

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-04-15 6:15:47 PM

Subject: Memo to Mayor & Council - Housing Vancouver Progress Report Dashboard - 2023

Attachments: Memo to Mayor & Council - Housing Vancouver Progress Report Dashboard - 2023.pdf

Housing Vancouver Progress Report Dashboard 2023 Appendices - PDF.pdf

Dear Mayor and Council,

This memo includes highlights and key observations on progress toward the Housing Vancouver Strategy supply targets as of 2023, year end. In addition, please see attached presentation slides, dashboard infographic, and itemized list of approved projects that summarize Housing Vancouver target metrics and key findings of housing market trends in 2023.

Should you have any questions, please contact Doug Smith (doug.smith@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

April 15, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Housing Vancouver Progress Report Dashboard - 2023

RTS #: N/A

This memo includes highlights and key observations on progress toward the *Housing Vancouver* targets as of the end of 2023. Further details are available in the attached 2023 Housing Vancouver dashboard, itemized list of approved projects, and the 2023 Housing Progress Update slides.

Progress Toward Targets – Background and Methodology

The *Housing Vancouver Strategy* (2017 – 2027) 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). 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

Of the total target, 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 measured at the point of *approval*, which refers 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* are also tracked for social, supportive, and purpose-built rental projects, where completions refer to projects that have been issued an Occupancy Permit.

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 2023 Progress toward Targets - Approvals

Vancouver approved 7,851 new homes in 2023, meeting 109% of the Housing Vancouver annual total target of 7,200 homes. Broken down by housing type, *approvals* included:

| Housing Type | Approved Homes (2023) | % of Annual Target (2023) |
|-------------------------------|---|----------------------------------|
| Social and Supportive Housing | 1,221 | 102% |
| Purpose-Built Rental | 4,631 (including 409 below-market rental units) | 232% |
| Condominiums | 1,478 | 49% |
| Laneway Homes | 296 | 74% |
| Coach Homes | 12 | 12% |
| Townhouses | 213 | 43% |
| Total | 7,851 | 109% |

In 2023, the City met its annual social and supportive housing approvals target of 1,200 units. Social and supportive housing *approvals* include 810 units enabled through city land contribution under the Vancouver Affordable Housing Endowment Fund, 186 units as inclusionary housing under the West End Plan, 61 senior housing units delivered by the Kopernick Foundation, and 164 units delivered by Lu'ma Native Housing Society and the Aboriginal Land Trust.

The City has exceeded its annual purpose-built rental target (2,000 units), approving over 4,600 rental homes and more than doubling the annual target. Although purpose-built rental approvals have remained high in recent years, condo approvals declined in 2023 with 1,478, units approved compared to the annual target of 3,000 units. Townhouse approvals have also declined in 2023 with 213 units approved compared to the annual target of 500 units. Fewer ownership projects proceeding to approval in 2023 compared to recent years can be attributed to an unfavourable economic climate (e.g. higher interest and mortgage insurance rates, and higher construction cost), Provincial legislation (e.g. speculation tax), and lower anticipated condo sales. Across the region, some developers have paused condo development while awaiting interest rates to decline. High interest rates have also led to lower purchasing power among potential buyers while condo prices remain high. Inflation has begun to slow, which suggests more favourable market conditions are on the horizon. Despite the significant decrease in ownership approvals, the City exceeded its overall approval targets due to strong purpose-built rental approvals. Staff will

monitor this situation closely and analyze the drivers and short and long-term impacts as part of the Housing Vancouver Targets Refresh anticipated in Q2 of 2024.

2017-2023 Cumulative Progress toward Targets - Approvals

From 2017 to 2023, the City of Vancouver has approved a total of 55,948 homes, achieving 78% of the overall target of 72,000 homes by 2027. This rate meant approving an average of over 7,900 homes per year.

Key characteristics of these new homes include:

- 48% are purpose-built non-market, below-market, or market rental homes, exceeding the Housing Vancouver secured rental goal of 44%.
- 46% are family-sized units (2 or 3 bedrooms), above the target of 42%.
 - 43% of apartment units had 2 or 3 bedrooms, above the High-density Housing for Families with Children Guidelines at 35%.
- 90% of net new homes are being delivered as apartments, 6% delivered as low-density infill (including laneway and coach houses), and 4% delivered as townhouses.
- 31% affordable to household incomes below \$80,000/year, below the Housing Vancouver goal of 48% of units affordable to these incomes.

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

2023 Social/Supportive and Purpose-Built Rental Housing Completions

Social, supportive, and purpose-built rental housing *completions* from January 1, 2023 to December 31, 2023 totalled 752 units (127 social and supportive and 625 purpose-built rental housing units). Housing completions continue to lag behind strong approval numbers in recent years because of economic cycles impacting development timelines related to funding capacity for social housing, financing rates, construction and supply costs, and availability of labour and trades. 2023 was the highest year of building permits issued for rental housing in the last decade. Building permit volumes indicate strong construction activity and higher expected completion rates over the next 2 years with approximately 1,700 social housing units and 2,100 purpose-built rental housing units anticipated to reach completion. However, a continued focus on ensuring approved projects move to construction start and reach completion is warranted.

Even with senior government partnerships at the table, the increasing costs of construction, have reduced the financial capacity for rental housing to achieve deep levels of affordability that serve household incomes below \$80,000/year.

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>. In light of Provincial Targets legislation, Staff will bring forward revised targets and an accompanying action plan at the end of Q2 2024 for continued delivery of housing supply. If you have any questions or require further information, please contact me or Dan Garrison, Director of Housing Policy and Regulation, at 604-673-8435 or dan.garrison@vancouver.ca.

A handwritten signature in black ink that reads "Doug Smith". The signature is written in a cursive style with a large, stylized 'D' and 'S'.

Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

604.829-4308 | doug.smith@vancouver.ca

PROGRESS REPORT DASHBOARD

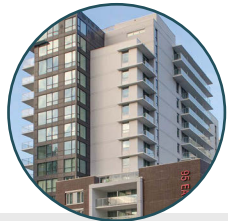
2023 ANNUAL UPDATE: JANUARY TO DECEMBER 2023



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 7 years, the City has approved 78% (55,948 units) of the overall target of 72,000 new homes.

Progress Toward Housing Vancouver Targets



Social & Supportive



Purpose-Built Rental



Condos



Laneway Houses



Town/Coach Houses



Total Housing

Progress Toward 10-Year Approval Targets as of 2023

| Social & Supportive | Purpose-Built Rental | Condos | Laneway Houses | Town/Coach Houses | Total Housing |
|----------------------|------------------------|-----------------------|----------------------|----------------------|-----------------------|
| 9,151 units approved | 17,613 units approved* | 23,382 units approved | 3,170 units approved | 2,632 units approved | 55,948 units approved |
| 76% progress | 88% progress | 78% progress | 79% progress | 44% progress | 78% progress |
| Target: 12,000 units | Target: 20,000 units | Target: 30,000 units | Target: 4,000 units | Target: 6,000 units | Target: 72,000 units |

2023: Performance Against Annual Approval Targets

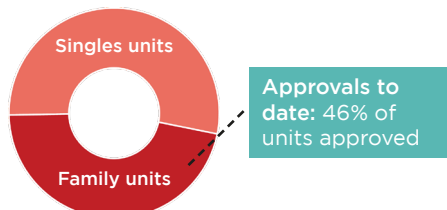
| Social & Supportive | Purpose-Built Rental | Condos | Laneway Houses | Town/Coach Houses | Total Housing |
|----------------------|------------------------|----------------------|--------------------|--------------------|----------------------|
| 1,221 units approved | 4,631 units approved** | 1,478 units approved | 296 units approved | 225 units approved | 7,818 units approved |
| 102% achieved | 232% achieved | 49% achieved | 74% achieved | 38% achieved | 109% achieved |
| Target: 1,200 units | Target: 2,000 units | Target: 3,000 units | Target: 400 units | Target: 600 units | Target: 7,200 |

*Of the total rental approvals from 2017-2023, 1,554 units were approved as below-market rental housing achieving 39% of the 10-Year target of 4,000 units.

2017-2023: Diversity of Housing Options

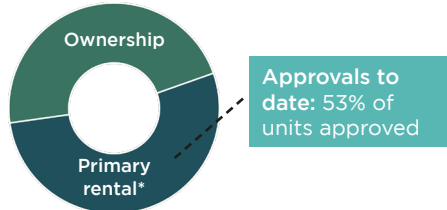
Family Housing

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



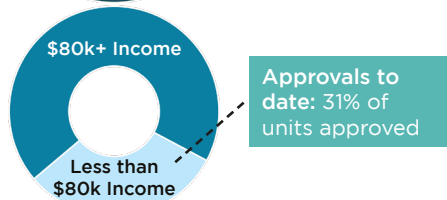
Housing Tenure

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



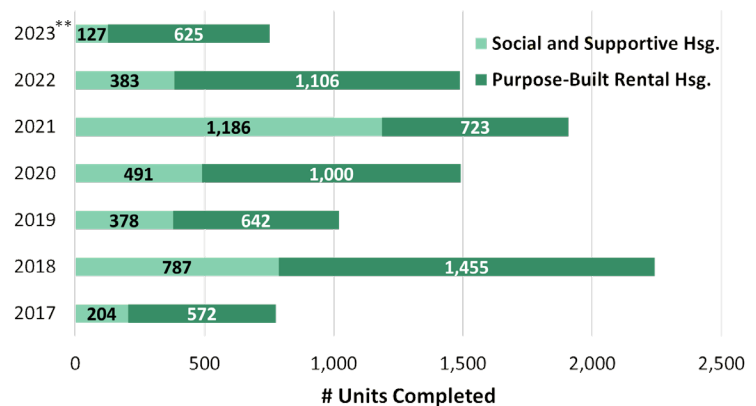
Income Diversity

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 2017-2023*



*Projects are determined to be complete when an occupancy permit is issued.

**2023 was a lower year for rental completions based on economic cycles that impact development and completion timelines. Completion rates are expected to increase over the next couple years with approximately 8,000 social, supportive and rental homes currently under construction.

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-December 31, 2023

2023 Housing Progress Update

Housing Vancouver Progress Towards Targets

Outline

1. Background and Context
2. 2023 Housing Approvals
3. Progress Towards Housing Vancouver 10-year Goals



- **Housing Vancouver Strategy Priorities:**
 - Shift toward rental and non-market housing
 - Protect and retain the existing rental stock
 - Support marginalized residents

Goal: Shift new housing toward the “Right Supply” to address a diversity of incomes and building forms.



Shifting toward the Right Supply

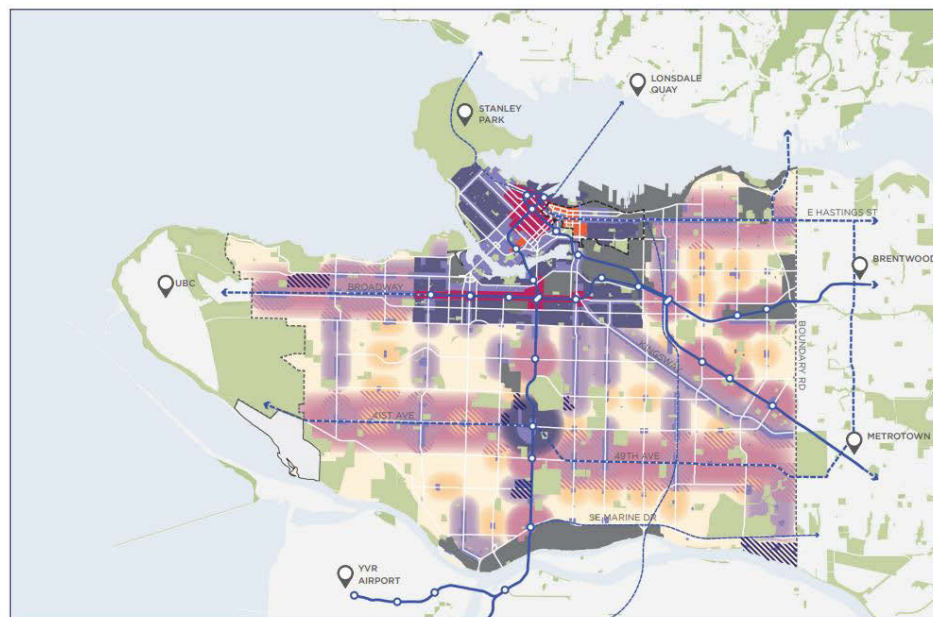
10-year housing targets with 5 key goals:

- ✓ 72,000 new homes over 10 years
- ✓ 2/3 of all new homes be rental
- ✓ Half of all new homes to be affordable to incomes earning less than \$80,000
- ✓ 40% of new homes to be suitable for families
- ✓ Increase low density ground-oriented forms such as townhouses and laneways



Vancouver Plan

- Supports a range of policies promoting an **equitable housing system** that prioritizes housing for those who need it most
- Advances Housing Vancouver through city-wide land-use policies, with a **focus on adding rental and non-market housing**
- Direction to develop **demographic-based housing strategies** and embeds development of the next **Housing Vancouver Three Year Action Plan**



High Level Land Use

- First Nations Reserves
- High Streets and Commercial Hubs
- Industrial/Employment
- Business Districts
- Downtown Heritage Districts
- Downtown Eastside
- Major Projects Sites in Progress

Neighbourhood Types

- Metro Core/Broadway + MTC
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area
- Village/Neighbourhood Centre overlap with Rapid Transit Area

Transit Network

- Existing Rapid Transit Station
- Existing Rapid Transit
- Major Transit Network

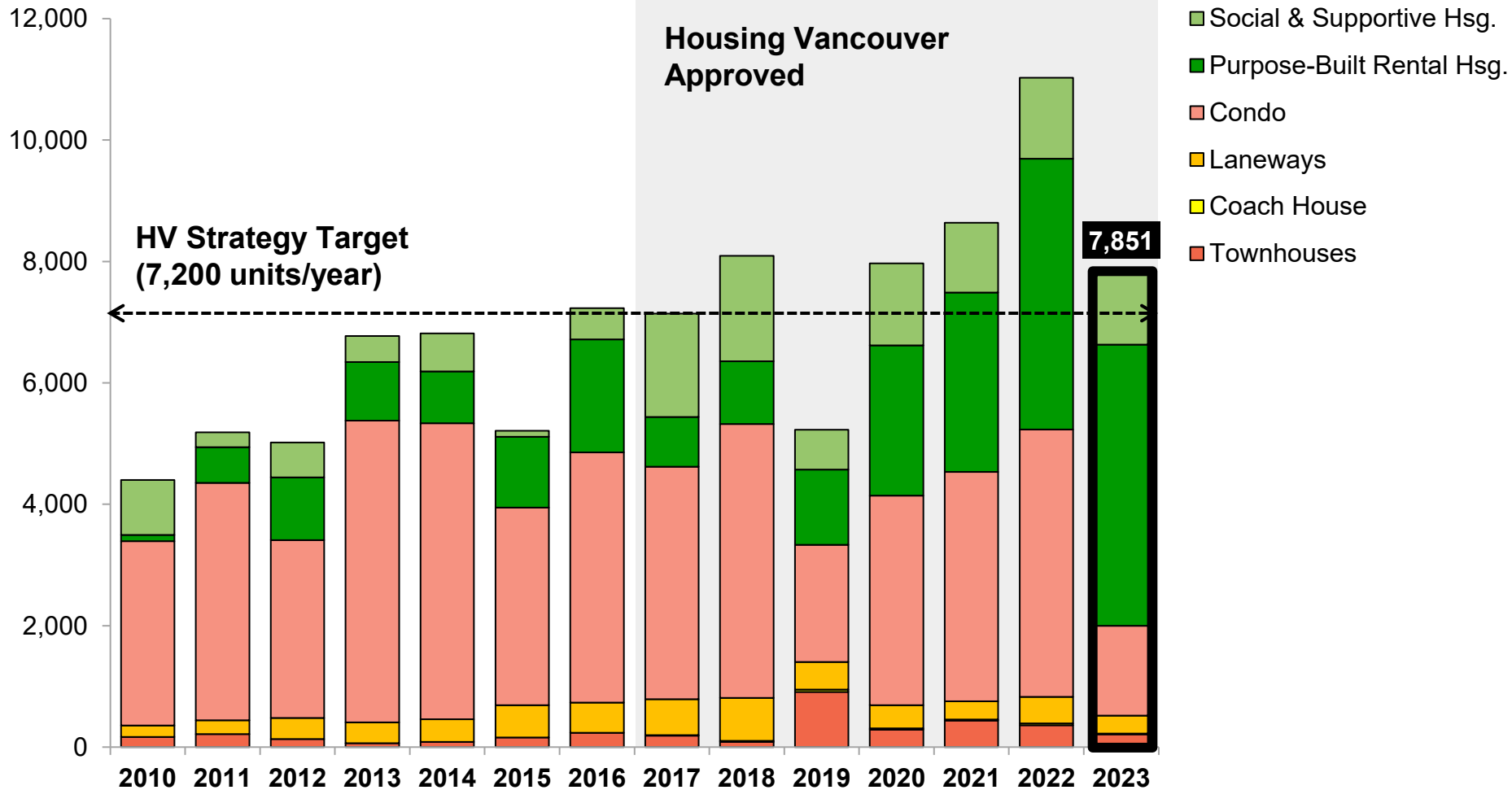
Ecology

- Parks and open space and greenspace in other jurisdictions
- Waterbody

2023 Housing Approvals

Meeting Overall Supply Targets

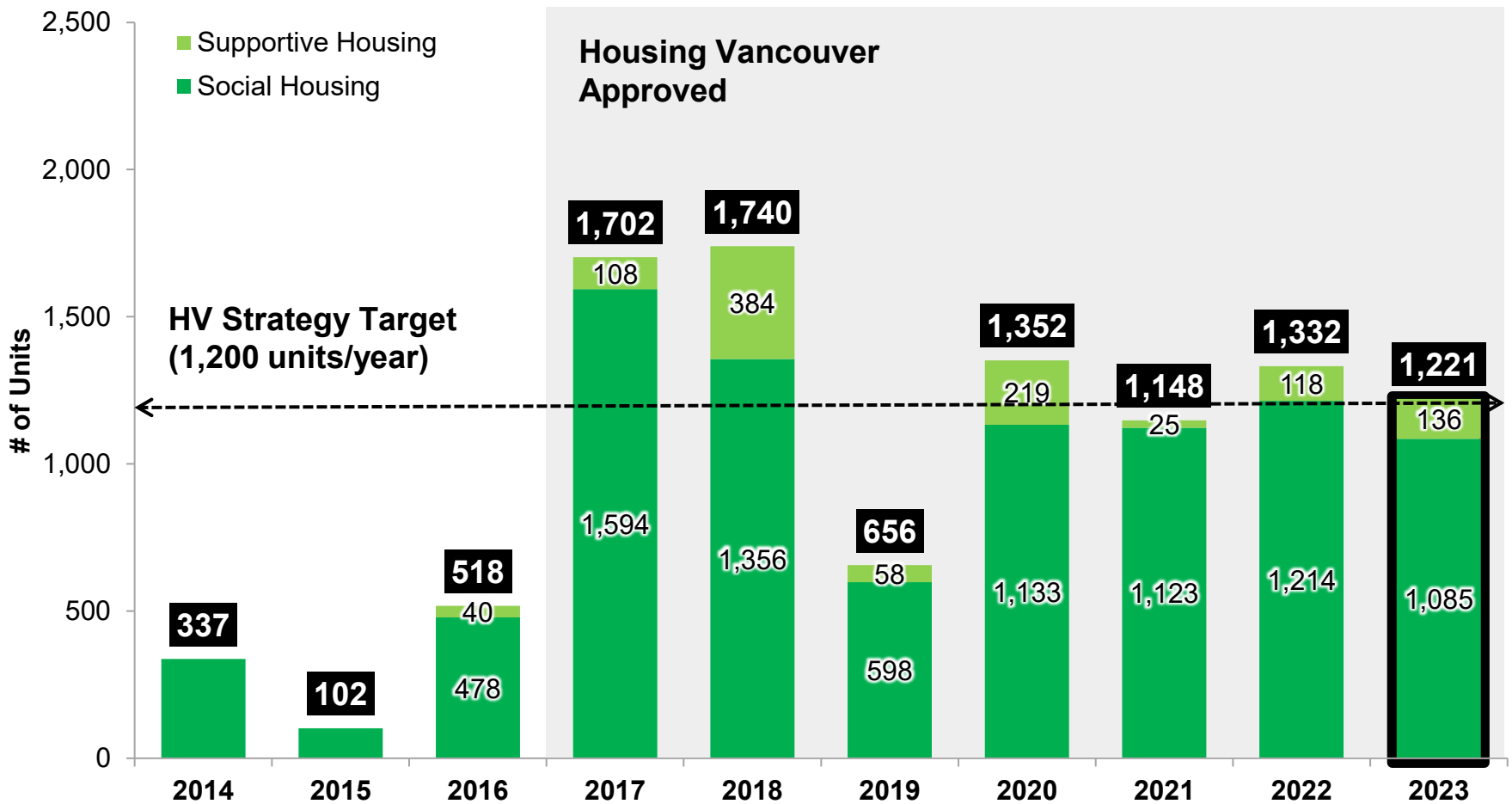
Housing approvals over the last 10 years



Targets are a measure of approvals – defined as project approvals at public hearing for developments requiring a rezoning, or development permit issuance for projects that do not require a rezoning.

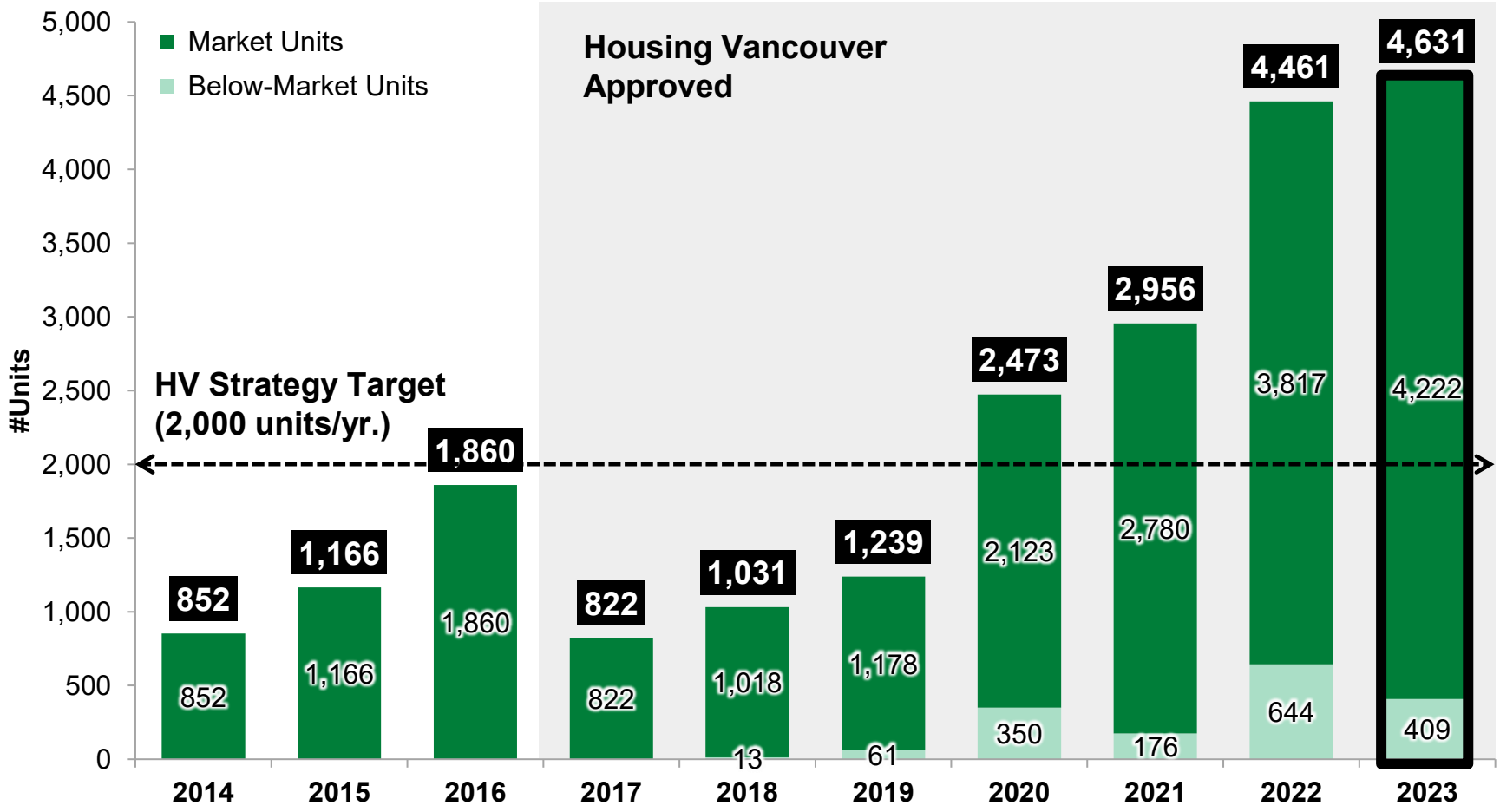
Social/Supportive Housing: Maintaining strong approvals since 2020

Social and Supportive Housing Approvals by Year (2014-2023)



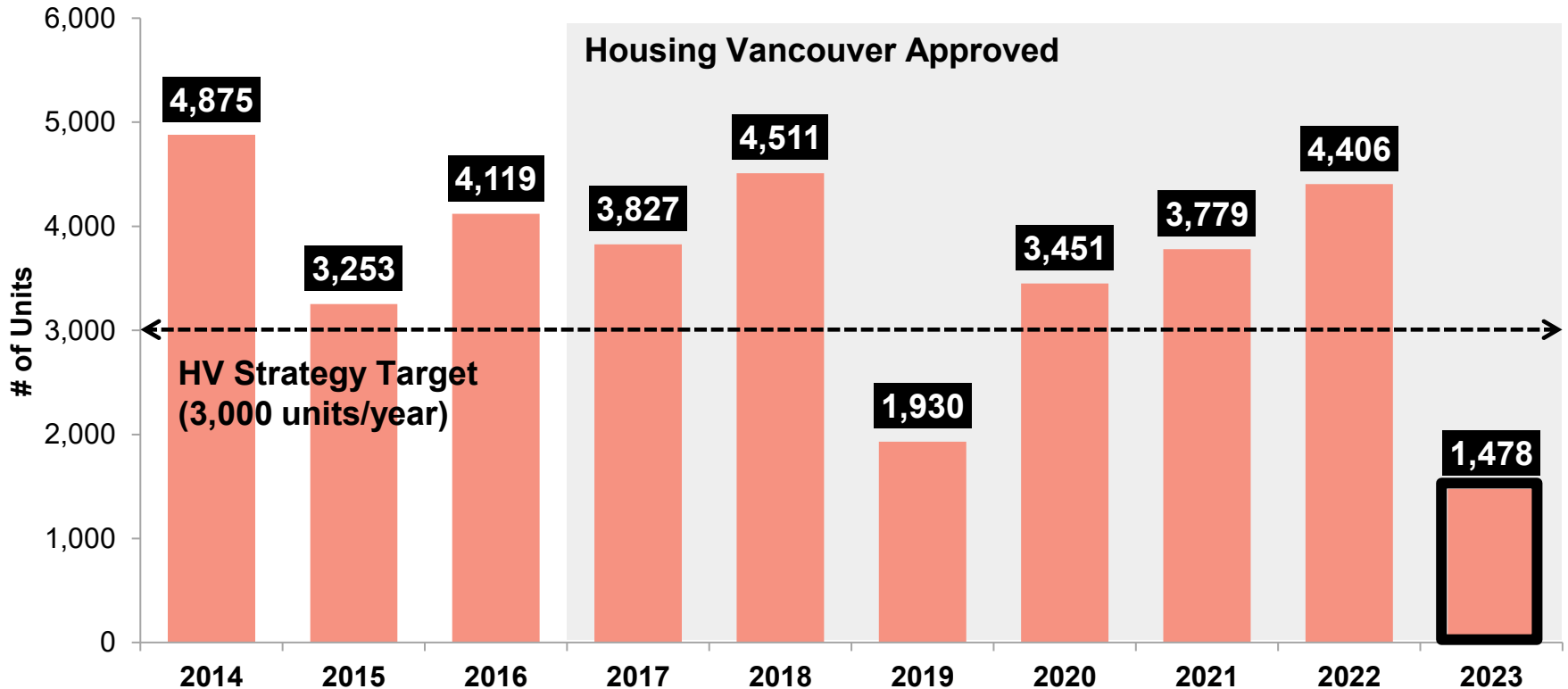
Purpose-Built Market Rental: High approvals sustained

Purpose-Built Rental Approvals By Year (2014-2023)



Condominiums: Lowest approvals in recent history

Condo Approvals By Year (2014-2023)



Fewer ownership projects proceeding to approval in 2023 can be attributed to:

- Federal financing policies (e.g. higher interest and mortgage insurance rates)
- Provincial legislation (e.g. speculation tax)
- Rising Construction Costs

High interest rates and construction costs hold back development activity in Metro Vancouver

Developers delaying real estate projects amid higher rates, escalating costs

Largest developers 'plugging away' but leaning on programs, pausing some activity

Claire Wilson
Nov 28, 2023 12:00 PM

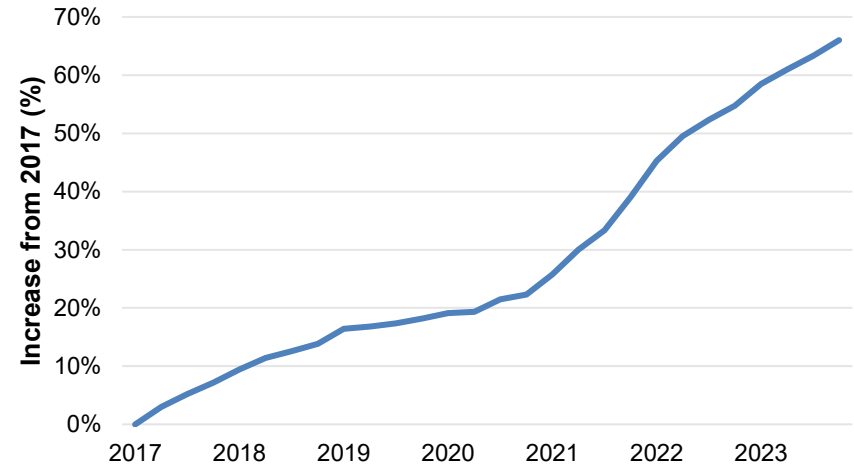


Proof Point: Soaring construction costs will hamper Canada's homebuilding ambitions



By Robert Hogue and Rachel Battaglia, RBC - June 27, 2023

Residential Construction Price Index Metro Vancouver

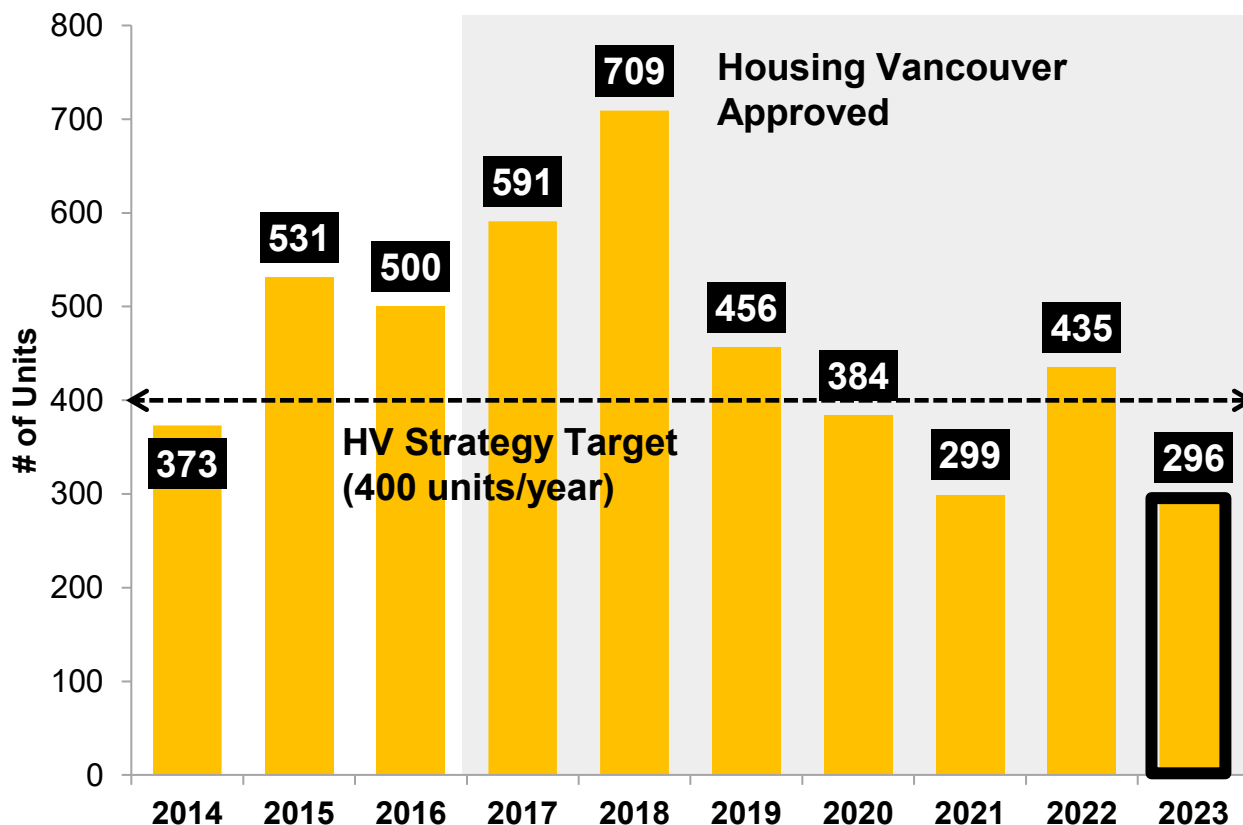


Source: Statistics Canada

- Some condo developers put development on hold while awaiting lower interest rates
- Inflation has begun to slow, suggesting more favourable market conditions on the horizon

Laneway Houses: Approvals are down from recent years*

Laneway Approvals by Year (2014-2023)

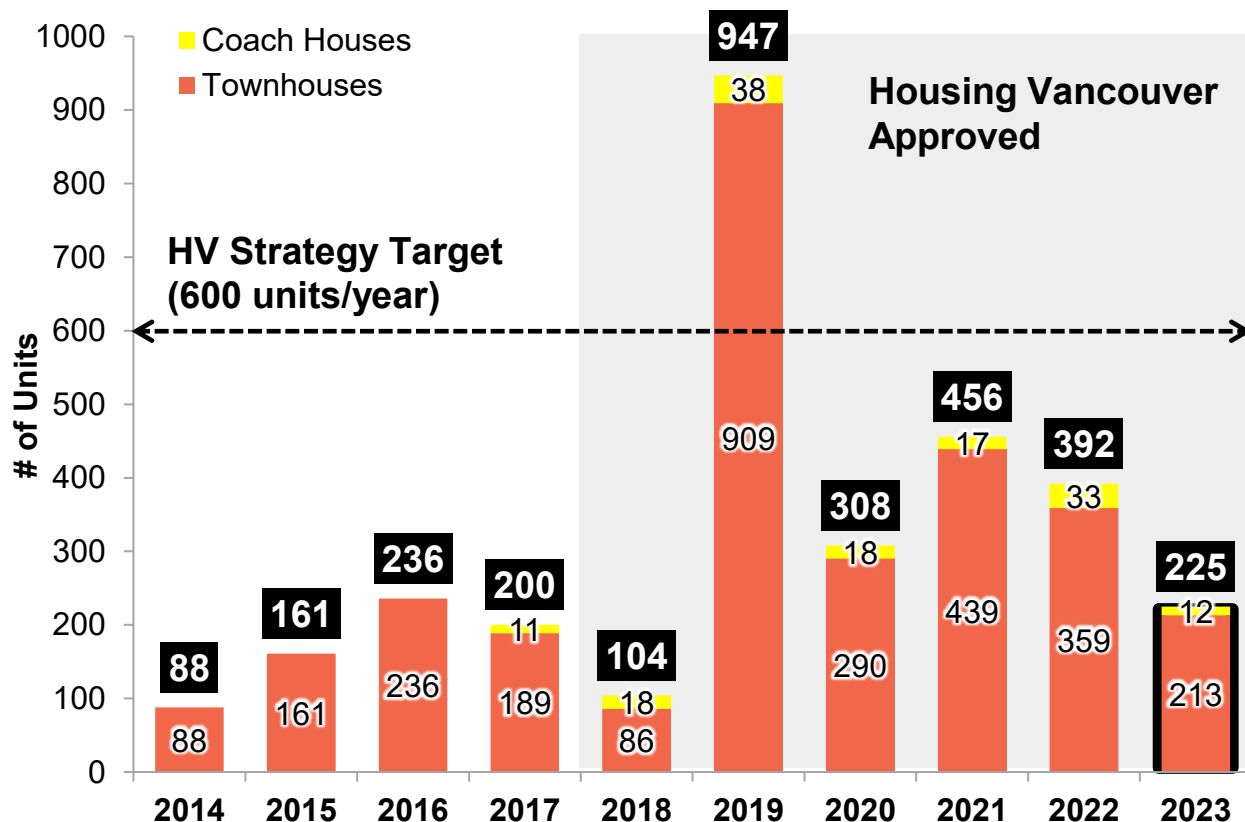


Laneways are a form of infill housing that cannot be strata-titled

Less laneway permits issued compared to previous years given the shift to other new housing options including duplexes and multiplexes.

Townhouse and Coach Houses: Approvals continue to fall below target

Townhouse and Coach House Approvals by Year (2014-2023)



Ground-oriented homeownership approvals have declined in 2023 due to similar economic impacts on the ownership market

More uptake of ground-oriented housing development is anticipated with recent zoning changes to add multiplexes in low-density neighbourhoods



Townhouses provide new ground-oriented homeownership options for families and downsizing seniors.

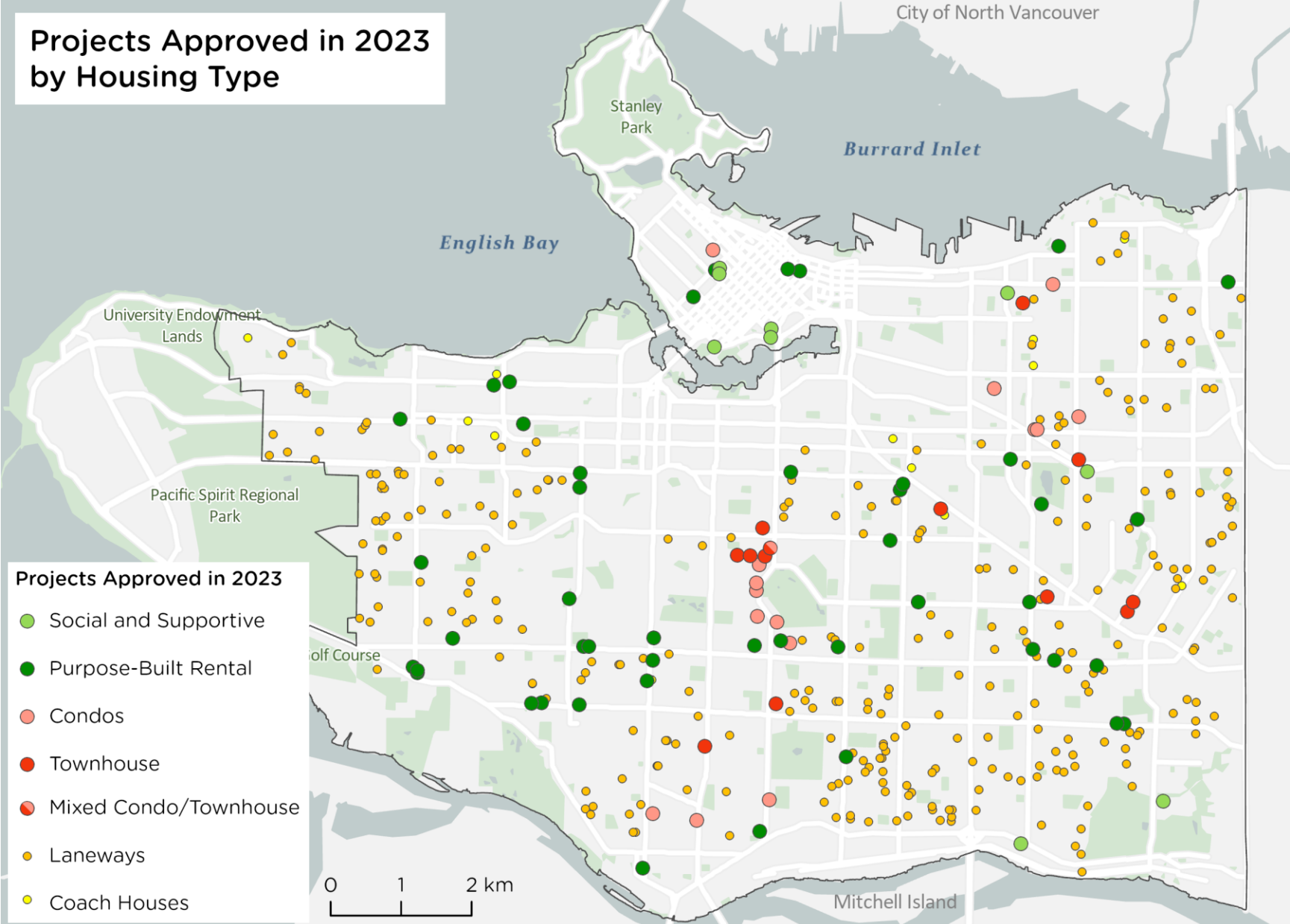


Coach houses are a form of infill housing that can be strata-titled and are saleable separate from the main property



Council enacted bylaws to add multiplexes in low-density areas on Oct. 17th, 2023. A Multiplex is a small scale townhouse project on a single lot.

Distribution of 2023 Approvals across the City



2023 Approved Housing for Diverse Communities



1710-1730 E Pender – 191
social housing units for
Indigenous people



990 Beatty St – 283 units of
social housing above fire hall
and child care facility



1045 Burnaby St – 170 rental
units, with 37 units below-market



5562-5568 Manson St – 404
rental units, with 78 units
below-market





1925 SE Marine – 72 supportive
housing units at shelter rate with
on-site support services



3132-3150 Rosemont Dr – 94
social housing units for seniors

2023 Approved Developments with Tenant Relocation Plans

In 2023, there were 30 approved developments with Tenant Relocation Plans, impacting 127 eligible tenancies

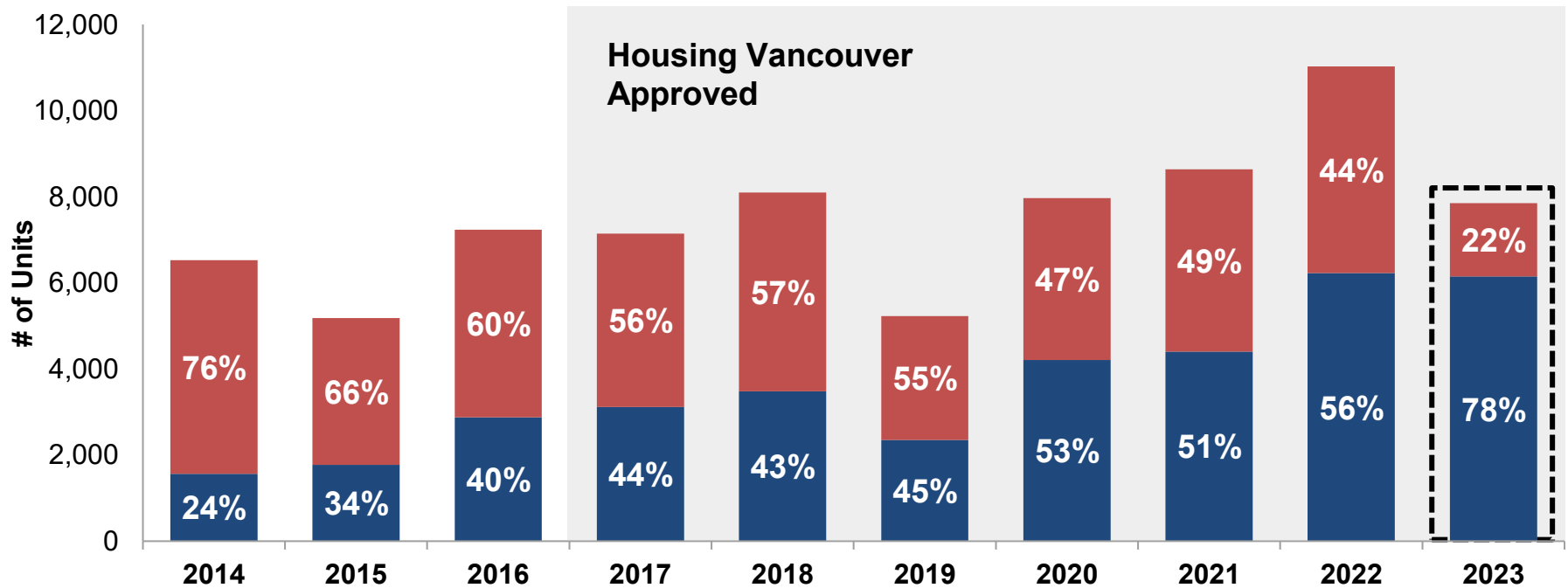
| | # of Developments | # of Eligible Tenancies* |
|--|-------------------|--------------------------|
| Total 2023 Approved Developments with a Tenant Relocation Plan (TRP) | 30 | 127 |
|  Existing Primary Rental Buildings | 6 | 65 |
|  Existing Secondary Rental Buildings | 24 | 62 |

- Tenancies are generally considered eligible if tenants have been living in the building for one year or more at the time of application. The TRP Policy exempts secondary rental tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application, as well as former owners renting back their home. The TRPP has unique requirements for non-profit social and co-op housing that are different from market rental housing requirements. For more details, see the full policy.*
- Tenant Relocation and Protection Policy eligible units were counted for approved projects from January to December 2023 and may not yet be completed Tenant Relocation Plans. Approved projects are counted at public hearing date if approved by Council for rezoning applications and DP issuance for development permit applications*
- No TRPs related to the Broadway Plan are included in the above figures.*

*Progress toward Housing Vancouver
10-year goals*

Successfully making the shift towards secured rental since 2017: 2023 had the highest share of rental housing in the last decade

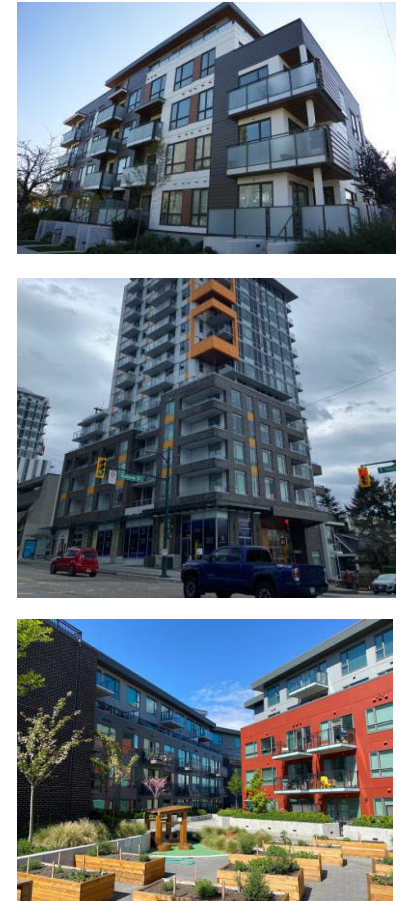
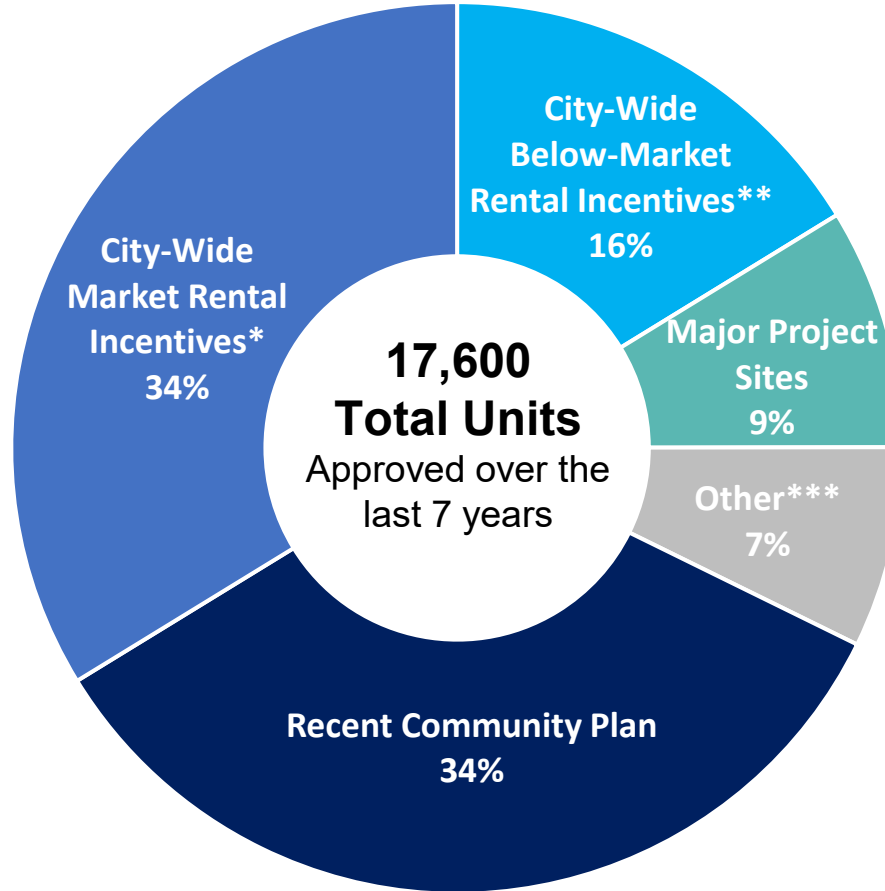
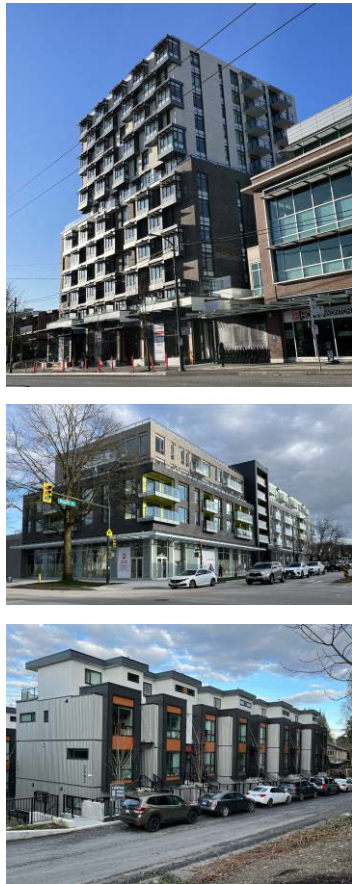
- Ownership:** includes newly approved condominium and townhouse units
- Primary Rental:** includes social, supportive, purpose-built rental housing, and laneways



**Please see Progress Report Dashboard 2023 Annual Update for an annual count of social, supportive, and purpose-built rental completions*

City-wide and area specific rental policies are key to enabling new rental

Purpose-Built Rental Approvals from 2017-2023



* City-wide market rental incentives include the Secured Rental Policy, the Interim Rezoning Policy for Affordable Housing Choices, the Short-Term Incentives for Rental, and the Rental 100 Program

** City-wide below-market rental incentives include the Below-Market Rental Housing Policy for Rezoning and the Moderate Income Rental Housing Pilot Program

*** Other refers to projects approved under existing zoning, renovations, or projects where 1 for 1 rental replacement was a requirement since redevelopment was located within a Rental Housing Stock ODP zoning district

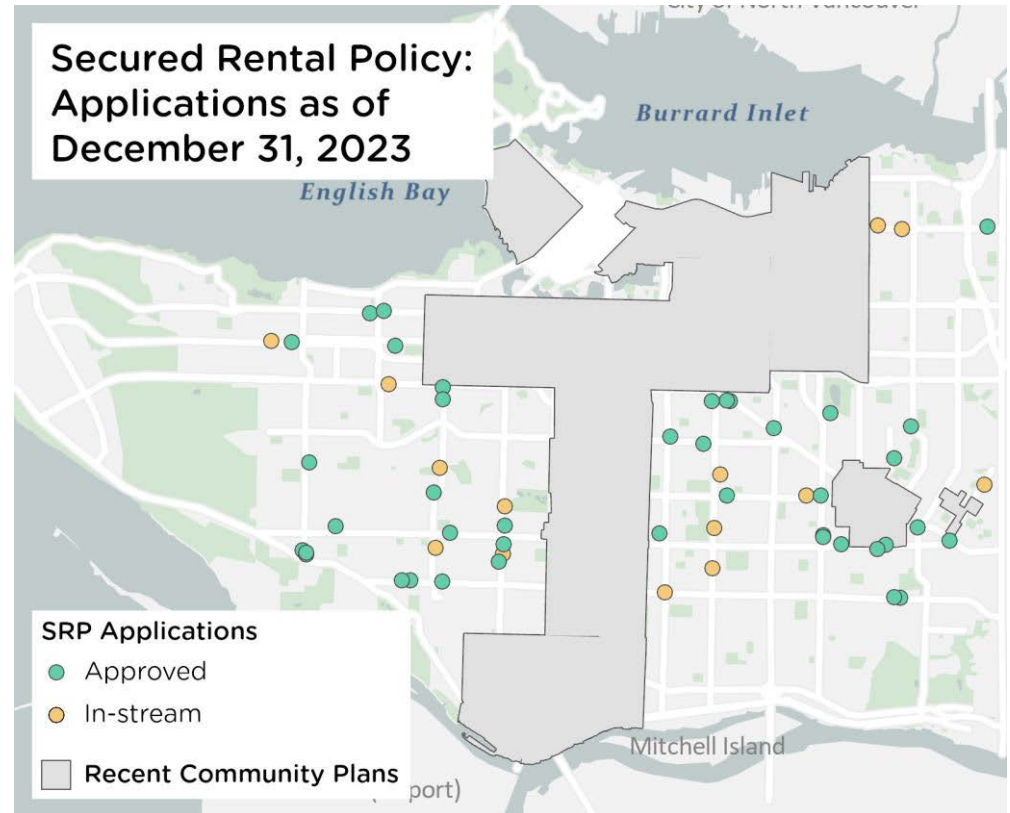
Secured Rental Policy Example

The **Secured Rental Policy** creates new rental across the City, in proximity to commercial areas and transit, while limiting displacement of existing renters, streamlining the application process and creating new commercial space in neighbourhoods.

In 2023, 54% of purpose-built rental approvals were approved under the **Secured Rental Policy**

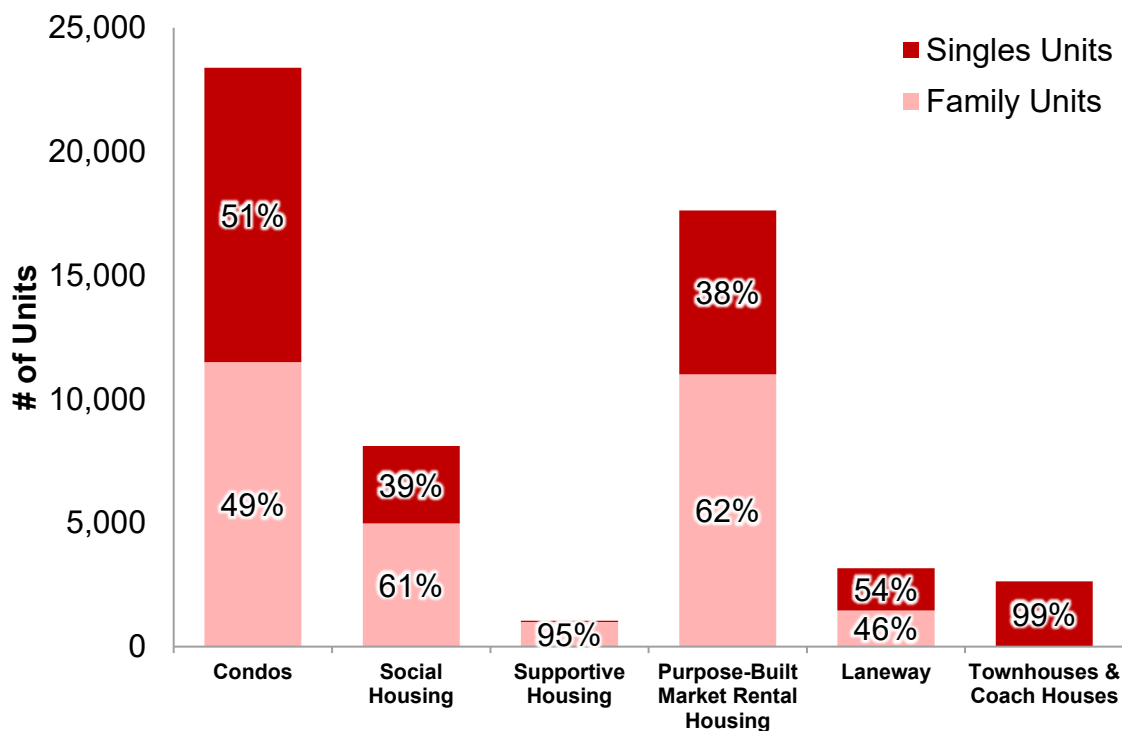
| | Approved in 2023 | Approved Since 2021 |
|--------------------------|------------------------|------------------------|
| Net Units | 2,521 | 3,282 |
| Net New Commercial Space | 52,818 ft ² | 85,740 ft ² |

An additional 1,095 net units and nearly 30,000 ft² of net new commercial space are currently in-stream

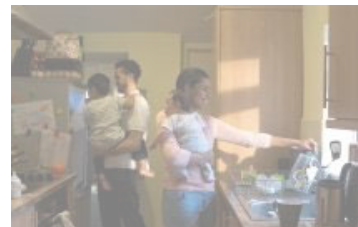
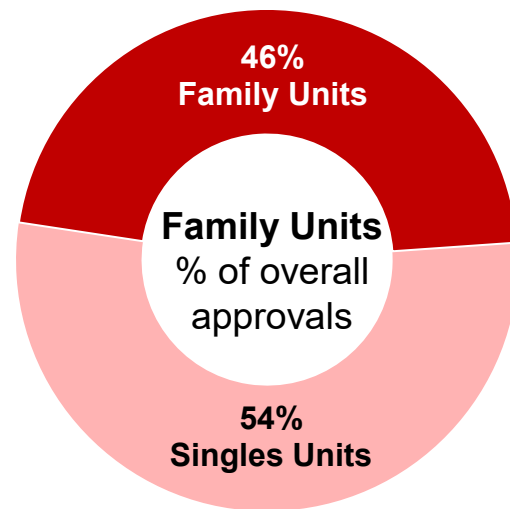


Exceeding family housing target: 46% of approved units from 2017-2023 have 2+ bedrooms

% of Family Units Approved in the Last 7 Years by Housing Type



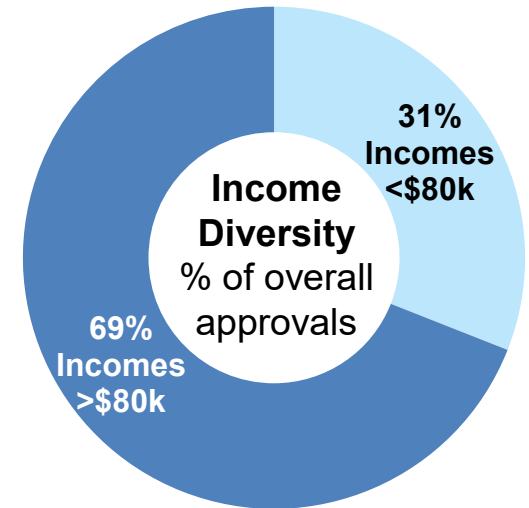
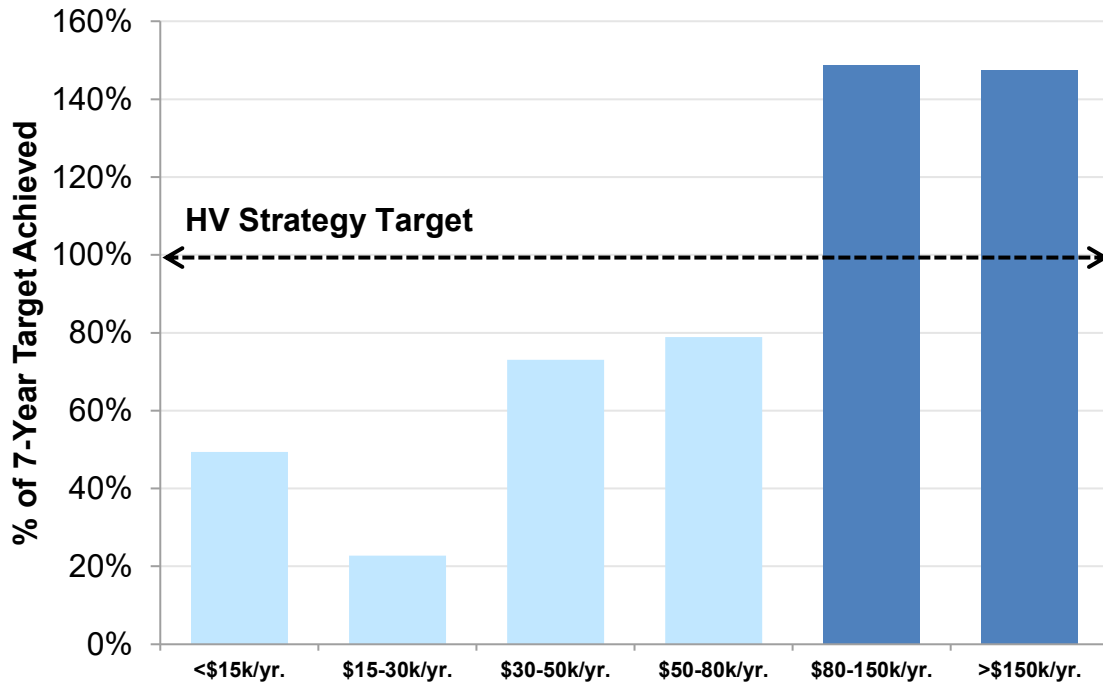
Housing Vancouver Goal:
~40% of new approved units to be family-sized



Falling below targets to serve low-moderate incomes: 31% of approved homes since 2017 are affordable to <\$80K

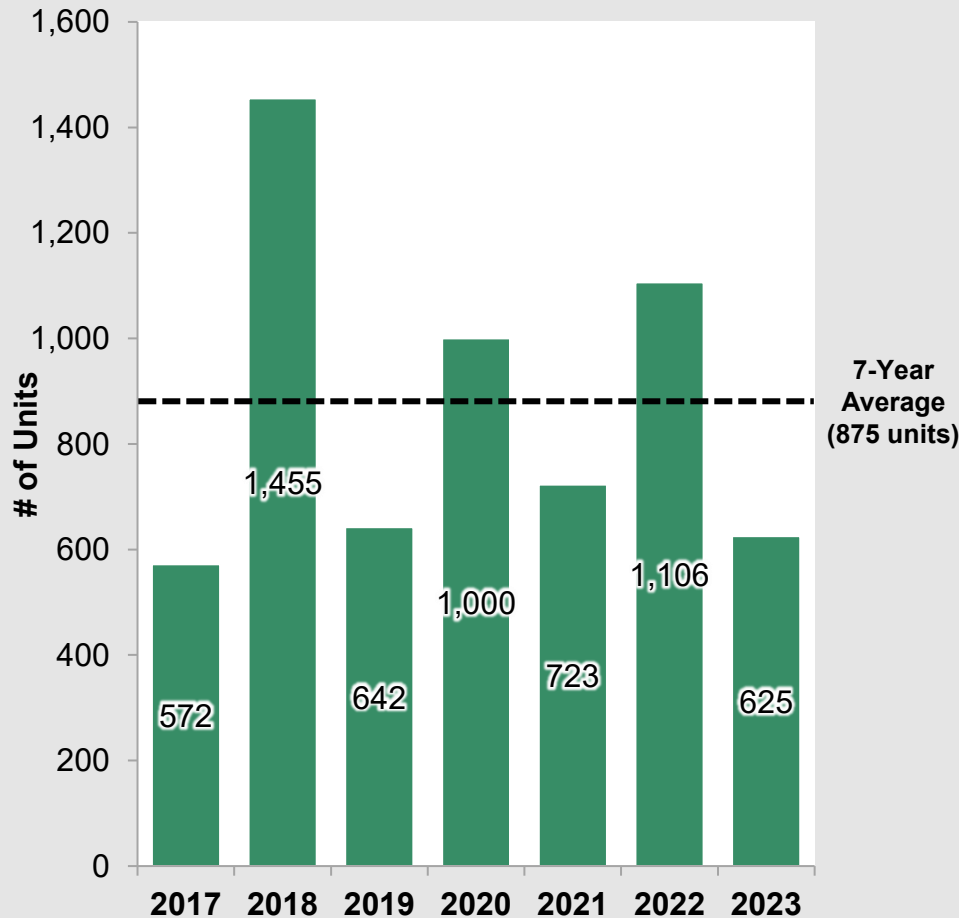
% Progress Towards Income Target Category after 7 years
Continuing to under-achieve on deeper affordability

Housing Vancouver Goal:
48% of new homes for incomes
<\$80k/year



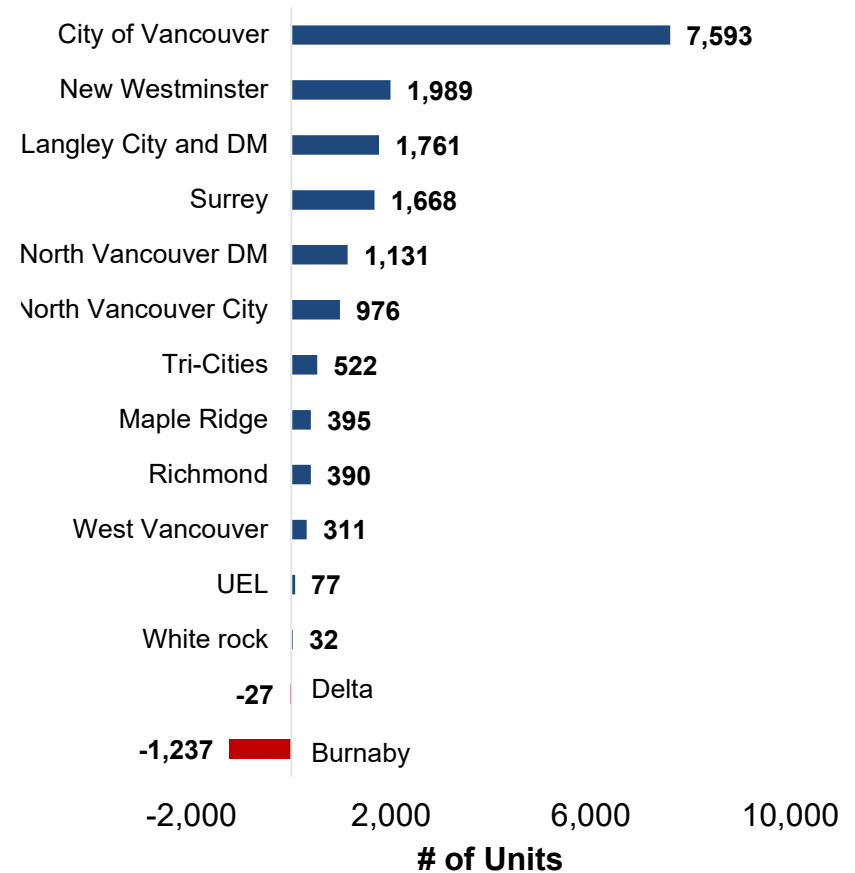
Lower Annual Completions in 2023 but Significant Gains in Recent Years Compared to the Rest of the Region

Annual Purpose-Built Rental Completions in the City of Vancouver



Source: CoV Development Permit System

Change in Purpose-built Rental Stock in the Region from 2017-2023*

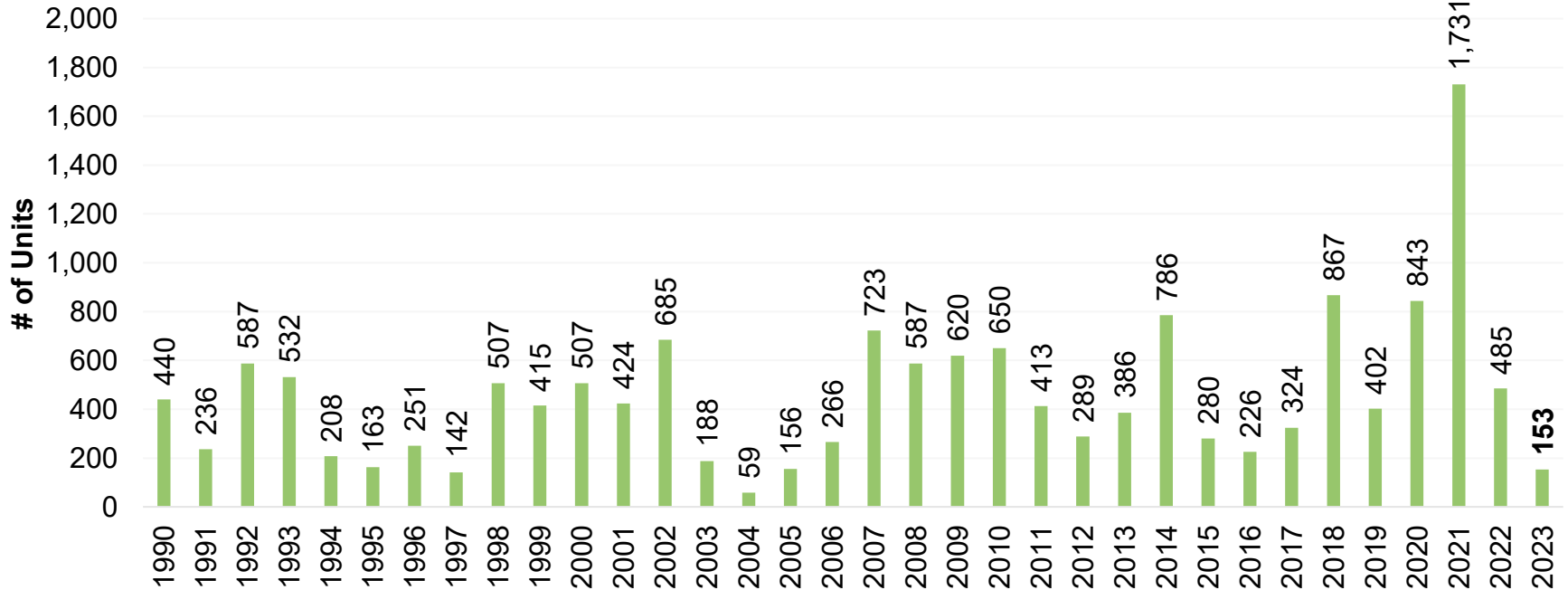


Source: CMHC Rental Market Survey

*Note that data does not account for rental or social housing projects under-construction and pending replacement of demolished units

Social and Supportive Housing Completions and Acquisitions

Historical Completions and Acquisitions of Social and Supportive Housing



2023 net completions: 127 units

Completions have lagged behind approval numbers in recent years due to economic challenges related to:

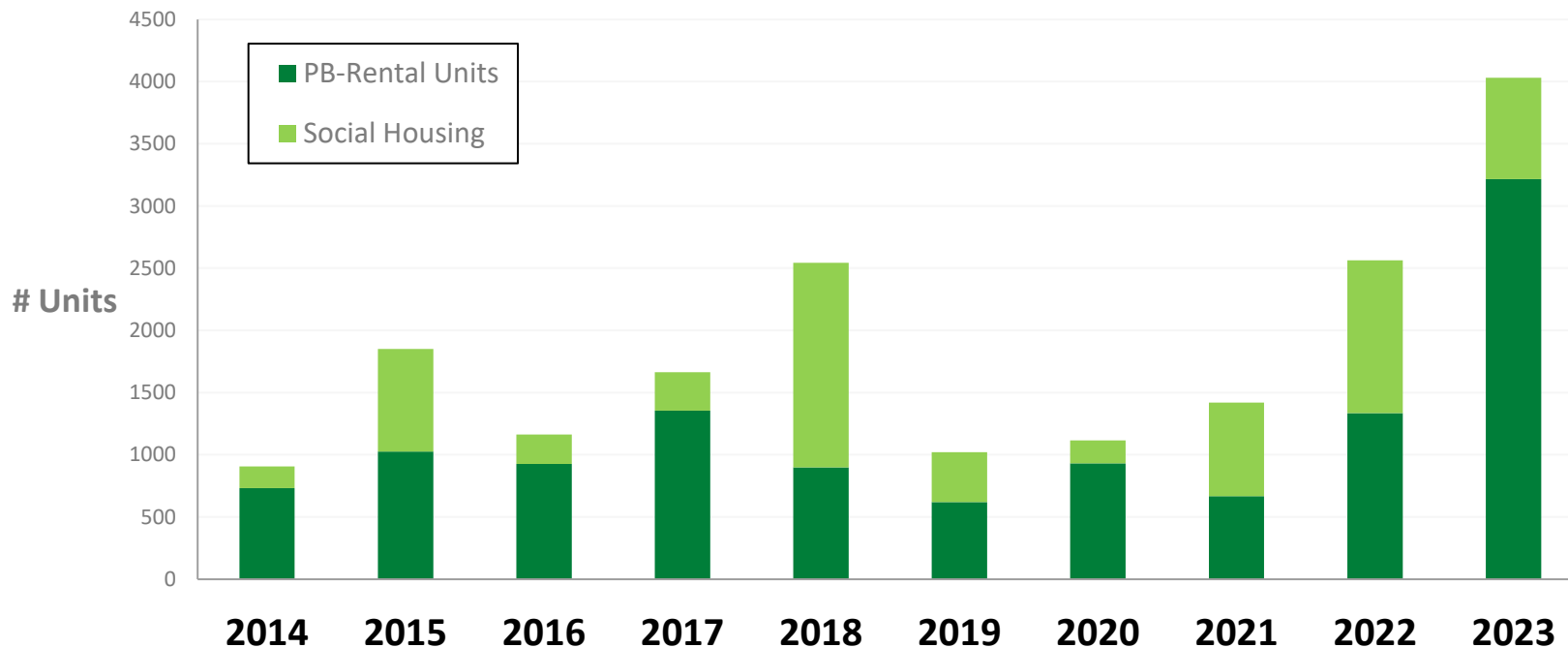
- Funding capacity for social housing,
- Escalating construction and supply costs
- Availability of labour and trades



710 E 19th Ave, North Arm

Strong Construction Activity Leading to Future Completions

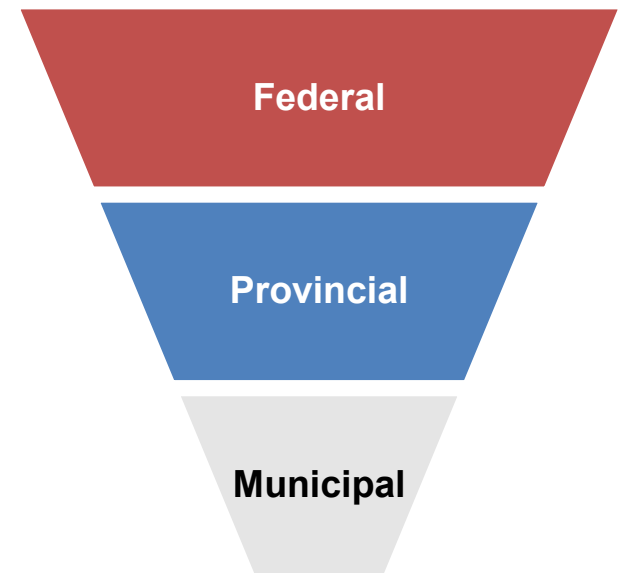
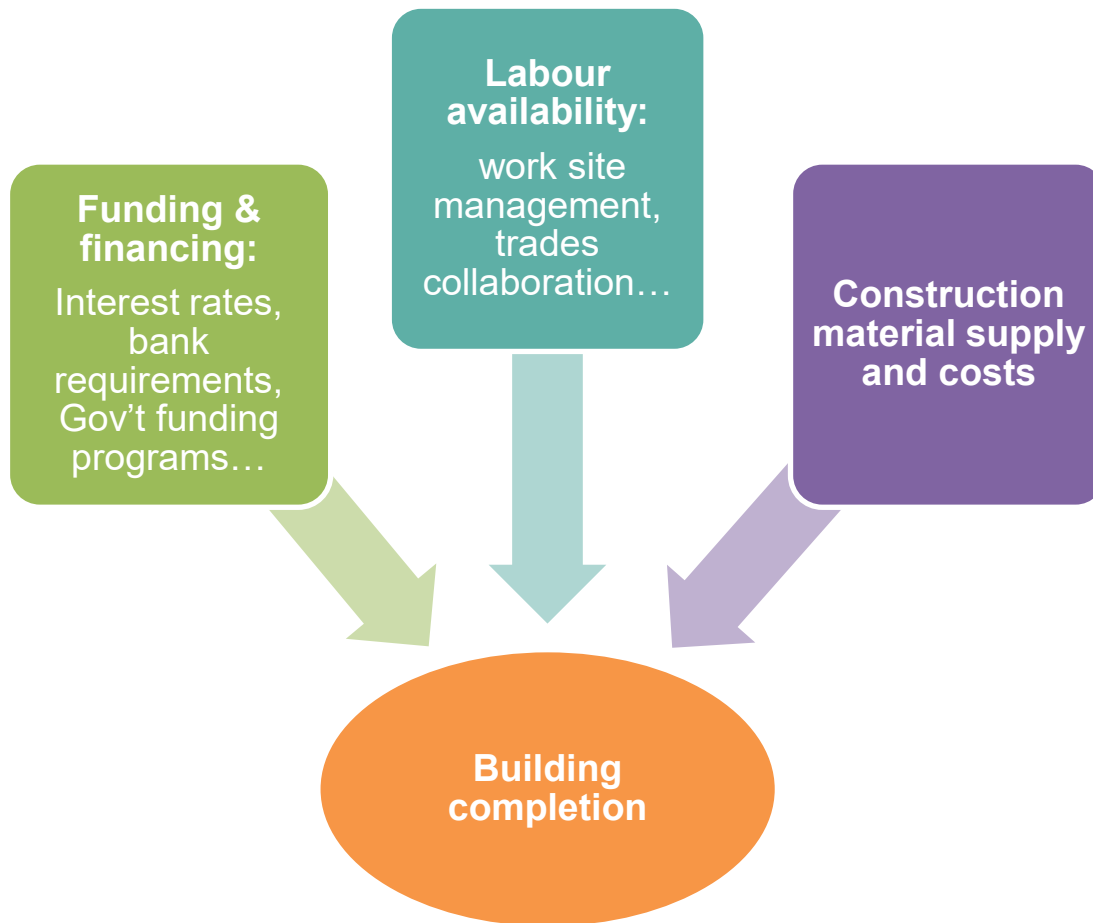
Annual Building Permits Issued for Purpose-built Rental, Social, and Supportive Housing



- Highest year of building permits issued in the last decade
- Over the next 2 years, approximately 1,900 social and 2,100 purpose-built rental housing units anticipated to complete

Ensuring homes get built will require all hands on deck

After municipal approvals, many factors may impact construction start and timeline



A coordinated response across all levels of government is needed to address funding gaps and unfavorable market conditions

Progress Report & Actions Summary

1. Have been consistently achieving the overall approvals target in recent years
2. Rental approvals remain high despite economic constraints affecting ownership approvals
3. More than three quarters of annual approvals have been rental housing, primarily driven by pb-rental policies
4. Action required from all levels of government to ensure homes get built
5. Achieving deeper levels of affordability remains a challenge in the current economic environment



Table 1. Non-Market Housing Approvals in 2023

| Address | Net Non-Market Units | Net Unit Mix | | | | | |
|--|----------------------|--------------|------------|------------|------------|------------|-----------|
| | | Micro | SRO/Studio | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
| 1063-1075 Barclay St | 87 | | | 18 | 47 | 22 | |
| 1040-1080 Barclay St | 99 | | 13 | 33 | 33 | 20 | |
| 3132 Rosemont Dr (3150 Rosemont Dr) | 61 | | -19 | 80 | | | |
| 450 Pacific St | 90 | | 18 | 33 | 28 | 11 | |
| 990 Beatty St | 288 | | 88 | 98 | 98 | 4 | |
| 1050 Expo Blvd | 296 | | 108 | 69 | 91 | 28 | |
| 1925 SE Marine Dr | 72 | | 72 | | | | |
| 2518-2540 Grandview Hwy S | 64 | | 64 | | | | |
| 1710 E Pender St | 164 | | -4 | 113 | 26 | 24 | 5 |
| Total Net Units: | 1,221 | 0 | 340 | 444 | 323 | 109 | 5 |

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 2. Purpose-Built Rental Housing Approvals in 2023

| Address | Net Rental Units | Below Market Units | Net Unit Mix | | | | |
|---|------------------|--------------------|--------------|-----------|-----------|-----------|-----------|
| | | | Studio | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
| 5504-5536 Victoria Dr | 71 | 14 | 20 | 26 | 20 | 5 | |
| 351 W 16th Ave | 13 | | 2 | 6 | 3 | 2 | |
| 314-328 W Hastings St | 128 | | 87 | 5 | 15 | 21 | |
| 540 W 65th Ave & 8120-8168 Lord St | 146 | 5 | 36 | 60 | 35 | 15 | |
| 2001-2021 W 41st Ave | 42 | | 2 | 16 | 22 | 2 | |
| 208 East 54th Ave, 7018-7078 Main St, & 211 East 55th Ave | 131 | | 33 | 52 | 40 | 6 | |
| 2886 Commercial Dr & 1717 E 13th Ave | 44 | | 12 | 23 | 9 | | |
| 2904-2906 W 4th Ave & 2908 W 4th Ave | 54 | | 35 | | 19 | | |
| 3205 Arbutus St | 54 | | 12 | 23 | 17 | 2 | |
| 2185 Oxford St & 103-111 N Templeton Dr | 23 | | | 23 | | | |
| 5562-5568 Manson St | 404 | 78 | 168 | 94 | 136 | 6 | |
| 1522 W 45th Ave & 6137 Granville St | 90 | | 48 | 10 | 31 | 1 | |
| 1040-1080 Barclay St | 464 | 137 | 52 | 202 | 195 | 15 | |
| 4875 Victoria Dr | 102 | | 14 | 52 | 36 | | |
| 2126 W 34th Ave & 5025 Arbutus St | 156 | | 82 | 19 | 55 | | |
| 5995-6015 Dunbar St | 76 | | 19 | 29 | 28 | | |
| 3803-3823 W 10th Ave | 88 | 18 | 24 | 33 | 28 | 3 | |
| 1045 Burnaby St | 170 | 37 | 69 | 38 | 57 | 6 | |
| 2325-2377 W 49th Ave | 150 | | 81 | 13 | 55 | 1 | |
| 657-685 E 18th Ave | 31 | | 8 | 12 | 9 | 2 | |
| 427-449 W 39th Ave | 176 | 34 | 31 | 74 | 62 | 9 | |
| 1977 W 41st Ave & 5688 Maple St | 77 | 15 | 20 | 29 | 25 | 3 | |
| 807-847 E 33rd Ave | 100 | | 34 | 29 | 33 | 4 | |
| 5828-5850 Granville St | 91 | | 35 | 21 | 35 | 0 | |
| 550-606 E King Edward Ave | 125 | | 50 | 25 | 34 | 16 | |
| 3747-3761 Renfrew St | 18 | | | 6 | 12 | | |
| 109 E 40th Ave | 69 | | 14 | 30 | 25 | | |
| 2821-2869 E 49th Ave | 141 | | 65 | 20 | 36 | 20 | |
| 5526-5592 Granville St | 114 | 23 | 10 | 64 | 40 | | |
| 5650-5690 Blenheim St | 115 | | 15 | 58 | 36 | 6 | |

| Address | Net Rental Units | Below Market Units | Net Unit Mix | | | | |
|--|------------------|--------------------|--------------|--------------|--------------|------------|-----------|
| | | | Studio | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
| 2763 W 4th Ave & 1960 Macdonald St | 99 | | 10 | 50 | 39 | | |
| 2231-2247 E 41st Ave | 82 | | 31 | 22 | 29 | | |
| 3539 Hull St | 4 | | 1 | 1 | 2 | | |
| 3555-3561 E Hastings St | 56 | | 5 | 31 | 17 | 3 | |
| 3581 W 30th Ave | 30 | | 20 | | 10 | | |
| 2596-2660 E 41st | 141 | | 52 | 39 | 38 | 12 | |
| 430-440 W Pender St | 80 | | 60 | | 20 | | |
| 6081-6083 Collingwood Pl | 30 | | 11 | 9 | 9 | 1 | |
| 2560-2580 Trafalgar St | 26 | | 17 | | 9 | | |
| 2005-2045 W 49th Ave | 111 | 22 | 33 | 39 | 33 | 6 | |
| 2753-2769 E 49th Ave | 84 | | 23 | 29 | 20 | 12 | |
| 6065-6075 Collingwood Pl | 101 | | 18 | 45 | 38 | | |
| 3529-3589 Arbutus St & 2106 W 19th Ave | 104 | | 4 | 60 | 36 | 4 | |
| 1510 W 71st Ave & 8733 Granville St | 77 | | 44 | 3 | 20 | 10 | |
| 3231-3245 Fraser St & 675 E 17th Ave | 110 | 20 | 30 | 41 | 38 | 1 | |
| 6470 Larch St | 33 | | 11 | 10 | 10 | 2 | |
| Total Net Units | 4,631 | 403 | 1,448 | 1,471 | 1,516 | 196 | 0 |

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 3. Condominium Approvals in 2023

| Address | Condo Units | Unit Mix | | | | Townhouse Units |
|------------------------|--------------|------------|------------|------------|------------|-----------------|
| | | Studio | 1-Bedroom | 2-Bedroom | 3-Bedroom | |
| 1063 BARCLAY STREET | 285 | | 174 | 71 | 40 | 0 |
| 618 W 32ND AVENUE | 25 | 3 | 5 | 14 | 3 | 0 |
| 5235 KERSLAND DRIVE | 62 | | 10 | 45 | 7 | 0 |
| 5079 ASH STREET | 62 | 1 | 22 | 21 | 18 | 0 |
| 1070 BARCLAY STREET | 296 | 36 | 79 | 135 | 46 | 0 |
| 7688 CAMBIE STREET | 60 | 21 | 10 | 22 | 7 | 0 |
| 1961 E BROADWAY | 75 | | 46 | 21 | 8 | 0 |
| 836 BUTE STREET | 6 | 1 | 2 | 3 | | 0 |
| 591 W 29TH AVENUE | 6 | | | | 6 | 0 |
| 1540 E 3RD AVENUE | 8 | | | 2 | 6 | 0 |
| 2122 E HASTINGS STREET | 33 | 15 | 6 | 9 | 3 | 0 |
| 8029 OAK STREET | 246 | 11 | 126 | 85 | 24 | 0 |
| 4261 CAMBIE STREET | 58 | 0 | 26 | 26 | 6 | 2 |
| 5515 ELIZABETH STREET | 27 | | 8 | 7 | 12 | 0 |
| 4711 CAMBIE STREET | 114 | 8 | 46 | 48 | 12 | 0 |
| 2465 SEMLIN DRIVE | 73 | | 46 | 20 | 7 | 0 |
| 2250 NANAIMO STREET | 38 | 22 | 4 | 5 | 7 | 0 |
| 7961 FRENCH STREET | 4 | | | | 4 | 0 |
| Total Units: | 1,478 | 118 | 610 | 534 | 216 | 2 |

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 4. Townhouse Approvals in 2023

| Address | Townhouse Units | Unit Mix | | | | Condo Units |
|-----------------------|-----------------|----------|-----------|-----------|------------|-------------|
| | | Studios | 1-Bedroom | 2-Bedroom | 3-Bedroom | |
| 4261 CAMBIE STREET | 2 | | | | 2 | 58 |
| 2828 HORLEY STREET | 6 | | 4 | | 2 | 0 |
| 1024 E 20TH AVENUE | 6 | | | 3 | 3 | 0 |
| 2122 E 32ND AVENUE | 8 | | | 2 | 6 | 0 |
| 4846 EARLES STREET | 9 | | 2 | 3 | 4 | 0 |
| 539 W 28TH AVENUE | 20 | | | | 20 | 0 |
| 7057 OAK STREET | 26 | | | | 26 | 0 |
| 4375 WILLOW STREET | 26 | | 5 | 6 | 15 | 0 |
| 588 W 24TH AVENUE | 40 | | 8 | 14 | 18 | 0 |
| 6333 YUKON STREET | 24 | | | | 24 | 0 |
| 691 W 28TH AVENUE | 7 | | | 1 | 6 | 0 |
| 1837 E GEORGIA STREET | 5 | | | 1 | 4 | 0 |
| 2810 NANAIMO STREET | 34 | | 9 | 11 | 14 | 0 |
| Total Units: | 213 | 0 | 28 | 41 | 144 | 58 |

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 5. Laneway Permits Issued in 2023

| Permit Number | Address | Issued Date |
|---------------|------------------------|-------------|
| DB-2021-05852 | 6210 LARCH STREET | 01/03/2023 |
| DB-2022-02714 | 1434 E 54TH AVENUE | 01/05/2023 |
| DB-2022-04804 | 1959 W 43RD AVENUE | 01/06/2023 |
| DB-2022-03210 | 3959 W 36TH AVENUE | 01/09/2023 |
| DB-2021-05938 | 5041 WINDSOR STREET | 01/10/2023 |
| DB-2021-06774 | 4466 W 5TH AVENUE | 01/10/2023 |
| DB-2021-04791 | 3387 E 3RD AVENUE | 01/10/2023 |
| DB-2022-00748 | 4740 REID STREET | 01/11/2023 |
| DB-2022-04382 | 1675 W 59TH AVENUE | 01/11/2023 |
| DB-2022-01513 | 2811 E 23RD AVENUE | 01/12/2023 |
| DB-2022-03088 | 3941 W 20TH AVENUE | 01/12/2023 |
| DB-2022-04010 | 2547 MCGILL STREET | 01/16/2023 |
| DB-2022-04023 | 2062 E 40TH AVENUE | 01/16/2023 |
| DB-2022-04291 | 111 E 47TH AVENUE | 01/17/2023 |
| DB-2022-03392 | 6428 COMMERCIAL STREET | 01/17/2023 |
| DB-2022-02267 | 1160 E 37TH AVENUE | 01/17/2023 |
| DB-2021-05301 | 2662 E 3RD AVENUE | 01/17/2023 |
| DB-2022-01036 | 2929 E 17TH AVENUE | 01/19/2023 |
| DB-2022-03207 | 7033 ST. GEORGE STREET | 01/19/2023 |
| DB-2022-04696 | 3593 W 23RD AVENUE | 01/23/2023 |
| DB-2022-03656 | 3415 E 25TH AVENUE | 01/24/2023 |
| DB-2022-01847 | 7136 STIRLING STREET | 01/25/2023 |
| DB-2022-02591 | 1091 W 50TH AVENUE | 01/26/2023 |
| DB-2022-03688 | 3711 W 24TH AVENUE | 01/30/2023 |
| DB-2022-04399 | 480 E 48TH AVENUE | 01/30/2023 |
| DB-2022-00858 | 3126 E 17TH AVENUE | 01/31/2023 |
| DB-2022-04567 | 2965 W 28TH AVENUE | 01/31/2023 |
| DB-2022-02936 | 3075 VENABLES STREET | 02/01/2023 |
| DB-2022-04566 | 3619 TRAFALGAR STREET | 02/02/2023 |
| DB-2022-03098 | 644 E 51ST AVENUE | 02/02/2023 |
| DB-2021-05389 | 190 W 39TH AVENUE | 02/02/2023 |
| DB-2022-00870 | 3126 W 32ND AVENUE | 02/06/2023 |
| DB-2022-02164 | 6572 BUTLER STREET | 02/07/2023 |
| DB-2022-01018 | 6029 HOLLAND STREET | 02/09/2023 |
| DB-2021-06844 | 1558 W 66TH AVENUE | 02/09/2023 |
| DB-2022-00674 | 3839 KAMLOOPS STREET | 02/09/2023 |
| DB-2022-01786 | 375 W 17TH AVENUE | 02/09/2023 |
| DB-2022-04976 | 5518 FLEMING STREET | 02/10/2023 |
| DB-2022-03690 | 6386 BUTLER STREET | 02/10/2023 |
| DB-2022-03111 | 264 E 17TH AVENUE | 02/13/2023 |

| Permit Number | Address | Issued Date |
|---------------|------------------------|-------------|
| DB-2022-05065 | 5730 ATHLONE STREET | 02/14/2023 |
| DB-2021-06081 | 3581 PRICE STREET | 02/15/2023 |
| DB-2022-00962 | 3649 TURNER STREET | 02/15/2023 |
| DB-2022-01935 | 2439 W 20TH AVENUE | 02/15/2023 |
| DB-2022-04673 | 2028 W 45TH AVENUE | 02/15/2023 |
| DB-2021-06544 | 1915 E 37TH AVENUE | 02/16/2023 |
| DB-2022-03691 | 7957 ELLIOTT STREET | 02/16/2023 |
| DB-2022-02806 | 10 E 61ST AVENUE | 02/17/2023 |
| DB-2022-03320 | 4068 W 11TH AVENUE | 02/17/2023 |
| DB-2022-00458 | 7048 HUDSON STREET | 02/22/2023 |
| DB-2022-03977 | 4743 SLOCAN STREET | 02/23/2023 |
| DB-2022-05094 | 2196 E 8TH AVENUE | 02/24/2023 |
| DB-2022-05149 | 4078 W 37TH AVENUE | 02/24/2023 |
| DB-2022-03693 | 4537 W 15TH AVENUE | 02/27/2023 |
| DB-2022-05005 | 3125 CHARLES STREET | 02/28/2023 |
| DB-2022-02940 | 154 E 63RD AVENUE | 02/28/2023 |
| DB-2022-02631 | 6408 VINE STREET | 02/28/2023 |
| DB-2022-04480 | 526 E 53RD AVENUE | 03/01/2023 |
| DB-2022-04962 | 2133 LILLOOET STREET | 03/01/2023 |
| DB-2022-04485 | 3530 CAROLINA STREET | 03/06/2023 |
| DB-2022-03893 | 4644 W 15TH AVENUE | 03/06/2023 |
| DB-2022-04487 | 606 E 19TH AVENUE | 03/07/2023 |
| DB-2022-04475 | 482 E 54TH AVENUE | 03/07/2023 |
| DB-2022-03965 | 2040 E 47TH AVENUE | 03/08/2023 |
| DB-2022-03081 | 3505 WORTHINGTON DRIVE | 03/09/2023 |
| DB-2022-02730 | 2727 DUNDAS STREET | 03/14/2023 |
| DB-2022-04009 | 1260 E 63RD AVENUE | 03/14/2023 |
| DB-2022-03894 | 5942 CLARENDON STREET | 03/14/2023 |
| DB-2021-06100 | 2136 QUALICUM DRIVE | 03/17/2023 |
| DB-2022-03652 | 2965 VICTORIA DRIVE | 03/21/2023 |
| DB-2022-05282 | 3830 KOOTENAY STREET | 03/21/2023 |
| DB-2022-05536 | 1750 E 28TH AVENUE | 03/21/2023 |
| DB-2022-04781 | 2781 E 51ST AVENUE | 03/21/2023 |
| DB-2021-02619 | 807 W 60TH AVENUE | 03/22/2023 |
| DB-2022-02583 | 5741 BERKELEY STREET | 03/22/2023 |
| DB-2022-05007 | 5467 ELM STREET | 03/23/2023 |
| DB-2022-03506 | 2922 E 4TH AVENUE | 03/27/2023 |
| DB-2022-03990 | 2828 COLUMBIA STREET | 03/27/2023 |
| DB-2022-03050 | 6130 BROOKS STREET | 03/27/2023 |
| DB-2022-03388 | 2610 BOBOLINK AVENUE | 03/28/2023 |
| DB-2022-04202 | 3030 E 28TH AVENUE | 03/29/2023 |

| Permit Number | Address | Issued Date |
|---------------|--------------------------|-------------|
| DB-2022-01488 | 285 E 54TH AVENUE | 03/29/2023 |
| DB-2022-00532 | 7975 ADERA STREET | 03/30/2023 |
| DB-2022-03967 | 4017 W 18TH AVENUE | 03/30/2023 |
| DB-2022-02274 | 3975 W 32ND AVENUE | 03/30/2023 |
| DB-2022-00743 | 4465 DUMFRIES STREET | 04/03/2023 |
| DB-2022-03739 | 4260 NOOTKA STREET | 04/04/2023 |
| DB-2022-04898 | 1957 W 61ST AVENUE | 04/04/2023 |
| DB-2022-04352 | 1927 TURNER STREET | 04/05/2023 |
| DB-2022-04746 | 807 E KING EDWARD AVENUE | 04/06/2023 |
| DB-2022-02722 | 2268 E 35TH AVENUE | 04/11/2023 |
| DB-2022-05046 | 3525 W 10TH AVENUE | 04/12/2023 |
| DB-2022-04059 | 772 E 59TH AVENUE | 04/12/2023 |
| DB-2022-05293 | 285 E 64TH AVENUE | 04/12/2023 |
| DB-2022-01948 | 1339 W 53RD AVENUE | 04/12/2023 |
| DB-2022-03597 | 545 E 46TH AVENUE | 04/13/2023 |
| DB-2022-03093 | 2749 ALAMEIN AVENUE | 04/17/2023 |
| DB-2022-03557 | 3939 MACKENZIE STREET | 04/17/2023 |
| DB-2022-05592 | 3092 W 37TH AVENUE | 04/17/2023 |
| DB-2022-05166 | 1582 E 36TH AVENUE | 04/18/2023 |
| DB-2022-04744 | 1045 E 62ND AVENUE | 04/18/2023 |
| DB-2022-02138 | 2281 E 40TH AVENUE | 04/20/2023 |
| DB-2022-01898 | 425 E 56TH AVENUE | 04/21/2023 |
| DB-2022-04698 | 3330 W 23RD AVENUE | 04/21/2023 |
| DB-2022-04139 | 1776 NASSAU DRIVE | 04/21/2023 |
| DB-2022-03531 | 6830 ST. GEORGE STREET | 04/21/2023 |
| DB-2022-03543 | 518 E 59TH AVENUE | 04/24/2023 |
| DB-2022-05589 | 1255 E 63RD AVENUE | 04/24/2023 |
| DB-2022-02263 | 5226 BLENHEIM STREET | 04/24/2023 |
| DB-2022-05288 | 1574 W 66TH AVENUE | 04/25/2023 |
| DB-2023-00066 | 2608 E 45TH AVENUE | 04/25/2023 |
| DB-2022-05291 | 1760 PENTICTON STREET | 04/28/2023 |
| DB-2022-04015 | 6428 ELGIN STREET | 04/28/2023 |
| DB-2023-00041 | 7475 DUMFRIES STREET | 04/28/2023 |
| DB-2021-06736 | 1443 W 57TH AVENUE | 04/28/2023 |
| DB-2022-04180 | 3175 W 38TH AVENUE | 04/28/2023 |
| DB-2021-06734 | 7287 CARTIER STREET | 05/01/2023 |
| DB-2022-01832 | 4426 W 6TH AVENUE | 05/02/2023 |
| DB-2022-00486 | 1065 E 56TH AVENUE | 05/02/2023 |
| DB-2022-04462 | 407 E 47TH AVENUE | 05/03/2023 |
| DB-2023-00149 | 58 E 38TH AVENUE | 05/03/2023 |
| DB-2022-05245 | 3167 E 29TH AVENUE | 05/03/2023 |

| Permit Number | Address | Issued Date |
|---------------|---------------------------|-------------|
| DB-2023-00068 | 2135 E 55TH AVENUE | 05/03/2023 |
| DB-2022-00468 | 3285 ADANAC STREET | 05/04/2023 |
| DB-2022-01459 | 2796 ETON STREET | 05/04/2023 |
| DB-2022-02204 | 2263 E 53RD AVENUE | 05/04/2023 |
| DB-2022-04294 | 1918 UPLAND DRIVE | 05/04/2023 |
| DB-2022-00842 | 4090 W 31ST AVENUE | 05/09/2023 |
| DB-2022-03545 | 3498 NAPIER STREET | 05/10/2023 |
| DB-2022-03373 | 2165 E 30TH AVENUE | 05/10/2023 |
| DB-2021-05870 | 2020 W 63RD AVENUE | 05/10/2023 |
| DB-2022-03982 | 225 E 58TH AVENUE | 05/12/2023 |
| DB-2022-02875 | 742 E 58TH AVENUE | 05/12/2023 |
| DB-2021-06592 | 6037 MAPLE STREET | 05/12/2023 |
| DB-2023-00410 | 3826 W 26TH AVENUE | 05/12/2023 |
| DB-2022-02623 | 689 E 64TH AVENUE | 05/15/2023 |
| DB-2022-01831 | 854 E 23RD AVENUE | 05/16/2023 |
| DB-2023-00111 | 4557 REID STREET | 05/17/2023 |
| DB-2022-05176 | 3071 COLLINGWOOD STREET | 05/17/2023 |
| DB-2022-04963 | 6691 BERKELEY STREET | 05/17/2023 |
| DB-2022-01949 | 1355 W 53RD AVENUE | 05/18/2023 |
| DB-2022-04670 | 6138 BUTLER STREET | 05/18/2023 |
| DB-2023-00032 | 3919 W 20TH AVENUE | 05/24/2023 |
| DB-2023-00108 | 3425 E 25TH AVENUE | 05/25/2023 |
| DB-2022-03042 | 6860 ST. GEORGE STREET | 05/29/2023 |
| DB-2022-01064 | 2555 W 14TH AVENUE | 05/31/2023 |
| DB-2022-04991 | 6850 RALEIGH STREET | 05/31/2023 |
| DB-2022-05477 | 108 W 45TH AVENUE | 06/01/2023 |
| DB-2023-00276 | 3525 W 38TH AVENUE | 06/01/2023 |
| DB-2022-05382 | 139 W 47TH AVENUE | 06/02/2023 |
| DB-2022-01731 | 3137 E 18TH AVENUE | 06/07/2023 |
| DB-2022-00984 | 5750 WALES STREET | 06/07/2023 |
| DB-2021-06833 | 1261 E 62ND AVENUE | 06/14/2023 |
| DB-2022-05262 | 2812 W 13TH AVENUE | 06/14/2023 |
| DB-2022-00996 | 3608 HAIDA DRIVE | 06/14/2023 |
| DB-2021-05854 | 6192 LARCH STREET | 06/15/2023 |
| DB-2022-03547 | 2842 E 54TH AVENUE | 06/15/2023 |
| DB-2023-01464 | 2095 E 50TH AVENUE | 06/15/2023 |
| DB-2022-00445 | 2852 W 42ND AVENUE | 06/16/2023 |
| DB-2021-06524 | 439 W 22ND AVENUE | 06/19/2023 |
| DB-2022-05579 | 3434 KAMLOOPS STREET | 06/20/2023 |
| DB-2023-00694 | 33 WORTHINGTON PLACE | 06/20/2023 |
| DB-2023-00668 | 3608 PRINCE EDWARD STREET | 06/20/2023 |

| Permit Number | Address | Issued Date |
|---------------|------------------------|-------------|
| DB-2022-01087 | 4456 CHALDECOTT STREET | 06/20/2023 |
| DB-2023-01465 | 3265 E 29TH AVENUE | 06/21/2023 |
| DB-2022-04242 | 2249 E 8TH AVENUE | 06/22/2023 |
| DB-2022-02788 | 323 E 40TH AVENUE | 06/22/2023 |
| DB-2021-06931 | 1225 E 62ND AVENUE | 06/23/2023 |
| DB-2022-05258 | 1730 W 43RD AVENUE | 06/23/2023 |
| DB-2022-04044 | 7969 LABURNUM STREET | 06/23/2023 |
| DB-2022-00802 | 3212 GRANT STREET | 06/26/2023 |
| DB-2021-06839 | 528 E 56TH AVENUE | 06/27/2023 |
| DB-2022-00907 | 7930 ROSS STREET | 06/30/2023 |
| DB-2023-00588 | 2854 W 37TH AVENUE | 07/04/2023 |
| DB-2022-05255 | 1877 W 63RD AVENUE | 07/05/2023 |
| DB-2022-03950 | 166 E 58TH AVENUE | 07/06/2023 |
| DB-2022-05510 | 276 W 48TH AVENUE | 07/06/2023 |
| DB-2022-03983 | 3354 CHERRY STREET | 07/06/2023 |
| DB-2022-03976 | 2384 HARRISON DRIVE | 07/06/2023 |
| DB-2022-00881 | 3435 W 19TH AVENUE | 07/07/2023 |
| DB-2022-05387 | 2201 E 7TH AVENUE | 07/07/2023 |
| DB-2022-05001 | 6533 RUPERT STREET | 07/07/2023 |
| DB-2023-00745 | 4465 W 6TH AVENUE | 07/10/2023 |
| DB-2022-02617 | 1226 VICTORIA DRIVE | 07/11/2023 |
| DB-2022-02621 | 1222 VICTORIA DRIVE | 07/11/2023 |
| DB-2023-00664 | 3282 WILLIAM STREET | 07/13/2023 |
| DB-2023-00666 | 2608 E 42ND AVENUE | 07/14/2023 |
| DB-2022-05169 | 1419 E 29TH AVENUE | 07/14/2023 |
| DB-2022-02157 | 405 E 48TH AVENUE | 07/14/2023 |
| DB-2022-03323 | 7188 NANAIMO STREET | 07/18/2023 |
| DB-2022-05584 | 2933 CHARLES STREET | 07/20/2023 |
| DB-2023-00713 | 5454 EARLES STREET | 07/20/2023 |
| DB-2022-03083 | 2879 W 35TH AVENUE | 07/20/2023 |
| DB-2022-04990 | 5482 QUEBEC STREET | 07/25/2023 |
| DB-2022-05174 | 3588 W 32ND AVENUE | 07/26/2023 |
| DB-2023-00496 | 1720 W 43RD AVENUE | 07/26/2023 |
| DB-2023-01581 | 3331 CHURCH STREET | 07/27/2023 |
| DB-2023-00673 | 1628 W 52ND AVENUE | 07/31/2023 |
| DB-2022-02602 | 6233 MONTGOMERY STREET | 08/01/2023 |
| DB-2022-05003 | 3940 W 24TH AVENUE | 08/01/2023 |
| DB-2022-04477 | 3445 E 3RD AVENUE | 08/01/2023 |
| DB-2022-04182 | 4333 W 12TH AVENUE | 08/03/2023 |
| DB-2023-00155 | 80 PENTICTON STREET | 08/03/2023 |
| DB-2023-00885 | 233 W 46TH AVENUE | 08/03/2023 |

| Permit Number | Address | Issued Date |
|---------------|---------------------------|-------------|
| DB-2022-03187 | 3116 CHARLES STREET | 08/04/2023 |
| DB-2022-05342 | 4250 OSLER STREET | 08/04/2023 |
| DB-2022-02342 | 3538 HAIDA DRIVE | 08/08/2023 |
| DB-2023-01567 | 141 E 47TH AVENUE | 08/09/2023 |
| DB-2022-00664 | 2395 E 40TH AVENUE | 08/09/2023 |
| DB-2023-01208 | 555 E 45TH AVENUE | 08/10/2023 |
| DB-2023-01500 | 1038 E 61ST AVENUE | 08/10/2023 |
| DB-2023-00325 | 286 E 63RD AVENUE | 08/10/2023 |
| DB-2023-00073 | 3942 W 19TH AVENUE | 08/15/2023 |
| DB-2022-03238 | 3986 W 24TH AVENUE | 08/15/2023 |
| DB-2022-04248 | 3233 W 14TH AVENUE | 08/16/2023 |
| DB-2023-00907 | 1028 E 56TH AVENUE | 08/17/2023 |
| DB-2022-05035 | 8286 ELLIOTT STREET | 08/18/2023 |
| DB-2022-01754 | 3231 COLERIDGE AVENUE | 08/22/2023 |
| DB-2023-01652 | 3185 GARDEN DRIVE | 08/23/2023 |
| DB-2022-05408 | 1639 E 56TH AVENUE | 08/23/2023 |
| DB-2022-05471 | 2450 E 53RD AVENUE | 08/24/2023 |
| DB-2023-00742 | 4039 W 11TH AVENUE | 08/25/2023 |
| DB-2023-00707 | 2863 E 22ND AVENUE | 08/29/2023 |
| DB-2022-05300 | 3507 E 24TH AVENUE | 08/29/2023 |
| DB-2023-02020 | 3907 W 24TH AVENUE | 08/31/2023 |
| DB-2023-02170 | 3826 W 17TH AVENUE | 08/31/2023 |
| DB-2023-00997 | 2366 W 18TH AVENUE | 08/31/2023 |
| DB-2022-04175 | 2069 MANNERING AVENUE | 09/01/2023 |
| DB-2022-05503 | 4632 W 12TH AVENUE | 09/01/2023 |
| DB-2023-00676 | 4466 CHALDECOTT STREET | 09/01/2023 |
| DB-2022-05155 | 2541 E KENT AVENUE NORTH | 09/07/2023 |
| DB-2023-01193 | 6569 KILLARNEY STREET | 09/08/2023 |
| DB-2022-01326 | 2959 ROSEMONT DRIVE | 09/12/2023 |
| DB-2023-00051 | 85 W 48TH AVENUE | 09/12/2023 |
| DB-2022-05621 | 7546 SELKIRK STREET | 09/13/2023 |
| DB-2022-04784 | 866 W KING EDWARD AVENUE | 09/13/2023 |
| DB-2023-01579 | 6633 RUPERT STREET | 09/13/2023 |
| DB-2022-04215 | 763 E 12TH AVENUE | 09/14/2023 |
| DB-2023-01667 | 7248 PRINCE EDWARD STREET | 09/14/2023 |
| DB-2023-01566 | 3157 W 34TH AVENUE | 09/18/2023 |
| DB-2023-00361 | 8282 HEATHER STREET | 09/19/2023 |
| DB-2022-05294 | 415 E 64TH AVENUE | 09/19/2023 |
| DB-2023-02095 | 2388 SEMLIN DRIVE | 09/20/2023 |
| DB-2022-04388 | 3379 PRICE STREET | 09/20/2023 |
| DB-2023-00436 | 1463 E 62ND AVENUE | 09/21/2023 |

| Permit Number | Address | Issued Date |
|---------------|-----------------------|-------------|
| DB-2021-02517 | 4530 BELMONT AVENUE | 09/26/2023 |
| DB-2022-04979 | 2161 E 11TH AVENUE | 09/28/2023 |
| DB-2023-01648 | 753 E 60TH AVENUE | 09/29/2023 |
| DB-2022-01640 | 3532 VIMY CRESCENT | 09/29/2023 |
| DB-2022-04803 | 5818 CHURCHILL STREET | 09/29/2023 |
| DB-2023-01140 | 6821 HEATHER STREET | 09/29/2023 |
| DB-2023-01376 | 7065 CLARENDON STREET | 09/29/2023 |
| DB-2022-05361 | 440 W 20TH AVENUE | 10/03/2023 |
| DB-2023-00064 | 95 E 59TH AVENUE | 10/04/2023 |
| DB-2022-04532 | 4066 W 27TH AVENUE | 10/04/2023 |
| DB-2023-01591 | 3114 E 14TH AVENUE | 10/05/2023 |
| DB-2023-01711 | 4357 W 16TH AVENUE | 10/05/2023 |
| DB-2023-01342 | 3482 E 47TH AVENUE | 10/06/2023 |
| DB-2022-04293 | 2262 W 18TH AVENUE | 10/12/2023 |
| DB-2023-00954 | 3819 W 18TH AVENUE | 10/13/2023 |
| DB-2022-00453 | 1375 W 26TH AVENUE | 10/13/2023 |
| DB-2023-00432 | 517 E 58TH AVENUE | 10/18/2023 |
| DB-2023-00879 | 3830 CARNARVON STREET | 10/20/2023 |
| DB-2023-00070 | 4588 W 1ST AVENUE | 10/23/2023 |
| DB-2022-04994 | 395 E 55TH AVENUE | 10/24/2023 |
| DB-2021-05674 | 6720 INVERNESS STREET | 10/24/2023 |
| DB-2022-05172 | 3425 E 29TH AVENUE | 10/24/2023 |
| DB-2021-06749 | 3560 YUKON STREET | 10/25/2023 |
| DB-2021-01571 | 5864 INVERNESS STREET | 10/31/2023 |
| DB-2022-04143 | 5225 SPENCER STREET | 11/07/2023 |
| DB-2023-01735 | 4030 W 10TH AVENUE | 11/09/2023 |
| DB-2023-01533 | 3105 W 29TH AVENUE | 11/09/2023 |
| DB-2022-04982 | 77 E 52ND AVENUE | 11/10/2023 |
| DB-2021-06716 | 62 E 21ST AVENUE | 11/14/2023 |
| DB-2022-03787 | 322 E 24TH AVENUE | 11/16/2023 |
| DB-2023-01948 | 3781 W 18TH AVENUE | 11/16/2023 |
| DB-2023-02394 | 823 E 24TH AVENUE | 11/17/2023 |
| DB-2023-03883 | 2816 E 4TH AVENUE | 11/20/2023 |
| DB-2022-05114 | 3983 W 18TH AVENUE | 11/20/2023 |
| DB-2023-02859 | 2115 UPLAND DRIVE | 11/20/2023 |
| DB-2023-03345 | 765 E 63RD AVENUE | 11/20/2023 |
| DB-2023-03398 | 1423 E 11TH AVENUE | 11/22/2023 |
| DB-2023-01679 | 2376 W 18TH AVENUE | 11/23/2023 |
| DB-2023-01574 | 3137 TURNER STREET | 11/24/2023 |
| DB-2023-01190 | 2476 W 12TH AVENUE | 11/27/2023 |
| DB-2023-02368 | 3988 W 31ST AVENUE | 11/30/2023 |

| Permit Number | Address | Issued Date |
|---------------|-----------------------|-------------|
| DB-2022-01126 | 727 E 50TH AVENUE | 12/04/2023 |
| DB-2023-00248 | 1522 W 62ND AVENUE | 12/06/2023 |
| DB-2022-05257 | 1560 E 51ST AVENUE | 12/13/2023 |
| DB-2023-02480 | 1975 E 38TH AVENUE | 12/14/2023 |
| DB-2022-02822 | 3327 W 14TH AVENUE | 12/14/2023 |
| DB-2022-03968 | 841 E 38TH AVENUE | 12/18/2023 |
| DB-2023-01038 | 3575 GLADSTONE STREET | 12/20/2023 |
| DB-2022-04373 | 4011 W 38TH AVENUE | 12/21/2023 |
| DB-2023-00732 | 2843 E 6TH AVENUE | 12/21/2023 |
| DB-2023-03885 | 5993 FLEMING STREET | 12/21/2023 |

Total Permits: 296

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 6. Coach House Permits Issued in 2023

| Permit Number | Address | Issued Date |
|---------------|------------------------|-------------|
| DP-2021-01013 | 2856 W 3RD AVENUE | 1/9/2023 |
| DP-2021-00980 | 1075 E 22ND AVENUE | 2/8/2023 |
| DP-2021-00258 | 3304 WELLINGTON AVENUE | 2/10/2023 |
| DP-2021-00756 | 6162 GRANVILLE STREET | 2/10/2023 |
| DP-2021-00691 | 4761 DRUMMOND DRIVE | 2/23/2023 |
| DP-2021-00067 | 523 E 11TH AVENUE | 3/3/2023 |
| DP-2021-00821 | 1928 GRAVELEY STREET | 3/24/2023 |
| DP-2022-00160 | 1922 WILLIAM STREET | 4/24/2023 |
| DP-2022-00103 | 719 E 15TH AVENUE | 4/28/2023 |
| DP-2022-00237 | 2792 CAMBRIDGE STREET | 5/10/2023 |
| DP-2021-00226 | 3160 W 10TH AVENUE | 6/9/2023 |
| DP-2021-00744 | 2896 W 12TH AVENUE | 7/13/2023 |

Total Permits: 12

Footnote:

Approvals are recorded as Council approval at public hearing for rezoning applications and DP issuance for development permit applications.

Table 7. Average Rents for Existing TRP Eligible Units

| Address | New Proposed Units by Housing Type | | | Rental Type | Existing Rental Units | TRP Eligible Units |
|---|------------------------------------|--------------|--------------|-------------|-----------------------|--------------------|
| | Non-Market Units | Rental Units | Strata Units | | | |
| 103-111 N Templeton Dr & 2185 Oxford St | | 36 | | Primary | 13 | 6 |
| 1045 Burnaby St | | 170 | | Secondary | 2 | 2 |
| 1510 W 71st Ave & 8733 Granville St | | 77 | | Primary | 14 | 4 |
| 1710 E Pender & 1730 E Pender | 191 | | | Primary | 39 | 32 |
| 1961-1985 E Broadway & 2465 Semlin Dr | | | 82 | Secondary | 6 | 4 |
| 2005-2045 W 49th Ave | | 140 | | Secondary | 5 | 5 |
| 2104-2122 E Hastings St & 422 Lakewood Dr | | | 33 | Primary | 4 | 2 |
| 2126 W 34th Ave, 5025 Arbutus St, 2105-2129 W 35th Ave & 5055-5095 Arbutus St | | 157 | | Secondary | 4 | 2 |
| 2325-2377 W 49th Ave | | 150 | | Secondary | 1 | 1 |
| 2518-2538 Grandview Hwy S | 64 | | | Secondary | 4 | 2 |
| 2560-2580 Trafalgar St | | 26 | | Secondary | 4 | 3 |
| 2596-2660 E 41st Ave | | 141 | | Secondary | 5 | 1 |
| 2753-2769 E 49th Ave | | 80 | | Secondary | 2 | 2 |
| 2810-2870 Nanaimo St | | | 36 | Secondary | 2 | 1 |
| 3132-3150 Rosemont Dr | 94 | | | Primary | 33 | 19 |
| 3233-3245 Fraser St | | 110 | | Primary | 2 | 2 |
| 3529-3589 Arbutus St & 2106 W 19th Ave | | 104 | | Secondary | 6 | 2 |
| 3803-3823 W 10th Ave | | 80 | | Secondary | 2 | 1 |
| 4711-4787 Cambie St | | | 114 | Secondary | 5 | 5 |
| 5079-5161 Ash St | | | 62 | Secondary | 4 | 2 |
| 5504 - 5536 Victoria | | 71 | | Secondary | 7 | 7 |
| 550-606 E King Edward Ave | | 125 | | Secondary | 4 | |
| 568-592 W 24th Ave | | | 40 | Secondary | 12 | 3 |
| 5995-6015 Dunbar St | | 76 | | Secondary | 1 | 1 |
| 6333 - 6369 Yukon St | | | 26 | Secondary | 4 | 1 |
| 7057-7075 Oak & 1015 W 24th Ave | | | 26 | Secondary | 3 | |
| 7688-7720 Cambie St | | | 65 | Secondary | 4 | 1 |

| Address | New Proposed Units by Housing Type | | | Rental Type | Existing Rental Units | TRP Eligible Units |
|-------------------------------------|------------------------------------|--------------|--------------|-------------|-----------------------|--------------------|
| | Non-Market Units | Rental Units | Strata Units | | | |
| 8029-8225 Oak St & 1012 W 64th Ave | | | 246 | Secondary | 12 | 8 |
| 807-847 E 33rd Ave | | 100 | | Secondary | 8 | 6 |
| 817-837 W 28th Ave & 4375 Willow St | | | 26 | Secondary | 5 | 2 |
| Total Units: | 349 | 1,643 | 756 | | 217 | 127 |

Table 8. Average Rents for TRP Eligible Units by Size

| Studio (n = 3) | 1-Bedroom (n = 15) | 2-Bedroom (n = 18) | 3+ Bedroom (n = 16) |
|-------------------|-----------------------|-----------------------|------------------------|
| \$594 | \$1,083 | \$1,634 | \$2,818 |

Footnote:

Tenancies are generally considered eligible if tenants have been living in the building for one year or more at the time of application. The TRP Policy exempts secondary rental tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application, as well as former owners renting back their home. The TRPP has unique requirements for non-profit social and co-op housing that are different from market rental housing requirements. For more details, see the full policy.

Tenant Relocation and Protection Policy eligible units were counted for approved projects from January to December 2023 and may not yet be completed Tenant Relocation Plans. Approved projects are counted at public hearing date if approved by Council for rezoning applications and DP issuance for development permit applications.

No TRPs related to the Broadway Plan are included in the above figures as no projects made it to approval in 2023.

Rents are collected from available applicant rent rolls.