



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

PURPOSE

This reporting template presents the required and supplemental information that a municipality needs to provide to the Province under the [Housing Supply Act](#) (Act).

BACKGROUND

The objectives of the Act are to increase the supply of housing in communities with the greatest housing need and deliver more housing options for individuals and families in B.C. The Act allows the Province to set housing targets, establish progress reporting requirements, and undertake compliance measures for specified municipalities in the [Housing Supply Regulation](#).

Part 3 – Section 4 of the Act states that municipalities which have been issued a Housing Target Order (HTO) must prepare a housing target progress report, in the form required by the minister, for each period specified in the order. The housing target progress report must contain information about the progress and actions taken by the specified municipality toward meeting each housing target established in the HTO. Completing and submitting this progress report satisfies that requirement.

REPORT REQUIREMENTS

Part 3 – Section 4 of the Act and Section 5 of the Regulation requires that the progress report must be received in a meeting that is open to the public and by Council resolution 45 days after the end of the reporting period to which the report applies. If a municipality has not met the housing target for the reporting period, it must provide information about any actions that it intends to take toward meeting the housing target within the 2-year period with the progress report.

Please submit this report to the minister and post it to your municipal website as soon as practicable after Council receives it.

ASSESSMENT

Part 3 – Section 5 of the Act requires the Minister of Housing to review the progress report to assess if housing targets have been met and, if not, whether the municipality has made satisfactory progress toward meeting the housing targets.

Progress reports will be evaluated against the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, compliance action may be taken in accordance with Part 4 of the Act.

INSTRUCTIONS

Please complete the attached housing target progress report for your municipality and ensure it is received by Council resolution within 45 days of the end of the reporting period and submit to the Minister of Housing Housing.Targets@gov.bc.ca



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Section 1: MUNICIPAL INFORMATION	
Municipality:	District of North Vancouver
Housing Target Order Date:	September 23, 2023
Reporting Period:	October 1, 2023 – March 31, 2024
Date Received by Council Resolution:	April 22, 2024
Date Submitted to Ministry:	May 7, 2024
Municipal Website of Published Report:	https://www.dnv.org/community-environment/provincial-housing-target-progress
Report Prepared By:	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info:	Dan Milburn, General Manager of Planning, Property and Permits, milburnd@dnv.org , 6049902423
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NET NEW UNITS				
<p>This is a count of net new units 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 housing units does not count towards completions.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	409	21	388	388
We note that completed units reported here received development and building approvals prior to the Target Order taking effect.				

Section 3: UNIT BREAKDOWN (Supplemental Information as per Interim Guidelines)				
<p>Refer to the definitions provided at the end of the report and specify information below for the reporting period and cumulatively since the effective date of the HTO.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	-	-	-	-
One Bedroom	165	-	165	165
Two Bedroom	161	-	161	161



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Three Bedroom	38	-	38	38
Four or More Bedroom ¹	-	-	-	-
	Unit size is not available for single family homes, secondary suites, and coach houses. See Section 7 for counts of impacted units.			
Units by Tenure				
Rental Units ² – Total	108	10	98	98
Rental – Purpose Built	90	-	90	90
Rental – Secondary Suite	17	10	7	7
Rental – Accessory Dwelling	1	-	1	1
Rental – Co-op	-	-	-	-
Owned Units	301	11	290	290
Units by Rental Affordability				
Market	18	10	8	8
Below Market ³	See Section 7			
Below Market Rental Units with On-Site Supports ⁴	See Section 7			

Section 4: ACTIONS TAKEN BY MUNICIPALITY

Describe actions in the last 12 months that have been taken to achieve housing targets. This may include updated Official Community Plan bylaws, land use zoning, Housing Needs Report, new housing policies and initiatives, and/or partnerships (e.g., BC Housing, CMHC, First Nations and private and non-profit housing organizations). Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information.

Action	Date	Details
Updated Memorandum of Understanding with BC Housing	Approved by Council on March 18, 2024	Council approved an updated Memorandum of Understanding (MOU) with BC Housing.

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Partnership with BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health (to deliver on a project for which Council approved the rezoning)	Rezoning approved by Council on February 26, 2024	<p>The partnership between the District, BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health will deliver on a supportive housing project in the 1200 block of East Keith Road. The partnership will facilitate the development of 65 self-contained supportive housing units that are critically needed for North Shore residents who are homeless or are at risk of homelessness. The District appreciates the partnership with BC Housing, Lu'ma Native Housing Society, and Vancouver Coast Health as an effective way to deliver units that contribute to the housing target and guidelines for social and supportive housing units. The project webpage and staff report which outlines the partnership can be found below:</p> <ul style="list-style-type: none"> • Project webpage: https://www.dnv.org/business-development/east-keith-road-supportive-housing • Staff report: https://app.dnv.org/OpenDocument/Default.aspx?docNum=6118011
Updated Zoning Bylaw	Adopted by Council on December 4, 2023	<p>Council adopted changes to secondary suite regulations to provide homeowners greater flexibility and to allow larger secondary suites. The changes are aligned with achieving the housing target by removing regulatory barriers to building a secondary suite and allowing larger rental options (e.g., 3-bedroom units) within homes. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170760 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6151462 • First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6020342
Updated Zoning Bylaw	Adopted by Council on December 4, 2023	<p>Council adopted changes to the Coach House Program, including:</p> <ul style="list-style-type: none"> • Allowing two-storey coach houses through a more streamlined process; and • Permitting a coach house and secondary suite on the same lot, provided the lot meets the criteria for a coach house. <p>The changes are aligned with achieving the housing target by increasing the number of units permitted on certain lots and expediting the delivery of two-storey coach houses by removing the need for height variances. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6132361 • First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064289

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Updated Development Procedures Bylaw	Adopted by Council on December 4, 2023	Council adopted bylaw changes to permit certain coach house related development variances (e.g. setbacks and parking) to be delegated to staff. The changes will expedite the approval of coach house developments by removing the need for Council approval of certain types of variances. The adopted bylaw amendments and staff reports can be found below: <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6132361 • First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064289
Updated Official Community Plan (and Partnership with More Than A Roof Housing Society)	Adopted by Council on December 4, 2023 (Partnership Announced March 19, 2024)	Council adopted an OCP amendment to change the land use designation for the site at the southwest corner of Old Lillooet and Lillooet Road. The site was redesignated to low-rise multi-family social housing to support future development of social rental housing. Future social housing on this site is expected to contribute to the housing target and guidelines for below market rental units. The adopted bylaw amendments and staff reports can be found below: <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170852 • Second & Third reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6151460 • First reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6118012 <p>The District partnered with More Than A Roof Housing Society to submit an application to the BC Housing Community Housing Fund to develop social housing on this site. On March 19, 2024, the Ministry of Housing announced the successful application by the District of North Vancouver in partnership with More Than A Roof Housing Society. The press release can be found here: https://news.gov.bc.ca/releases/2024HOUS0016-000385</p>
Corporate Plan 2023-2026	Endorsed by Council on October 16, 2023	Council endorsed the Corporate Plan to define and guide specific work to be undertaken from 2023 to 2026. One of Council's six strategic goals is to address the housing crisis and the community's housing needs, which includes the following objectives: <ul style="list-style-type: none"> • Increase strategic land acquisition and development for priority housing; • Increase number of social and supportive housing units; • Increase infill housing in areas where there is community support; and • Increase access to rental housing. <p>These goals and objectives align with the housing target by directing staff to focus efforts on increasing overall housing units across the District, including social, supportive, and market rental housing. The endorsed Corporate Plan can be found here: https://www.dnv.org/sites/default/files/DNV%202023%20-%202026%20Corporate%20Plan.pdf</p>

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Updated Housing Needs Report	Received by Council on July 24, 2023	The District's Housing Needs Report (originally completed in 2021) was updated to reflect the most current 2021 Census data and recent development information. The updated Housing Needs Report provides the most up-to-date information and projections on the District's housing needs and largely aligns with the provincial housing targets. The staff report to Council and updated Housing Needs Report can be found below: <ul style="list-style-type: none"> • Staff report to Council: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064287 • Updated Housing Needs Report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064306
Application to CMHC Housing Accelerator Fund	Supported by Council on July 24, 2023	Council supported the District's application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund to assist local governments in undertaking initiatives that speed up permit approvals and increase housing supply. The funding was identified as critical to the District achieving its housing growth needs and provincial housing targets. Upon receiving formal approval from Council, the District submitted its application to CMHC in August 2023. The staff report to Council can be found here: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064288 (The District was notified by CMHC in March 2024 that its application to the Fund was unsuccessful.)

Section 5: APPROVED DEVELOPMENT APPLICATIONS

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

	Rezoning	Development Permit	Building Permit	Total
Applications	2 multi-family	1 multi-family	17: 16 single family 1 multi-family	20: 16 single family 4 multi-family
New Units	231 new multi-family units	31 new multi-family units	156 new units: 16 single family 140 multi-family	418 new units: 16 single family 402 multi-family
See Section 7 for more details about approvals complete and/or in progress.				

Unit Breakdown (Supplemental Information as per Guidelines)

Units by Size

Studio	109	-	16	125
One Bedroom	48	-	55	103
Two Bedroom	44	-	64	108
Three Bedroom	30	4	5	39
Four or More Bedroom ¹	-	27	-	27
Unit size is not available for single family homes, secondary suites, and coach houses. See Section 7 for counts of impacted units.				

Units by Tenure

Rental Units ² – Total ²	231	-	140	371
Rental – Purpose Built	231	-	140	371
Rental – Secondary Suite	-	-	-	-
Rental – Accessory Dwelling	-	-	-	-
Rental – Co-op	-	-	-	-



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Owned Units	-	31 (multi-family)	16 (single family)	47
Units by Rental Affordability				
Market	-	-	134	134
Below Market ³	See Section 7.			
Below Market Rental Units with On-Site Supports ^{4 4}	See Section 7.			

Section 6: WITHDRAWN OR NOT APPROVED DEVELOPMENT APPLICATIONS

A) Indicate the number of applications (and associated proposed units) that have been withdrawn by applicants, and the same information for applications not approved by staff or Council during this reporting period. Please capture rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	1	0
Proposed Units	65	0

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

A detailed application for 59 market rental units and six social housing units in a six-storey building was scheduled for consideration for adoption by Council January 8th, 2024. At the request of the applicant, the item was removed from Council agenda and the application subsequently withdrawn. The proponent stated they would explore a more dense project under Bill 47 legislation.

Section 7: OTHER INFORMATION

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

Supplementary information, definition for multi-family unitsMulti-family units

Includes apartments, townhouses, and lock-off suites.

Excludes single family homes, beds in care and student housing, and units accessory to or within a single family dwelling such as secondary suites and coach houses.

Supplementary information to Section 3, Unit BreakdownCompletions category

Includes:

- Multi-family units and single family homes for which occupancy has been granted by the building official,
- Coach houses completed with a building permit, and
- Secondary suites completed with a building permit.

Demolitions category

Includes:

- Demolition of residential buildings, figures will indicate dwelling form; and
- Secondary suites demolished along with a demolition of the primary dwelling or decommission through renovation.

Units by Size

Unit size is not available for single family homes, secondary suites and coach houses. Data will be available for reporting period 1.2. The following is the unit count breakdown for which size is unknown:

- Completions (Reporting Period): 45
- Demolitions (Reporting Period): 21
- Net New Units (Reporting Period): 24
- Net New Units (Since Effective HTO Date): 24

Units by Rental Affordability

The District does not track rental affordability based on the definition provided for Below Market. Rather, the District tracks unit rental affordability in response to different needs in the community and a project's ability to afford different solutions. The District defines social housing rental units as follows:

Owned by a not-for-profit organization, a co-op, or a government. Rents are subsidized (usually by the

government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible. Includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies. Household income must be below certain limits in order to be eligible.

The following is the unit count for the District's social housing rental units:

- Completions (Reporting Period): 90
- Demolitions (Reporting Period): 0
- Net New Units (Reporting Period): 90
- Net New Units (Since Effective HTO Date): 90

Supplementary information to Section 5, Approved Development Applications

Rezoning category

Includes multi-family units for which rezoning has been adopted.

Development Permit category

Includes multi-family units for which development permit has been approved.

Building Permit category

Includes the following for which building permit has been issued:

- Multi-family units, and
- Single family homes.

Units by Size

Unit size is not available for single family homes, secondary suites and coach houses. Data will be available for reporting period 1.2. The following is the unit count breakdown for which size is unknown:

- Rezoning: 0
- Development Permit: 0
- Building Permit: 16
- Total: 16

Units by Rental Affordability

The following is the unit count for the District's social housing rental units (as defined in the previous section) reaching development approval since the effective date of the Housing Target Order:

- Rezoning: 166
- Development Permit: 0
- Building Permit: 6
- Total: 172

The District does not record supportive housing as defined by Below Market Rental Units with On-Site Supports. Rather, the District uses the following definition to track supportive housing as that which:

Provides on-site supports and services to residents who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless and rents are deeply subsidized. This includes: safe houses, emergency housing, complex care housing, and other supportive housing.

The following is the unit count for supportive housing units reaching development approval since the effective date of the Housing Target Order:

- Rezoning: 65
- Development Permit: 0
- Building Permit: 0
- Total: 65

Other information

Approvals complete and/or in progress

As of March 31, 2024, the District had 6,553 new multi-family housing units in progress:

- Preliminary Stage – 59 new units
- Concluded Preliminary Stage – 1,432 new units
- Rezoning Stage – 2,373 new units
- Development Permit Stage – 1,152 new units
- Approved, No Building Permit – 274 new units
- Building Permit in Process – 537 new units
- Under Construction – 726 new units

Of those 6,553 new multi-family units, there are 1,263 multi-family new units in the building stages (Building Permit in Process and Under Construction), which are expected to contribute to meeting the Housing Target Order in the near future. Based on the total number of multi-family housing units in progress, the District anticipates meeting the five-year housing target by 2028.

Approvals complete and/or in progress stages:

- *Preliminary Stage*: preliminary planning application has been submitted and is under review.
- *Concluded Preliminary Stage*: preliminary planning application has been completed and a detailed planning application has not yet been submitted.
- *Rezoning Stage*: detailed application for rezoning has been submitted and has not yet reached final reading at Council.
- *Development Permit Stage*: detailed application for development permit is required or has been submitted and has not yet been considered for issuance by Council.
- *Approved, No Building Permit*: rezoning and/or development permit application has been approved, building permit application has not yet been submitted.
- *Building Permit in Process*: building permit application has been submitted and is under review.
- *Under Construction*: building permit has been issued.

Development Approval Process Review (DAPR)

At the [March 27, 2023, Council Workshop](#), Council indicated support for staff to proceed with the Development Approvals Process Review (DAPR) Project. The goal of this project is to further streamline development approval processes at the District, while continuing to prioritize the delivery of affordable and rental housing.

Provincial Housing Initiatives

The District will be bringing forward bylaw updates related to Bills 44, 46, and 47 in the coming months. Through the designation of Transit Oriented Areas, the creation of Small-Scale Multi-Unit Housing zones, the streamlining of rezonings and other permitting processes, and the implementation of new Development Cost Charges (DCC) and Amenity Cost Charges (ACC), the District will be implementing changes to facilitate the increase in housing supply in our municipality.

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

² **Rental Units** include purpose built rental and secondary rental (e.g., secondary suites, accessory dwellings, etc.).

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.