions, while continuing to encourage the development of social and below-market rental housing.

- City-wide Development and Design Guidelines: Consolidated and streamlined more than 70 existing built form and urban design policies into a single, clear, consistent, and user-friendly resource. The guidelines also incorporated updates to the Solar Access and Public View Guidelines, with the aim of establishing clearer and more predictable regulations for new multi-family residential developments. This work supported broader City initiatives, including the Permit Improvement Process (PIP), the Vancouver Plan Official Development Plan (ODP), and City-initiated zoning for standardized apartment districts.

- 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, three projects have completed on city land with ~220 social housing units, including ~69 units for incomes below HILs and 38 units for households on income assistance at shelter allowance. The City will also take on ownership of 187 social housing units that completed in 2025 and were delivered as turn-key through the Oakridge Centre redevelopment. During year 3 of the HTO, An additional 315 units were approved on city land and 481 turn-key units were delivered through inclusionary housing requirements by private developments.

- Streamlining approvals and permitting processes: Actions to issue permits more efficiently to get projects moving to construction faster.

- Rezoning projects approved over the past 12 months: From October 1, 2025 to September 30, 2026, the City approved over 100 multifamily projects, representing about 28,000 homes. 66% of these units are purpose-built rental, of which 9% will be secured at below-market rates. Another 26% are strata apartments and townhouses, and 9% 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.

- 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 on this large site.

- Heather Lands: In March 2026, Council approved the rezoning application submitted by xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), səlilwətaɬ (Tsleil-Waututh) (MST Nations) and Aquilini Development, to redevelop 21-acres into a master plan site. The application will deliver up to 4,250 homes, including approximately 2,937 units under the Attainable Homeownership Initiative pilot, 701 units of market leasehold strata and 612 units of social housing alongside a childcare facility, school, park and public open space, retail space, and a cultural centre.

- Delivery of new non-market housing projects owned and/or operated by Indigenous organizations, in addition to the large sites listed above: Since 2017, 17 projects comprising approximately 1,833 units have been approved. Of these, 9 projects (960 units) have been completed, 1 project (172 units) is under construction, 6 projects (623 units) are progressing through development but have not yet reached construction, and 1 project (78 units) is on hold.

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	203	52	1,243	1,497
New Units	44,994	1,543	17,584	64,027
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	9,434	383	3,472	13,162
One Bedroom	17,903	450	5,424	23,790
Two Bedroom	13,420	351	4,818	18,602
Three Bedroom	4,237	359	3,107	7,710
Four or More Bedroom[1]	*Four or more bedroom units included in the Three Bedroom row.*			
Units by Tenure				
Rental Units[2] – Total[2]	36,246	1,083	13,752	50,987
Rental – Purpose Built	36,246	1,083	13,387	50,622
Rental – Secondary Suite	0	0	398	398

Rental – Accessory Dwelling	0	0	365	365
Rental – Co-op	0	0	112	112
Owned Units	8,748	460	3,832	13,040
Units by Rental Affordability				
Market	32,874	757	12,188	45,847
Below Market[3] - Total	3,372	326	1,564	5,140
Below Market - Rental Units with On-Site Supports[4]	116	123	136	241
Secondary rental units are omitted from the "Units by Rental Affordability" categories.				

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	105	4
Proposed Units	3,383	1,216

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 (~70%).

Section 3:

- Four-bedroom units are lumped in with three-bedroom units.
- The City's permitting system currently only tracks unit size mix for apartment and townhouse forms. The City does not capture unit size or affordability data for low-density ground-oriented housing completions (single-family houses, duplexes, and infills), nor demolitions. Work is underway to improve data collection (see below). These gaps are addressed with the following unit mix assumptions:
    - The unit mix for completed and demolished single-family houses and duplexes, and for demolished condos, is assumed based on the unit size distribution of those existing forms in the BC Assessment property tax roll for Vancouver (2025).
    - The unit mix for demolished purpose-built rental buildings is assumed based on the unit size distribution of purpose-built rental buildings in Vancouver according to the CMHC Rental Market Survey (2025).
    - The unit mix for completed and demolished rental accessory dwellings is assumed based on dwelling unit size, where those smaller than 700 ft^2 are assumed to be 1-bedroom, and those larger than 700 ft^2 are assumed to be 2-bedroom.
    - The unit mix for completed and demolished secondary suites and multiple conversion dwellings is assumed based on the unit size distribution among rental households in an apartment or flat in a duplex according to the Census (2021).
- 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 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 since the effective date of the Targets Order. 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 since the effective date of the Targets Order. This means that the figures in section 5 do not capture the City's entire development pipeline.
- Changes to unit mix resulting from rezoning text amendments are captured at the Development Permit stage.
- The City's permitting system currently only tracks unit size mix for apartment and townhouse forms. The City does not capture unit size or affordability data for low-density ground-oriented housing completions (single-family houses, duplexes, and infills), nor demolitions. These gaps are addressed in section 5 using the same methodology as in section 3, applying unit mix assumptions based on housing type using the latest available data.
- 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 development permit application form to collect additional information on unit counts for proposed demolitions and constructions, but have yet to be integrated with HTO tracking systems. Additional work is ongoing.

To address gaps in unit size data for low-density ground-oriented housing and demolitions, unit mix assumptions are applied based on housing type using the latest available data (see the methodological notes in Section 7 for details).

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 streamlining internal processes. Following Council's approval of the 3-3-3-1 Permit Approval Framework in June 2023, these efforts have accelerated and expanded to include complex development applications.

As of June 2026, the City has reduced development permit conditions by one-third (e.g., changes to the Horizontal Angle of Daylight requirement), simplified two-thirds of the remaining conditions, and eliminated redundant design guidelines and policies. Development conditions have been simplified by introducing City-initiated zoning in certain areas to replace site-specific rezoning processes and streamlining sewer capacity reviews. Several applicant-required studies and reports are no longer required in order to reduce project costs, including acoustical reports, traffic demand management plans, and traffic impact studies. In addition, the City is piloting and expanding new technologies to fast-track permitting, such as electronic plan submissions (E-Plan), a digital conditions library, and applications for automatic compliance checks. These improvements have contributed to an approximately 10% reduction in permitting times for multi-family developments, while prior-to-development permit issuance letters are now issued 26% faster.

Market conditions

Housing completions are influenced by multiple factors, many of which are beyond municipal control. Challenging economic conditions related to rising construction costs, labour shortages, tariff uncertainty, and moderating demand associated with slower immigration and population growth can lead developers to delay construction timelines.

Although the City expects higher levels of completions in the next couple of years following high construction starts since 2023, the CMHC Housing Market Outlook ,released in January 2026, forecasts that adverse economic conditions will affect the pace of housing delivery.

Prices have declined in the homeownership market pressuring developers to put new projects are on hold while focusing on selling off unsold inventory. This is reflected in the sharp reduction in new condo projects in the development pipeline since 2023, despite decreasing interest rates in recent months. The halt of condo projects in Vancouver also impacts the delivery of social housing units within those applications through inclusionary zoning.

Vancouver has maintained a high rate of rental housing construction, which makes up the majority of total housing construction over the last 3 years. This housing has been supported by municipal land-use policies and federal financing programs. However, new housing starts could decline due to high construction costs and softening rental demand, as more supply comes to market. 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 challenges by adapting existing policies and bylaws. Two policy reports were approved by Council in 2025 outlining ways to support development viability and unlock new housing supply (see Section 4).

HOUSING TARGET PROGRESS REPORT FORM
Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

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.

The City's development pipeline currently holds ~67,200 in-stream units at different stages of application, with a range of 13,700 units to 16,100 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 with many of these projects providing below-market rental.

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

The list of upcoming actions below is not exhaustive.

Name of Action: Inclusionary Zoning Review
Description of Action: In March 2026, Council approved the Scope of Work to initiate a comprehensive review and update of Vancouver's inclusionary zoning approach. 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, including

ways to optimize the delivery of affordable housing during challenging conditions and lack of adequate investment from senior government partners.
Completion/Milestone Date: Q2 2028
Link: Financing Growth Update 2026 — **Number of Units:** TBD

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 10 projects under construction that should complete in the next two years (~1,450 social, supportive or co-op units).
Completion/Milestone Date: Building completions Q4 2026 – Q4 2028
Link: Non-market housing — **Number of Units:** ~1,450

Name of Action: Vancouver Community College Policy Statement
Description of Action: Planning work is underway to explore opportunities to deliver affordable housing on site.
Completion/Milestone Date: 2026 / 2027
Link: VCC Broadway Campus Planning Program — **Number of Units:** TBD

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. The Policy Statement was adopted in 2024, the Official Development Plan adopted in 2025 and the Phase 1 Rezoning application is anticipated in 2027.	
Completion/Milestone Date: 2027 Rezoning application	
Link: Jericho Lands	**Number of Units:** 370,000 m^2 of residential floor area in phase 1

**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, Cancelled, or Not Approved between October 1, 2025 and September 30, 2026.

Application/Permit Type	Work Description	Reason for Withdrawal/Not Approved
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	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)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suites	New application submission
Building Permit (BP)	Duplex, secondary suites	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Laneway house	New application submission
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Low-rise apartments	Lack of activity
Building Permit (BP)	Laneway house	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	High-rise apartment	Applicant requested application to be withdrawn
Building Permit (BP)	Single famliy dwelling	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
Building Permit (BP)	Duplex	New application submission
Building Permit (BP)	Laneway house	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)	Townhouses	Applicant requested application to be withdrawn
Building Permit (BP)	High-rise apartment	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	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	New application submission
Building Permit (BP)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Single famliy dwelling	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

Application/Permit Type	Work Description	Reason for Withdrawal/Not Approved
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)	Duplex	Applicant requested application to be withdrawn
Building Permit (BP)	Multiplex	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suite	New application submission
Building Permit (BP)	Low-rise apartments	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling, secondary suite	New application submission
Building Permit (BP)	Multiplex	Applicant requested application to be withdrawn
Building Permit (BP)	Multiplex	Applicant requested application to be withdrawn
Building Permit (BP)	Single family dwelling	Applicant requested application to be withdrawn
Building Permit (BP)	Duplex, secondary suite	Applicant requested application to be withdrawn
Development Permit (DP)	Townhouses	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)	High-rise apartment	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)	Multiple conversion dwelling, coach house	Applicant requested application to be withdrawn
Development Permit (DP)	Duplex	Applicant requested application to be withdrawn
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)	Single family dwelling, secondary suite	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	High-rise apartment	New application submission
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)	Multiplex	New application submission
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Townhouses	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Single family dwelling	Applicant requested application to be withdrawn
Development Permit (DP)	Multiple conversion dwelling, multiplex	New application submission
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Single family dwelling	New application submission
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn

Application/Permit Type	Work Description	Reason for Withdrawal/Not Approved
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Single family dwelling	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	New application submission
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Multiplex	Applicant requested application to be withdrawn
Development Permit (DP)	Single family dwelling	Applicant requested application to be withdrawn
Development Permit (DP)	Low-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	New application submission
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Lack of activity
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-rise apartments	Applicant requested application to be withdrawn
Rezoning Application (RZ)	High-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
Rezoning Application (RZ)	High-rise apartments	New application submission
Rezoning Application (RZ)	Low-rise apartments	New application submission
Rezoning Application (RZ)	High-rise apartments	Referred back to staff
Rezoning Application (RZ)	High-rise apartments	Referred back to staff
Rezoning Application (RZ)	High-rise apartments	Referred back to staff
Rezoning Application (RZ)	High-rise apartments	Referred back to staff