

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 12/10/2021 5:01:51 PM

Subject: [Housing Vancouver Dashboard](#)

Attachments: [Memo to Mayor & Council - Housing Vancouver Dashboard – Q3 2021 Update.pdf](#)
[Housing Vancouver Annual Progress Report Q3. 2021 Dashboard \(attachment to Housing Vcr Dashboard Memo\).pdf](#)

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell which includes highlights and key observations on progress toward the Housing Vancouver targets as of Q3 2021. A complete report is available in the attached Q3 2021 Housing Vancouver dashboard.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca) or Dan Garrison (dan.garrison@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Skwx̣ẉú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

December 10, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Dan Garrison, Assistant Director of Housing Policy and Regulation, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Housing Vancouver Dashboard – Q3 2021 Update

RTS #: N/A

This memo includes highlights and key observations on progress toward the *Housing Vancouver* targets as of Q3 2021. A complete report is available in the attached Q3 2021 Housing Vancouver dashboard.

Staff will present the complete 2021 progress toward targets in Q2 2022. This presentation will also include a preliminary Housing Needs Assessment and options for revised housing targets, in response to recent Council direction.

Progress Toward Targets – Background and Methodology

The *Housing Vancouver Strategy* includes targets for amount, type, and affordability of new housing needed in Vancouver to maintain a diversity of incomes and households in the city over 10 years (2017-2028). Staff provide regular reports to Council on progress toward targets in order to monitor and respond to emerging trends.

Progress toward targets are reported in terms of *approvals* and *completions*.

- *Approvals* refer to rezoning applications that received Council approval at a public hearing, or development permit applications that received approval by the DP Board or Director of Planning.
- *Completions* refer to development applications that have received an occupancy permit. Completions are currently only reported for social, supportive, and purpose-built rental developments.

Annual 2021 Progress toward Targets as of Q3 2021 (January 1, 2021 – September 30, 2021) - Approvals

In 2021 up to Q3, Vancouver approved developments proposing 5,291 homes, achieving 73% of the annual Housing Vancouver target of 7,200 homes. Broken down by housing type, *approvals* included:

Housing Type	Approved Homes (2021 up to Q3)	% of Annual Target (2021 up to Q3)
Social and Supportive Housing	969*	81%
Purpose-Built Rental	1,476 (including 103 below-market rental units)	74%
Condominiums	2,219	74%
Laneway Homes	291	73%
Coach Homes	18	18%
Townhouses	318	64%

*Social and supportive housing *approvals* include 19 units delivered as inclusionary housing through the Downtown Eastside Community Plan, 811 units in projects led by non-profit housing providers and the Vancouver School Board, and 139 units delivered on City land as part of the Community Land Trust Foundation of BC.

With projected *approvals* from upcoming public hearings to end of year 2021, pending Council approval, the City is set to secure an additional 692 rental and 125 social and supportive units, on track to meet the annual purpose-built rental target (2,000 units). Staff will present on the complete progress toward targets for 2021 in Q2 2022.

2017-2021 Cumulative Progress toward Targets - Approvals

Between January 1, 2017 and September 30, 2021, the City of Vancouver has approved a total of 34,058 homes, achieving 47% of the overall target of 72,000 homes by 2027.

Key characteristics of these new homes include:

- 32% affordable to household incomes below \$80,000, behind the Housing Vancouver goal of 48% of units affordable to these incomes.
- 48% are purpose-built non-market and market rental homes, very close to the Housing Vancouver goal of 50%
- 49% are family-sized units (2- or 3-bedrooms), above the target of 42%
- 87% of new homes are being delivered as apartments, 7% delivered as low-density infill (including laneway and coach houses), and 6% delivered as townhouses

A breakdown of cumulative *approvals* by housing type is available in the attached dashboard.

2021 Social/Supportive and Purpose-Built Rental Housing Completions as of Q3

Social, supportive, and purpose-built rental housing *completions* from January 1, 2021 to September 30, 2021 totalled 1,266 units, including:

- 916 social and supportive housing units
- 350 purpose-built market rental housing units

The 2021 *completions* for social and supportive housing are higher than the previous 2 years, following the record number of *approvals* in 2018.

Conclusion

A full version of the *Housing Vancouver Strategy (2018-2027)* and all Progress Reports to date are available at <https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx>. If you have any questions or require further information, please contact me or Dan Garrison, Assistant Director of Housing Policy, at 604-673-8435 or dan.garrison@vancouver.ca.



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
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PROGRESS REPORT DASHBOARD 2021 Q3 UPDATE



Housing Vancouver Strategy

Adopted in 2017, *Housing Vancouver* is the City's strategy to address Vancouver's housing crisis, targeting **72,000 new homes** over 10 years (2018-2027). The Strategy seeks to enable the 'Right Supply' of housing for people who live and work in Vancouver, which includes housing options that are affordable to local incomes and a shift to more social, supportive, and rental housing. Tracking for the Housing Vancouver targets began in 2017. The City has delivered nearly 47% of the target to date, and has also done so within five years; on a pace to meet the overall target of 72,000 new homes.

Progress Toward Housing Vancouver Targets



Social & Supportive

Purpose-Built Rental

Condos

Laneway Houses

Coach Houses

Townhouses

Progress Toward 10-Year Approval Targets as of 2021 Q3

Category	Units Approved	Progress %	Target
Social & Supportive	6,753	56%	12,000
Purpose-Built Rental	7,041	35%	20,000
Condos	15,938	53%	30,000
Laneway Houses	2,431	61%	4,000
Coach Houses	103	10%	1,000
Townhouses	1,792	36%	5,000

2021 Q3: Performance Against Annual Approval Targets

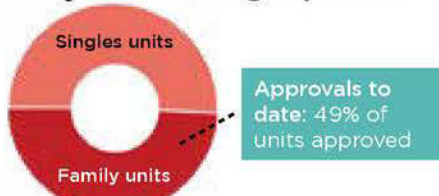
Category	Units Approved	Achieved %	Target
Social & Supportive	969	81%	1,200
Purpose-Built Rental	1,476	74%	2,000
Condos	2,219	74%	3,000
Laneway Houses	291	73%	400
Coach Houses	18	18%	100
Townhouses	318	64%	500

*Of the total rental approvals over the last 5 years, 527 units were approved as below-market rental housing achieving 13% of the 10-Year target of 4,000 units.

2017-2021 Q3: Diversity of Housing Options

Family Housing

Target: 42% of housing units approved to be family-sized, 2 or 3 bedrooms



Housing Tenure

Target: 50% of units approved to be primary rental housing*



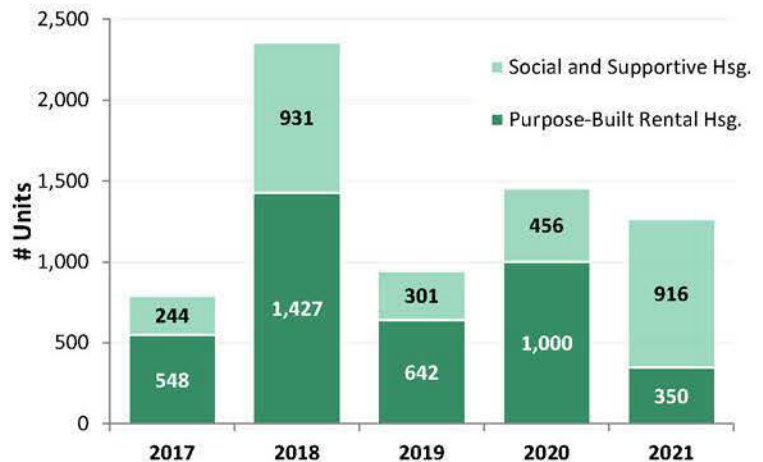
Income Diversity

Target: 48% of housing units approved affordable to incomes less than \$80k/year



Primary rental includes non-market rental housing (social and supportive housing), purpose-built market rental housing, and laneway homes.

Rental Completions 2017-2021 Q3



* Note that projects are determined to be complete when an occupancy permit is issued

For more information on Housing Vancouver Strategy updates: <https://vancouver.ca/housing>

Questions? contact 3-1-1 or housingpolicy@vancouver.ca

Data from January - September 30, 2021