

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 11/18/2022 4:15:30 PM
Subject: [Housing Vancouver Dashboard – Q3 2022 Update](#)

Dear Mayor & Council,

The attached memo from Theresa O'Donnell includes highlights and key observations on progress toward the *Housing Vancouver* targets as of Q3 2022. A complete report is available in the attached Q3 2022 Housing Vancouver Progress Report Dashboard.

If you have any questions or require further information, please contact Theresa O'Donnell (Theresa.o'donnell@vancouver.ca) or Dan Garrison, Director of Housing Policy 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), Sk̓wx̓wú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

MEMORANDUM

November 18, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
David Grewal, Senior Advisor, 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 2022 Update

RTS #: N/A

This memo includes highlights and key observations on progress toward the *Housing Vancouver* targets as of Q3 2022. Further details are available in the attached Q3 2022 Housing Vancouver dashboard.

Progress Toward Targets – Background and Methodology

The *Housing Vancouver Strategy* includes targets for the amount and affordability of new housing needed along a continuum of housing types and tenures to maintain a diversity of incomes and households in the city over 10 years (2018-2027). Staff provide regular reports to Council on progress toward targets in order to monitor and respond to emerging trends.

The City's overall 10-year target for new housing is for 72,000 new units consisting of:

- 12,000 social, supportive and non-profit co-operative housing units
- 20,000 purpose-built rental housing units (4,000 units at below-market rents)
- 30,000 condominium units
- 10,000 ground-oriented units that include townhouses, coach houses, and laneways

In addition, 48% of the total new housing is targeted to be affordable to households with incomes below \$80,000/year; and 42% of the new housing should be suitable for families and contain 2 or more bedrooms.

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

- *Approvals* refer to the first City approval a project receives (i.e. Council approval at a public hearing for projects requiring rezoning, or Development Permit issuance for projects proceeding under existing zoning)
- *Completions* refer to projects that have been issued an Occupancy Permit. Completions are currently only reported for social, supportive, and purpose-built rental developments.

Data that inform housing targets related to housing demand, supply, and affordability can be found in the City of Vancouver Housing Needs Report at <https://vancouver.ca/files/cov/pds-housing-policy-housing-needs-report.pdf>.

Annual 2022 Progress toward Targets as of Q3 2022 (January 1, 2022 – September 30, 2022) - Approvals

In 2022 up to Q3 (September 30), Vancouver approved 10,697 new homes, exceeding the annual Housing Vancouver total supply target of 7,200 homes by 49%. Broken down by housing type, *approvals* included:

Housing Type	Approved Homes (2022 up to Q3)	% of Annual Target (2022 up to Q3)
Social and Supportive Housing	1,288*	107%
Purpose-Built Rental	3,757 (including 629** below-market rental units)	188%
Condominiums	4,913	164%
Laneway Homes	362	91%
Coach Homes	20	20%
Townhouses	357	71%
Total	10,697	149%

*Social and supportive housing *approvals* include 540 units enabled through the Heather Lands planning program in partnership with the Canada-Lands Company (CLC) and Musqueam, Squamish, and Tsleil-Waututh (MST) Nations, 524 units on City land, 196 units in projects led by non-profit housing providers, and 28 units through inclusionary housing policies.

**2022 will be a record year in recent decades of purpose-built rental approvals and the single highest year of below-market rental approvals with projects primarily approved under the Below-Market Rental Rezoning Policy, major project sites, and recent community plans.

No additional social, supportive, or purpose-built rental housing units are anticipated to reach public hearing by the end of 2022. However, some additional projects may be approved through Development Permits and will add to these totals.

2017-2022 Cumulative Progress toward Targets - Approvals

Between January 1, 2017 and September 30, 2022, the City of Vancouver has approved a total of 47,916 homes, achieving 67% of the overall target of 72,000 homes by 2027.

Key characteristics of these new homes include:

- 30% affordable to household incomes below \$80,000, below the Housing Vancouver goal of 48% of units affordable to these incomes.
- 42% are purpose-built non-market and market rental homes, very close to the Housing Vancouver goal of 44%
- 47% are family-sized units (2 or 3 bedrooms), above the target of 42%
 - 44% of apartment units had 2 or 3 bedrooms
- 89% of net new homes are being delivered as apartments, 6% delivered as low-density infill (including laneway and coach houses), and 5% delivered as townhouses

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

2022 Social/Supportive and Purpose-Built Rental Housing Completions as of Q3

Social, supportive, and purpose-built rental housing *completions* from January 1, 2022 to September 30, 2022 totalled 773 units, including:

- 165 social and supportive housing units, an additional 218 units are anticipated to complete by the end of 2022.
- 608 purpose-built market rental housing units, an additional 211 units are anticipated to complete by the end of 2022.

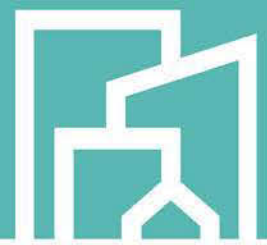
Conclusion

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, Director of Housing Policy, at 604-673-8435 or dan.garrison@vancouver.ca.



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PROGRESS REPORT DASHBOARD 2022 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. After almost 6 years, the City has approved 67% (47,916 units) of the overall target of 72,000 new homes.

Progress Toward Housing Vancouver Targets

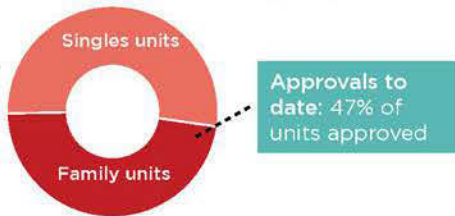


*Of the total rental approvals over the last 6 years, 1,156 units were approved as below-market rental housing achieving 29% of the 10-Year target of 4,000 units.

2017-2022 Q3: Diversity of Housing Options

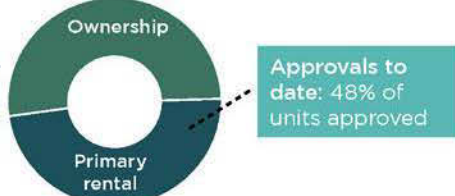
Family Housing

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*



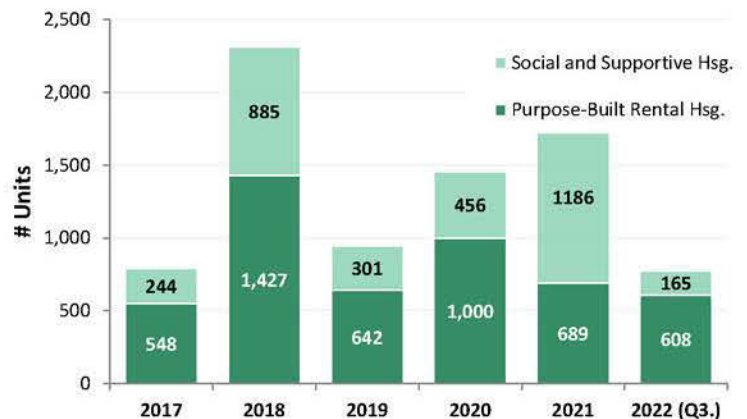
Income Diversity

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 2017-2022 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 1, 2017-September 30, 2022