



## 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](mailto:Housing.Targets@gov.bc.ca) as soon as practicable after Council resolution.

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



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of North Vancouver
Housing Target Order Date	June 25, 2024
Reporting Period	July 1, 2024 – December 31, 2024
Date Received by Council Resolution	February 3, 2025
Date Submitted to Ministry	
Municipal Website of Published Report	<a href="https://www.cnv.org">https://www.cnv.org</a>
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Mike Friesen, Manager Urban Regeneration and Analytics <a href="mailto:mfriesen@cnv.org">mfriesen@cnv.org</a> 604-990-4206
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

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>				
<b>Section 8 must be completed if a housing target has not been met for the reporting period.</b>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
<b>Total</b>	393	42	351	351

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)
<b>Units by Size*</b>				
Studio	38	2	36	36
One Bedroom	169	10	159	159
Two Bedroom	61	19	42	42
Three Bedroom	108	6	102	102
Four or More Bedroom <sup>1</sup>	17	1	16	16
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total	322	24	298	298



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Rental – Purpose Built	279	23	256	256
Rental – Secondary Suite	39	1	38	38
Rental – Accessory Dwelling	4	0	4	4
Rental – Co-op	0	0	0	0
Owned Units	71	18	53	53
<b>Units by Rental Affordability**</b>				
Market	294	24	270	270
Below Market <sup>3</sup> - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports <sup>4</sup>	0	0	0	0
<b>Notes:</b>				
*Units by Size: Bedroom mix unavailable for 4 demolition units.				
**Units by Rental Affordability: 28 Mid-Market Rental units (MMRs) were completed in the reporting period.				

**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.

**Housing Accelerator Fund – January 19, 2024**

The City was awarded an \$18.6 million federal grant to help expand the supply and improve the quality, diversity, and affordability of housing in the City. The nine HAF-funded initiatives include:

1. Zoning Bylaw Update
2. Multi-plex Housing
3. Prezoning
4. Parking Review
5. Development Approvals Process Review
6. Alternative Housing Construction
7. Inclusionary Zoning Policy
8. Mid Market Rental Policy Update
9. Affordable Housing Reserve Fund Review



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**New Short Term Rentals (STR) Requirements – May 2024**

The City amended its Business License Bylaw in May 2024 to align with new provincial regulations. This initiative restricts STRs to a resident's principal residence plus one additional rental unit on the same property, and requires operators to obtain a business license. This enables the city to regulate STRs, collect data pertaining to STRs, and ensure that rental operations are in compliance with building and life safety requirements.

**Community Wellbeing Strategy – June 2024**

The City adopted a 10-year action plan that supports expanding the supply and improving the quality, diversity, and affordability of housing in the City.

**Transit Oriented Area (Lonsdale Quay) – June 2024**

On June 24, 2024, Council adopted a Bylaw recognising the properties within 400 metres of the Lonsdale Quay Bus Exchange as a Transit Oriented Area.

**Improvements to Housing Data Management – December 2024**

The City undertook a piece of work to update and centralize the systems and processes used for housing data collection and analysis. This project has added consistency and rigor to the City's building and planning data and will enable the City to better track requirements for HTO reporting as well as other metrics for future housing initiatives.

**Housing Needs Report 2024 – December 2024**

In December 2024, Council received the City's 2024 Interim Housing Needs Report which provides an overview of current and anticipated housing needs in the City of North Vancouver. The interim report was completed in accordance with the new Provincial legislation and methodology for estimating the City's housing needs over the next 20 years.

**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.

**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 net 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
<b>Applications</b>	21	2	13	36
<b>New Units</b>	373	9	313	695
<b>Unit Breakdown</b>				
<b>Units by Size</b>				
Studio	55	0	54	109
One Bedroom	180	4	99	283



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Two Bedroom	67	0	96	163
Three Bedroom	71	4	56	131
Four or More Bedroom <sup>1</sup>	0	1	8	9
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total <sup>2</sup>	335	4	305	644
Rental – Purpose Built	299	0	296	595
Rental – Secondary Suite	36	4	8	48
Rental – Accessory Dwelling	0	0	1	1
Rental – Co-op	0	0	0	0
Owned Units	38	5	8	51
<b>Units by Rental Affordability</b>				
Market	310	4	245	559
Below Market <sup>3</sup> - Total	0	0	54	54
Below Market - Rental Units with On-Site Supports <sup>4</sup>	0	0	0	0
<b>Notes:</b> 25 Mid-Market Rental Units (MMRs) received Planning Approval in the reporting period. 5 Mid-Market Rental Units (MMRs) had Building Permits issued in the reporting period.				

**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.

	<b>Applications Withdrawn</b>	<b>Applications Not Approved</b>
<b>Applications</b>	17	0
<b>Proposed Units</b>	24	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.

**PLN2022-00025:** Rezoning from RS-1 to RT-1 to permit duplex; Application withdrawn at request of applicant (Applicant decided to sell their property and withdraw their application).

**PLN2024-00026:** RS-1 to RS-2 rezoning for future subdivision; Application withdrawn at request of applicant (Applicant decided to go forward with a Coach House instead).

**DPA2023-00001:** New Coach House; Reason unknown.

**DPA2023-00010:** Two-level wood framed Coach House; Application withdrawn at request of applicant (No reason provided).

**DPA2018-00028:** Coach house; Closed due to inactivity.

**DPA2022-00008:** Coach house (addition to garage); Closed due to inactivity.

**DPA2023-00014:** Coach House; Application withdrawn at request of applicant (No reason provided).

**DPA2024-00013:** A Coach house is proposed to be located at the rear of the site with adjacent surface stall parking; Application withdrawn at request of applicant (No reason provided).

**BLD2023-00017:** New Triplex residential building and a detached garage; Application withdrawn at request of applicant (Applicant decided to wait to see if upcoming amendments to the zoning bylaw would offer more density).

**BLD2024-00170:** Renovate existing space to meet requirements for a secondary suite; Application withdrawn at request of applicant (Applicant changed their mind from secondary suite to accessory bed and breakfast).

**BLD2024-00018:** New Duplex with secondary suites; Application withdrawn at request of applicant (Applicant cancelled new construction permit and applied for a renovation permit instead).

**BLD2024-00185:** New Coach House; Reason unknown.

**BLD2022-00291:** New Single Family with secondary suite; Closed due to inactivity.

**BLD2022-00290:** Demolition of SFD; Closed due to inactivity.

**BLD2023-00016:** Demolish an existing single family residence and a detached garage; Reason unknown.

**BLD2024-00235:** Demolition of SFD and Garage; Application withdrawn at request of applicant (No reason provided).

**BLD2024-00245:** New SFD w/ secondary suite and Garage; Application withdrawn at request of applicant (No reason provided).



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**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.

**Mid-Market Rental Units (MMRs)**

To facilitate affordability in new market rental developments, the City's Housing Action Plan requires the provision of Mid-Market Rental units in all new market rental developments seeking a density bonus. Mid-Market Rental units are geared towards low and moderate income renters and secured through the City's Density Bonus and Community Benefits policy. The City's Mid-Market Rental (MMR) Policy requires that 10% of units in new market rental projects are rented at 10% below average rents in the City, as calculated by Canada Mortgage and Housing Corporation (CMHC).

There were 28 Mid-Market Rental Units (MMRs) completed in the last six months. A further 30 MMRs were approved in this time.

**Development pipeline**

Overall, there is substantial capacity in the City's development pipeline to continue meeting housing targets. As of January 2, 2025, the City had over 5,000 housing units either proposed or approved, including approximately 1,740 units under construction.

**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.**

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>
<b>Name of Action:</b>	
<b>Description of Action:</b>	



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<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>
<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>
<i>*Copy/Paste above description tables as needed</i>	

<sup>1</sup> 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.

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

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

<sup>4</sup> **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.