

From: ["White, Josh" <Josh.White@vancouver.ca>](mailto:Josh.White@vancouver.ca)

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

Date: 4/1/2026 3:14:35 PM

Subject: Memo - Housing Vancouver Annual Progress Report

Attachments: Memo to Mayor & Council - Housing Vancouver Annual Progress Report 2025.pdf

Mayor and Council,

This memo includes highlights and key observations on progress toward the Housing Vancouver Strategy new supply approval targets as of 2025, year end. In addition, please see attached dashboard infographic, presentation slides, and itemized list of approved projects that summarize Housing Vancouver target metrics and key findings of housing market trends in 2025. In summary:

- In 2025, Vancouver has approved nearly 12,800 net new homes, exceeding the annual target of 8,300 units.
- Strong rental approvals in recent years has led to the completion of 2,300 purpose-built market rental units in 2025, marking the highest annual level of rental completions in more than 40 years.
- While condo approvals remain suppressed compared to historical averages, over 1,200 ground-oriented strata homes were approved in low-density neighbourhoods (including multiplexes, duplexes, townhouses, and coach houses).
- The City is falling short on social housing and affordability targets. Additional senior government funding is required to meet these targets.

Josh White M.Pl. (He/him)

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱əθḵʷəy̱əm (Musqueam), Sḵwx̱w̱ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

March 31, 2026

TO: Mayor and Council

CC: Donny van Dyk, 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
Templar Tsang-Trinaistich, Director of Rezoning
Grace Cheng, Director, Finance & Supply Chain Management
Jeff Greenberg, Director, Legal Services
Dan Garrison, Director, Housing Policy & Regulation

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Update – 2025 Housing Vancouver Progress Towards Targets

RTS #: N/A

This memo includes highlights and key observations of the progress toward the *Housing Vancouver Targets* as of the end of 2025. Further details are available in the 2025 Housing Vancouver dashboard, itemized list of approved projects, and the 2025 Housing Progress Update slides that accompany this memo.

Progress Toward Targets – Background

Council adopted the Housing Vancouver Strategy in 2017 that set a total housing supply target of 72,000 units. Since 2017, the City has surpassed annual targets, while still requiring more collaboration and investment from senior governments to meet affordability targets. In June 2024, Council approved an updated housing target of 83,000 units over the next 10 years (2024-2033)

to incorporate recent progress, emerging trends, and the new Provincial Housing Target Order for Vancouver¹.

The City's 10-year target is for 83,000 net new units consisting of:

- 1,500 supportive housing units
- 8,500 social and non-profit co-operative housing units
- 35,500 purpose-built rental housing units (5,500 units at below-market rents)
- 26,500 condominium units
- 4,000 laneways
- 7,000 ground-oriented ownership units that include multiplexes, townhouses, duplexes, and coach houses

The City's targets are a measure of *approvals* which refers to approval at a public hearing for projects requiring rezoning, or Development Permit issuance for projects proceeding under existing zoning. *Completions* are also tracked for non-market housing, and purpose-built rental projects, where completions refer to projects that have been issued an Occupancy Permit.

Sixty percent of new housing is targeted to be primary rental, including non-market rental housing (co-op, social and supportive housing), purpose-built market rental housing, and laneway homes; 19% is expected to rent at below-market rental rates including units affordable to BC Housing Income Limits (HILs)² and units renting below city-wide average market rents. A target of 42% of total housing units will be suitable for families with 2 or 3 bedrooms. An additional 8% is targeted for ground-oriented ownership opportunities, and 32% for condo ownership.

This memo reflects the second year of reporting toward the newly adopted 2024–2033 10-year targets. After the first two years since the targets were adopted, Vancouver has:

- achieved 26% of the overall supply target with over 80% of total approvals as primary rental,
- not met the 19% below-market affordability target, with 16% of units expected to rent at below-market rates,
- exceeded the target for family-suitable housing, with 45% of approved homes providing two- and three-bedroom units, and
- achieved 30% of ground-oriented ownership target, bolstered by strong multiplex take-up.

Of the total below-market rental units approved, 1,850 will be affordable at or below HILs, with 70% delivered by the private market through below-market rental policies.

Annual 2025 Progress towards Targets – Approvals

Vancouver approved 12,737 net new homes, surpassing the annual target of 8,300 units by 53%. The following table summarizes total approvals by housing type:

¹ *Housing Vancouver 10-Year Housing Targets policy document is available at:*
<https://vancouver.ca/files/cov/housing-vancouver-10-year-targets-2024-2033.pdf>.

² *Housing Income Limits (HILs) are determined by BC Housing and updated from time to time. The current HILs by unit type and region are available here:*
<https://www.bchousing.org/sites/default/files/media/documents/Housing-Income-Limits-Dec-2025.pdf>

Annual net housing approvals by type (January 1, 2025 – December 31, 2025)

Housing Type	Approved Homes (2025)	% of Annual Target
Supportive Housing	0	72%
Social Housing	719	
Purpose-Built Rental (Market)	8,122	269%
Purpose-Built Rental (Privately-Owned Below-Market)	1,436	261%
Laneway Homes	356	89%
Condos	901	34%
Ground-Oriented Ownership (including townhouses, multiplexes, duplexes, and coach homes)	1,261	180%
Total	12,795	156%

In 2025, a total of 719 social housing units were approved, 72% of the annual target. Of the total 719 social housing units, 270 units were on City land, 46 units in inclusionary housing projects, and 403 units in projects led by non-profit housing providers. Social housing approvals saw an uptick in 2025 compared to 2024, but remained below target and lower than in previous years. Additional senior government partnerships and sustained funding are needed to continue the delivery of housing for low- to moderate-income households.

The City has surpassed both its annual market and privately-owned below-market rental targets, approving over 9,500 rental homes, including over 1,400 privately-owned below-market rental units. Rental development has made up the majority of housing approved towards overall supply targets, as condo approvals have declined in recent years.

The current downturn in the condo market, compared to previous years, can be attributed to unfavourable economic conditions, including higher interest in the aftermath of the COVID pandemic, higher mortgage insurance rates, rising construction costs, and weak pre-sale and absorption activity. CMHC reports that completed and unabsorbed condominiums reached nearly 3,800 units across Metro Vancouver in December 2025, a 40% increase in apartments and a 70% increase in ground-oriented stock since the previous year. Despite the increase in unsold inventory, housing prices have also remained high curbing local demand as homeownership continues to be unattainable for the vast majority of households in Vancouver.

More housing choices are being delivered in low-density neighbourhoods with over 1,200 ground-oriented homes approved in 2025 (including townhouses, multiplexes, duplexes, and coach houses), achieving 180% of the annual target. Ground-oriented ownership approvals have been driven by strong uptake of multiplex projects, totalling 746 units in 2025. This supply will create more family-sized homeownership opportunities in high quality locations across the city.

Despite recent strong housing completions and significant supply of new housing is in the early stages of development, the current economic uncertainty and softer real estate market have raised concerns about whether it is possible to sustain new housing construction in the coming years. The City has implemented measures to support development viability in order to help

projects advance to construction, but making meaningful progress toward higher completions and deeper affordability will require coordinated efforts across all levels of government and multiple sectors of the economy.

Social/Supportive and Purpose-Built Rental Housing Completions as of Q4. 2025

In 2025, there was steady progress in social housing completions and record-setting growth in purpose-built rental housing. A total of 736 social housing units were completed, although no supportive housing projects opened. Over 2,300 purpose-built market rental units completed, marking the highest annual completions in the last four decades. Staff expect higher completion rates will continue over the next 1-2 years as approximately 3,000 social housing units and 9,900 purpose-built rental housing units are currently under construction. Staff anticipate that up to 7,300 social and rental units could be completed by the end of 2027.

Additional information is available in the attached 2025 Housing Vancouver dashboard, itemized list of approved projects, and the 2025 Housing Progress Update slides. 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.



Josh White
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PROGRESS REPORT DASHBOARD 2025 UPDATE

JANUARY TO DECEMBER 2025

Housing Vancouver Strategy Targets Update

Council adopted the Housing Vancouver Strategy in 2017 that set a total housing supply target of 72,000 units. In June 2024, Council approved an updated housing target of 83,000 units over the next 10 years. Housing targets under this framework measure approvals, providing early signs of how recent policies are performing. Progress towards new targets will be tracked from January 1st, 2024 to December 31st, 2033. Over the past two years, the City has approved 26% (21,708 units) of the overall target of 83,000 net new homes.

Progress Toward Housing Vancouver Targets

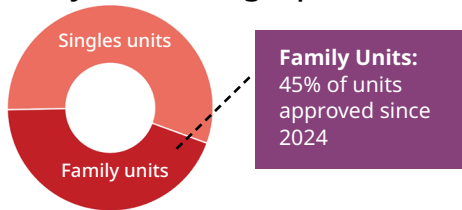


* In 2025, 1,436 of the 9,530 purpose-built rental units were approved as below-market rental housing, achieving 261% of the annual target of 550 units.

2024-2025: Diversity of Housing Options

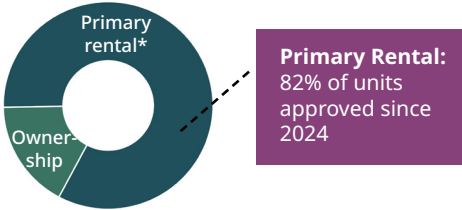
Family Housing

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



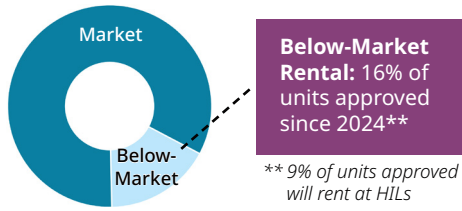
Housing Tenure

Target: 60% of units approved to be primary rental housing*



Below-Market Rental

Target: 19% of housing units approved as below-market (including social, supportive, co-ops, and privately-owned below-market rental)



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

Rental Housing Construction Activity 2017-2025



Higher completion rates will continue over the next few years with approximately 3,000 social housing units and 9,900 purpose-built rental housing units currently under construction. As a result, up to 7,300 social and rental units could be completed by the end of 2027.

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, 2025 to December 31, 2025

2026 Housing Progress Update

Housing Vancouver Strategy Targets



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1. Background
2. 2025 Housing Approvals
3. Housing Under Construction & Completions
4. Annual Progress Report Summary



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

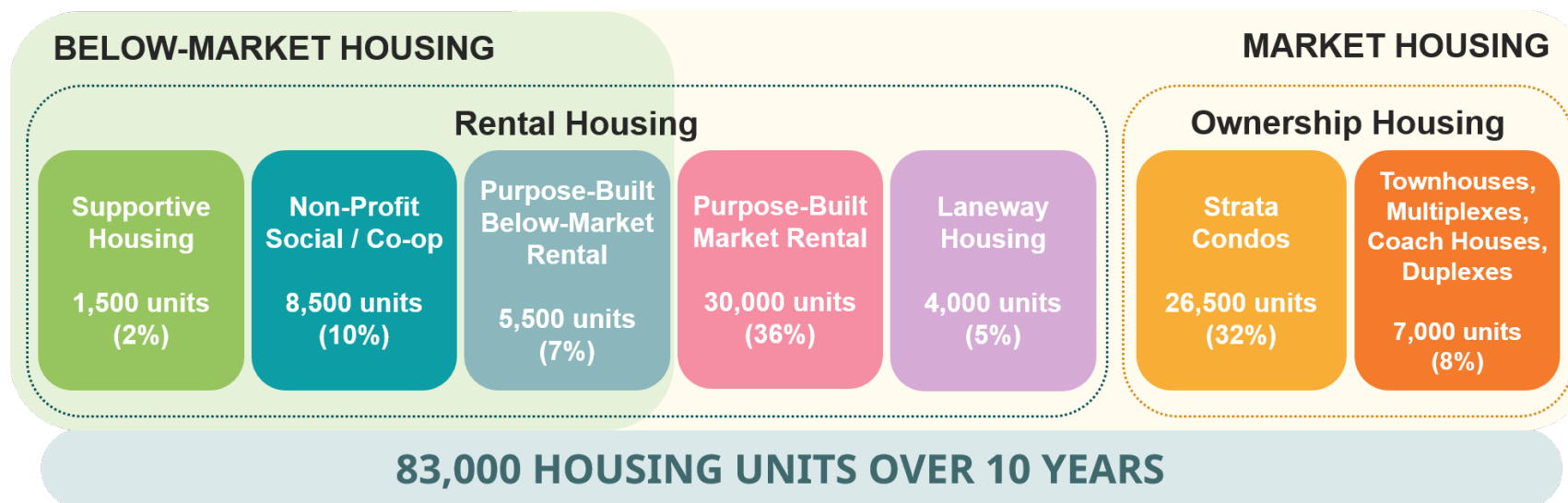


Updated 10-Year Housing Targets (2024 – 2033)

New housing targets approved in June 2024

Key goals:

- ✓ 83,000 new homes over 10 years
- ✓ 3/4 of all new homes will serve renter households
- ✓ 19% of new homes will be below-market rental
- ✓ 40% of new homes to be suitable for families
- ✓ Increase low density ground-oriented forms such as townhouses and multiplexes



- 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 social housing**



2025 Housing Approvals

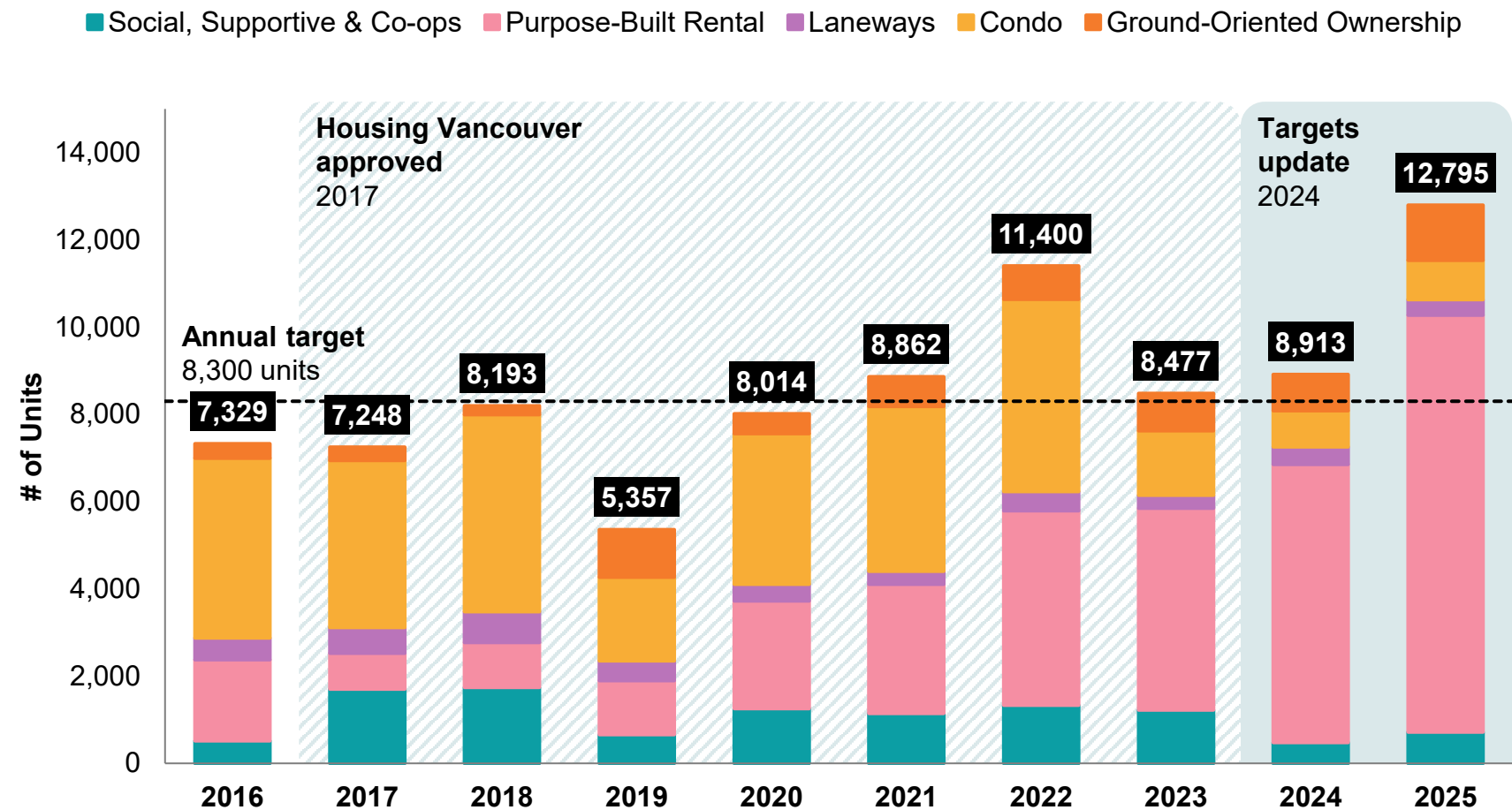


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Meeting Overall Supply Targets

Annual Housing Approvals 2016–2025



Targets are a measure of net new 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.

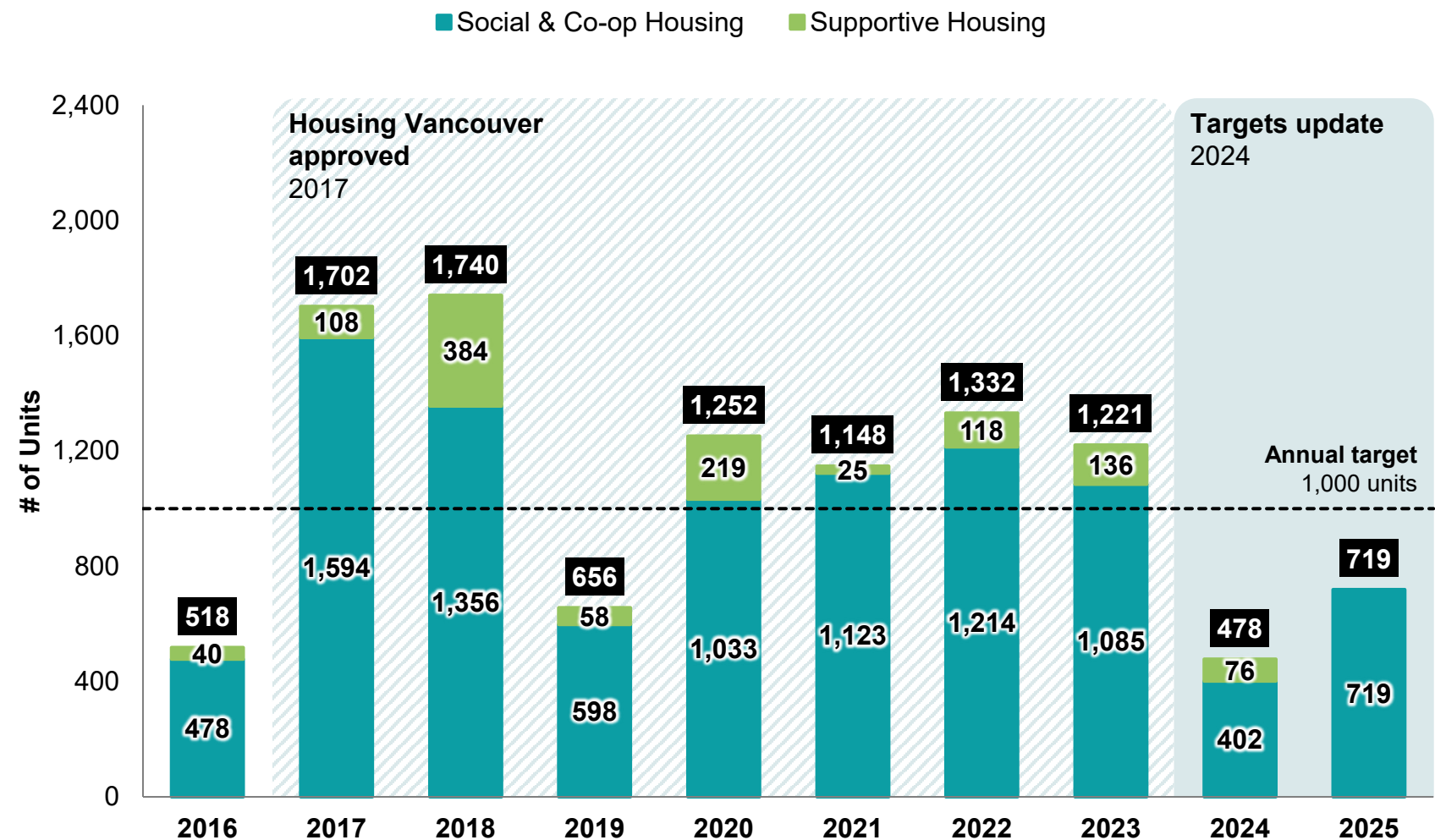
The overall annual target was exceeded in 2025, consisting largely of rental housing approvals.

* Ownership approvals (including condo & ground-oriented ownership) reflect gross units approved prior to 2024.

** Duplexes with secondary suites were not previously tracked towards ground-oriented ownership approvals until 2023.

Non-Market Housing: Slow year for approvals

Annual Social, Supportive & Co-op Housing Approvals
2016–2025

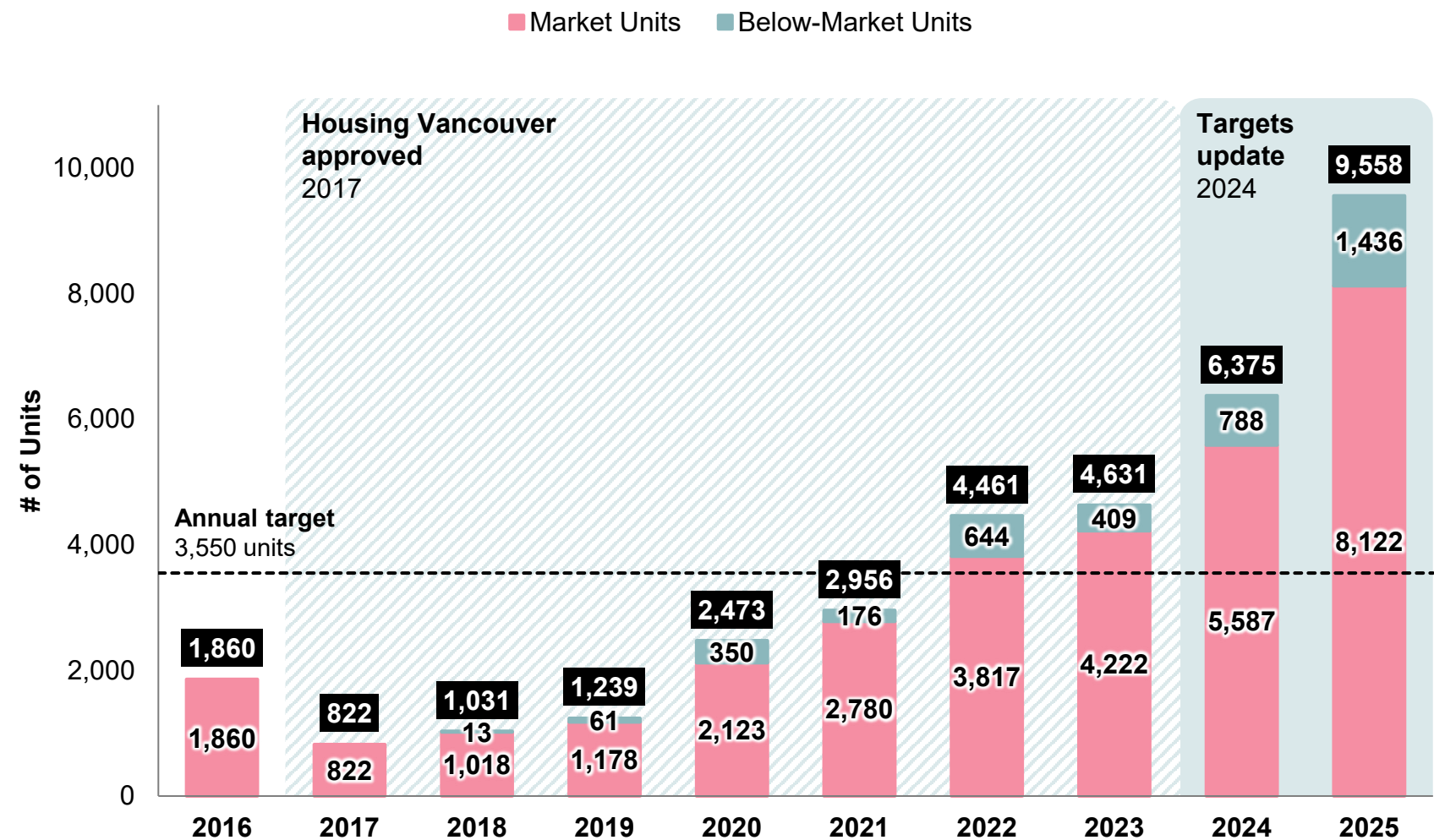


Social & supportive housing approvals up from 2024, but remain below the annual target.

Purpose-Built Market Rental: Record year for approvals



Annual Purpose-Built Rental Approvals
2016–2025



Another record year for market and privately-owned below-market rental approvals, both reaching more than double the annual target.

Laneway Houses: Shy of annual target

Annual Laneway Approvals
2016–2025

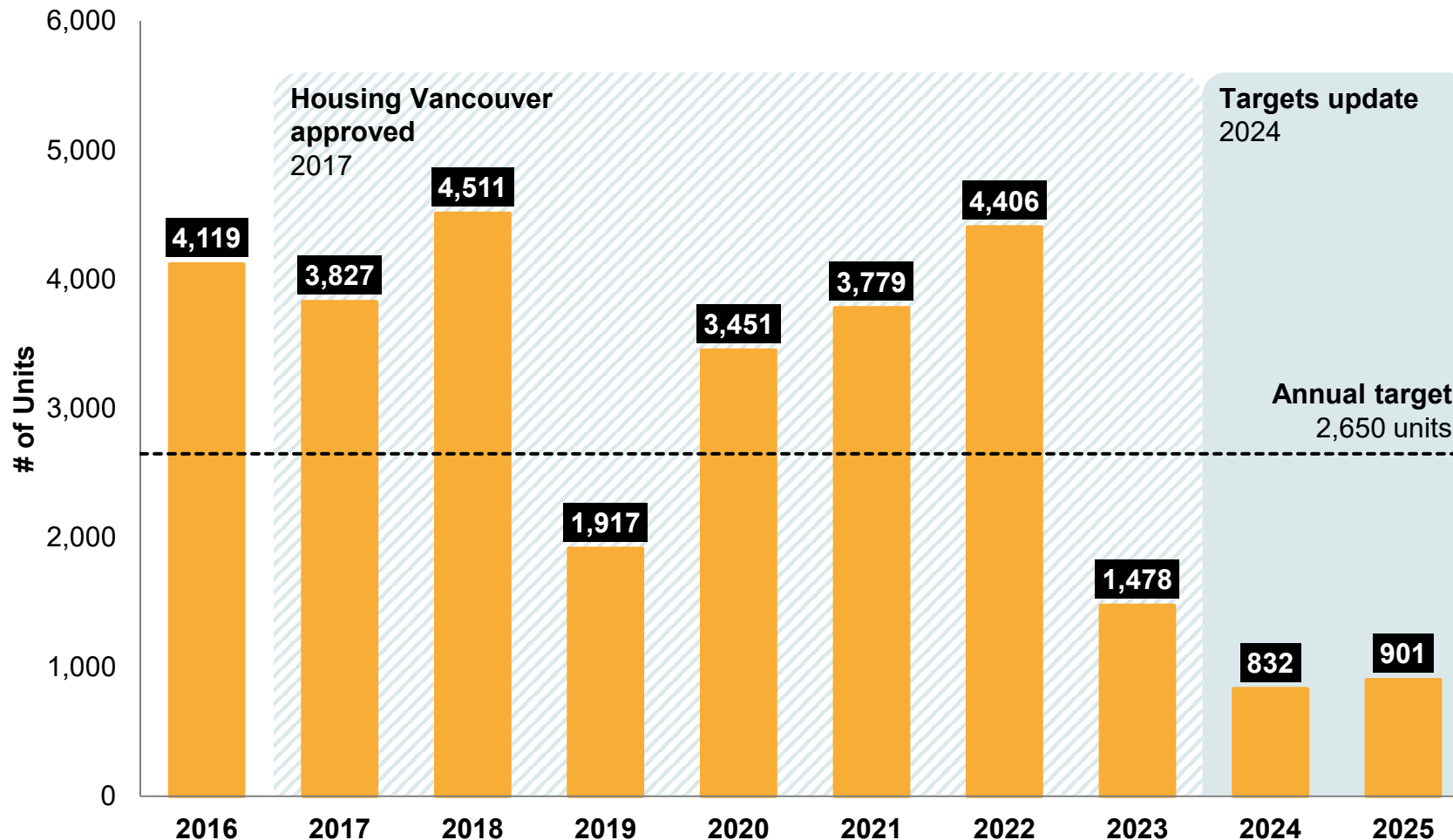


Laneways are a form of infill housing that cannot be strata-titled

Fewer laneway permits issued compared to previous years given the shift to new housing options such as multiplexes and duplexes.

Condominiums: Approvals remain low

Annual Condo Approvals
2016–2025



* Condo & ground-oriented ownership approvals reflect gross units approved prior to 2024.

Fewer condo projects proceeding to approval in 2025 due to:

- Unfavourable market conditions (e.g. higher interest and mortgage insurance rates)
- Modest income growth & stagnant demand
- Rising construction costs

Ground-Oriented Ownership: Strong multiplex approvals support meeting annual target



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

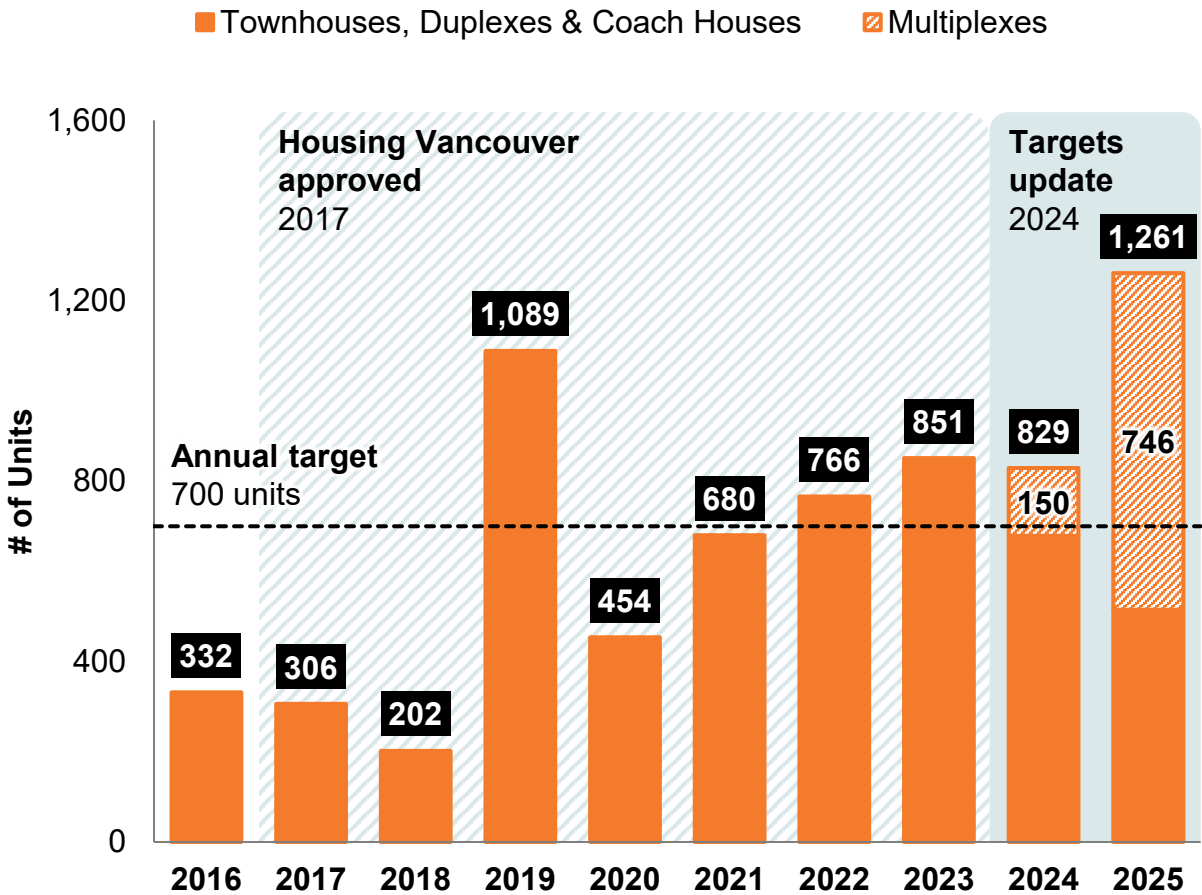


Multiplex is a small-scale multi-unit project that can be strata-titled on a single lot



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

Annual Ground-Oriented Ownership Approvals 2016–2025



**746 multiplex units
(185 permits)
approved in 2025.**

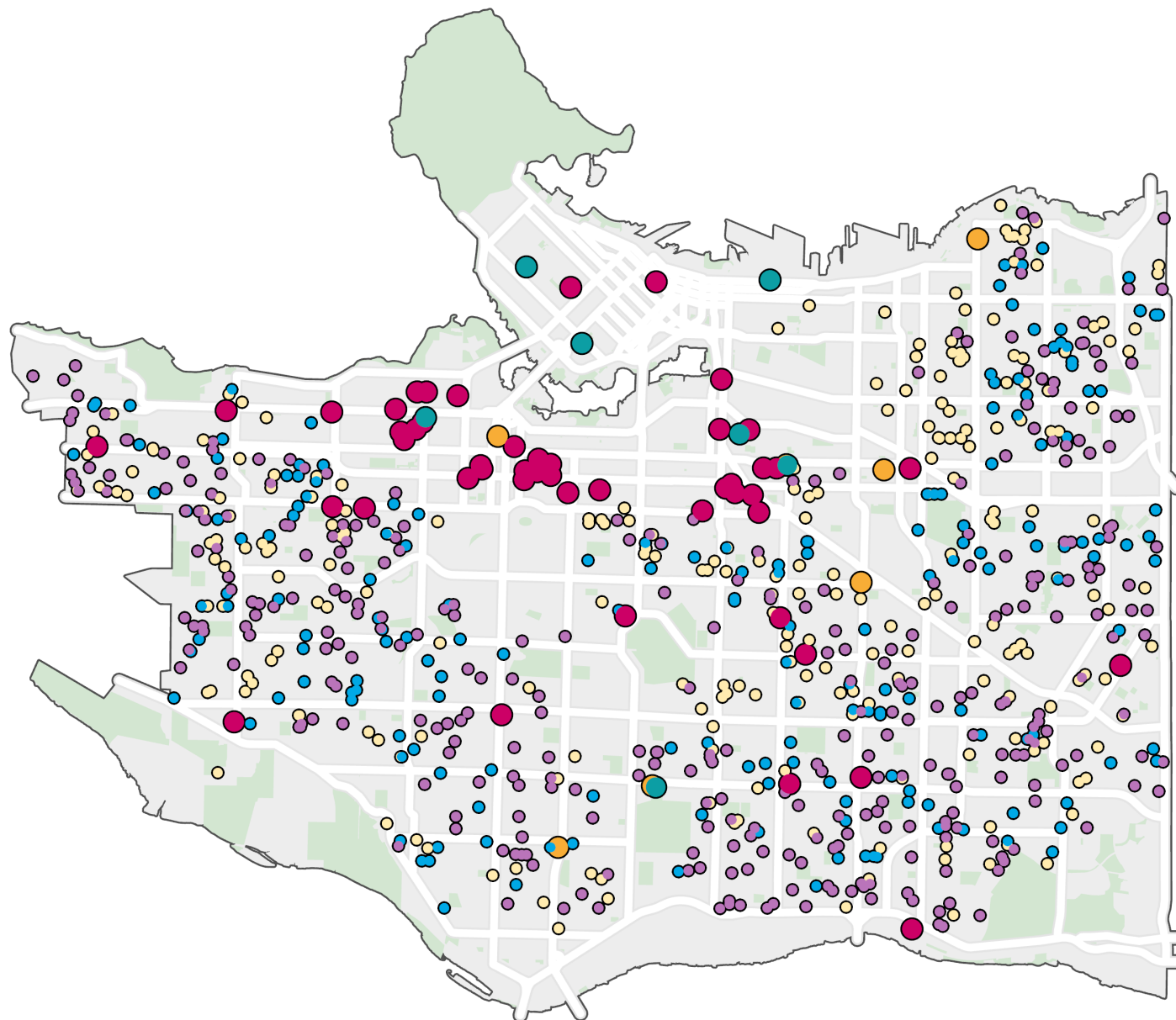
896 multiplex units
approved in total since
Council enacted
bylaws to enable them
on Oct. 17th 2023.

* Condo & ground-oriented ownership approvals reflect gross units approved prior to 2024.
** Duplexes with secondary suites were previously not tracked towards ground-oriented ownership approvals until 2023.

Distribution of 2025 Approvals across the City

2025 Housing Approvals

- Social & Supportive
- Purpose-Built Rental
- Condos
- Laneways
- Multiplexes
- Other Ground-Oriented Ownership (includes townhouses, duplexes, and coach houses)



2025 Approved Housing for Diverse Communities



396 E 2nd Ave – 273 secured rental units, with 20% renting at below market rates



282 W 49th Ave (Langara YMCA) – Inclusionary project with 88 social housing units, community service focused replacement YMCA facility & associated childcare.



525 Powell St – 158 social housing units on City land with ground floor commercial space.



2079-2085 W 5th Ave – 200 social housing units with ground floor commercial space & offices.



648-680 E Broadway – Mixed-use inclusionary social housing project with 24 social housing units provided “turnkey” to the City.



2111 Main St – 446 secured market rental, with 20% renting at below market & ground floor cultural space

2025 Approved Developments with Tenant Relocation Plans

In 2025, there were 37 approved housing developments with Tenant Relocation Plans, impacting 642 eligible tenancies

	# of Developments	# of Eligible Tenancies ¹
Total 2025 Approved Developments with a Tenant Relocation Plan (TRP)	37	642
 Existing Primary Rental Buildings ²	25	609
 Existing Secondary Rental Buildings ³	12	33

583 eligible tenancies
across approved 27
developments were
covered under the
enhanced TRP Policy

1. Tenant Relocation and Protection Policy eligible units were counted for approved projects from January to December 2024, but may not yet be completed Tenant Relocation Plans.

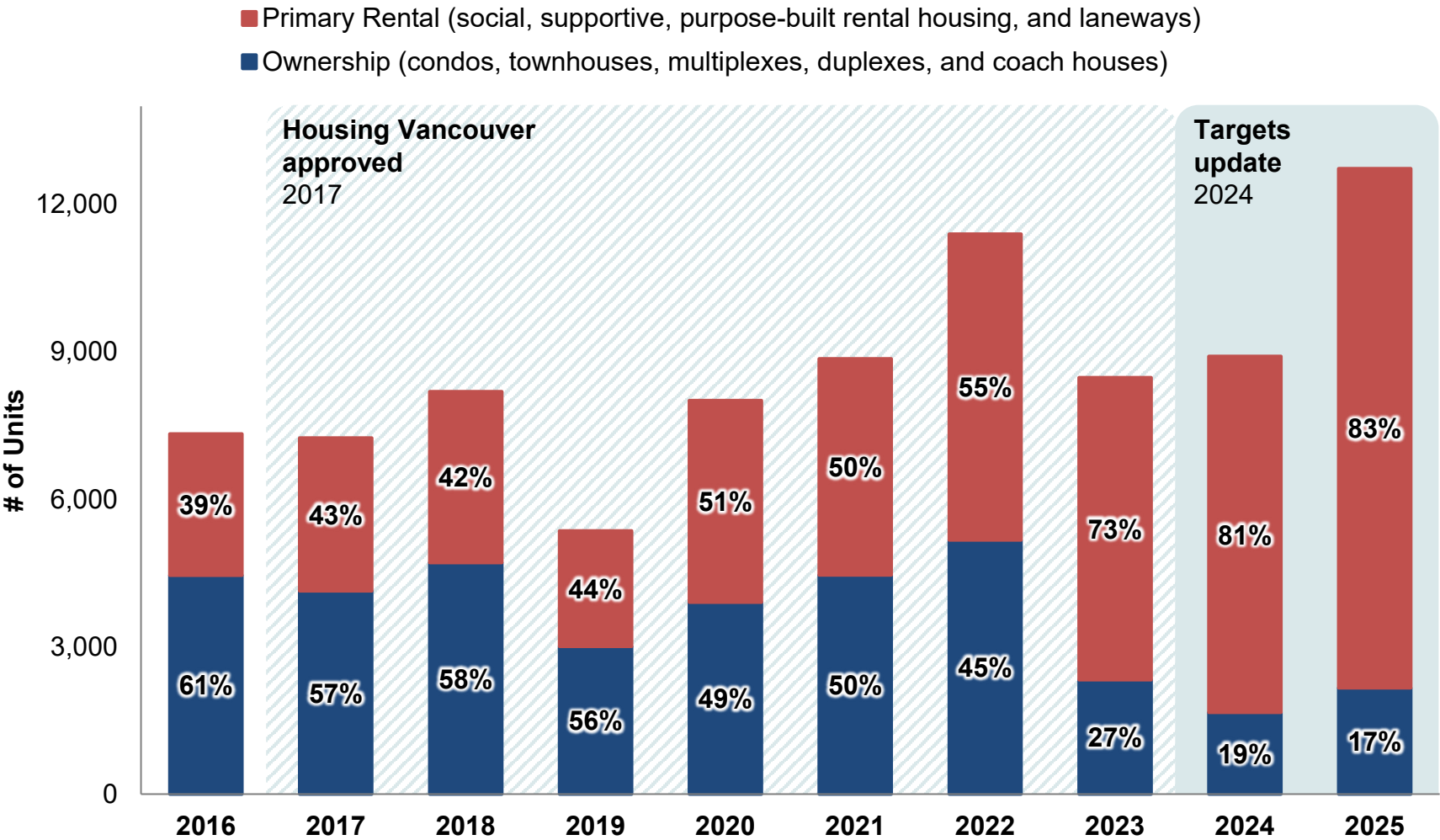
2. Primary rental buildings refer to purpose-built-rental, buildings with rental units above commercial spaces; and multiple conversion dwellings with five or more units.

3. Secondary rental refers to rented houses, secondary suites, laneways, and rented units in strata developments.

Majority of developments are rental: Rental development has maintained delivery towards overall supply targets

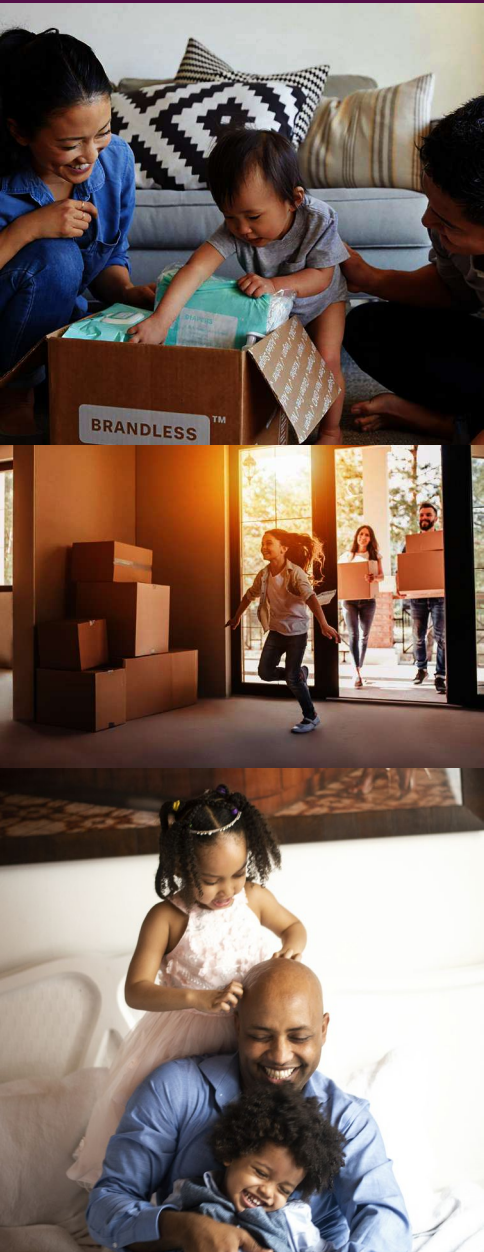


Annual Primary Rental & Ownership Approvals
2016–2025

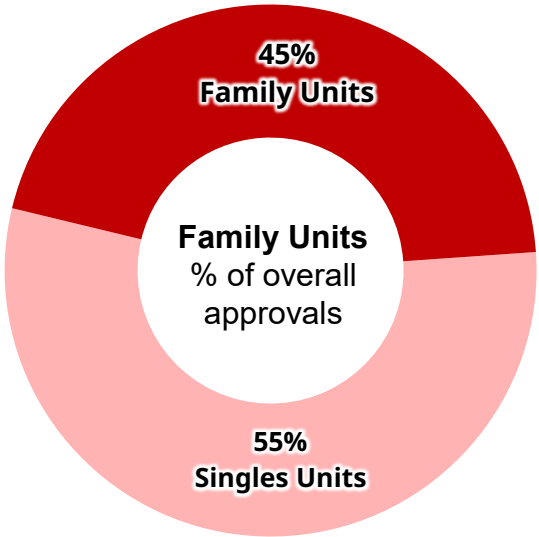
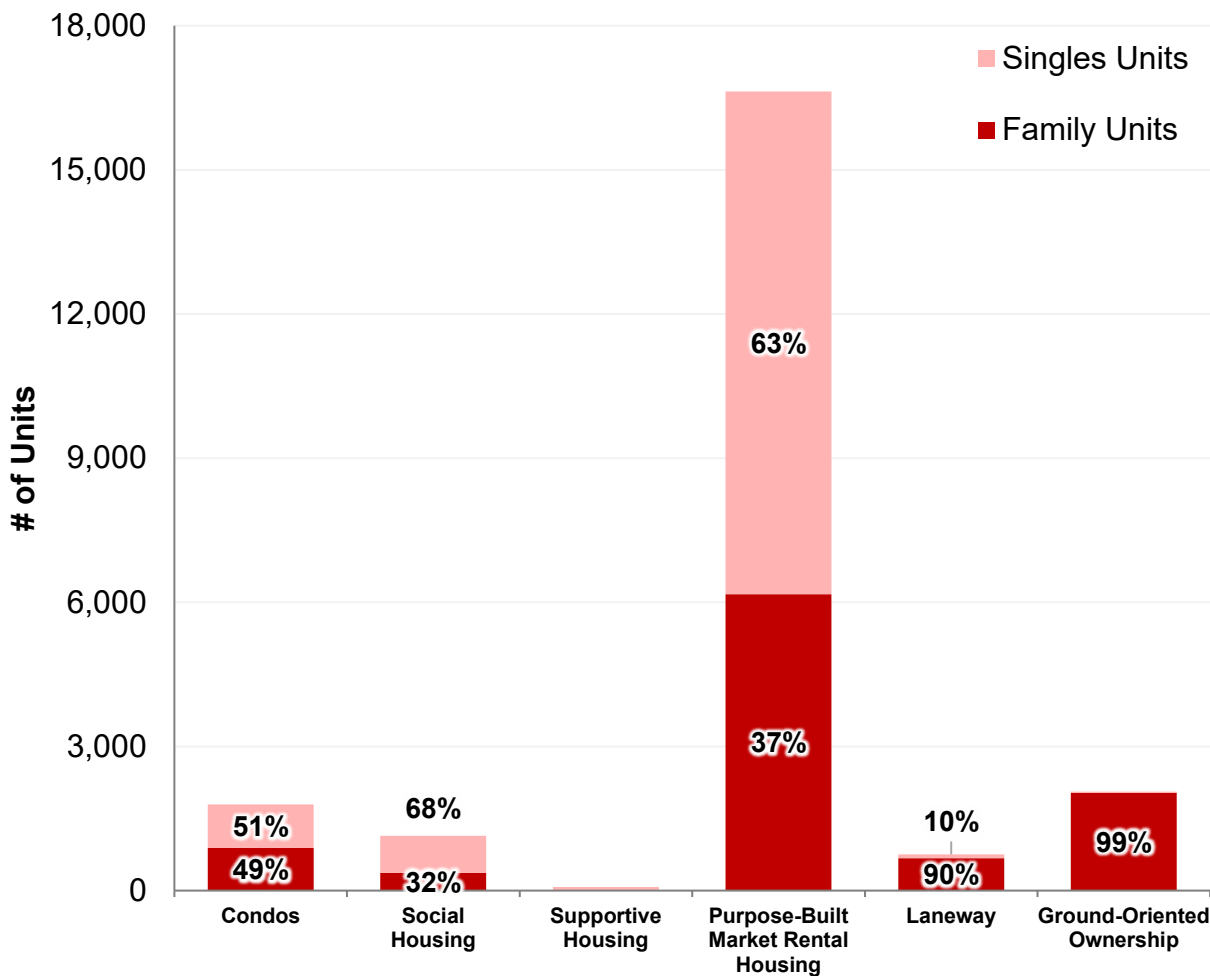


Over 80% of all units approved as primary rental in the last 2 years

Exceeding family housing target: 45% of units approved with 2 or more bedrooms



Share of Family Units Approved by Housing Type
2024-2025

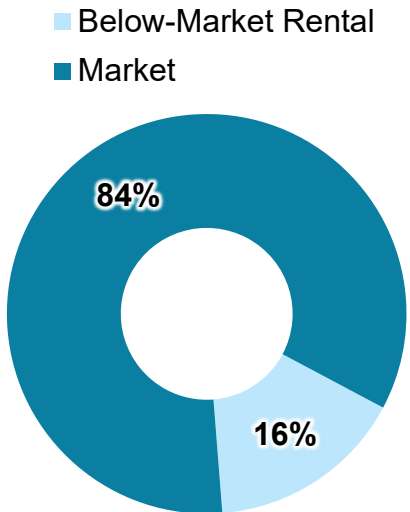


Housing Vancouver Goal: ~40% of new approved units to be family-sized

Falling behind on 10-year targets to serve low-moderate incomes: 16% of approved homes in 2024 will be below-market rental



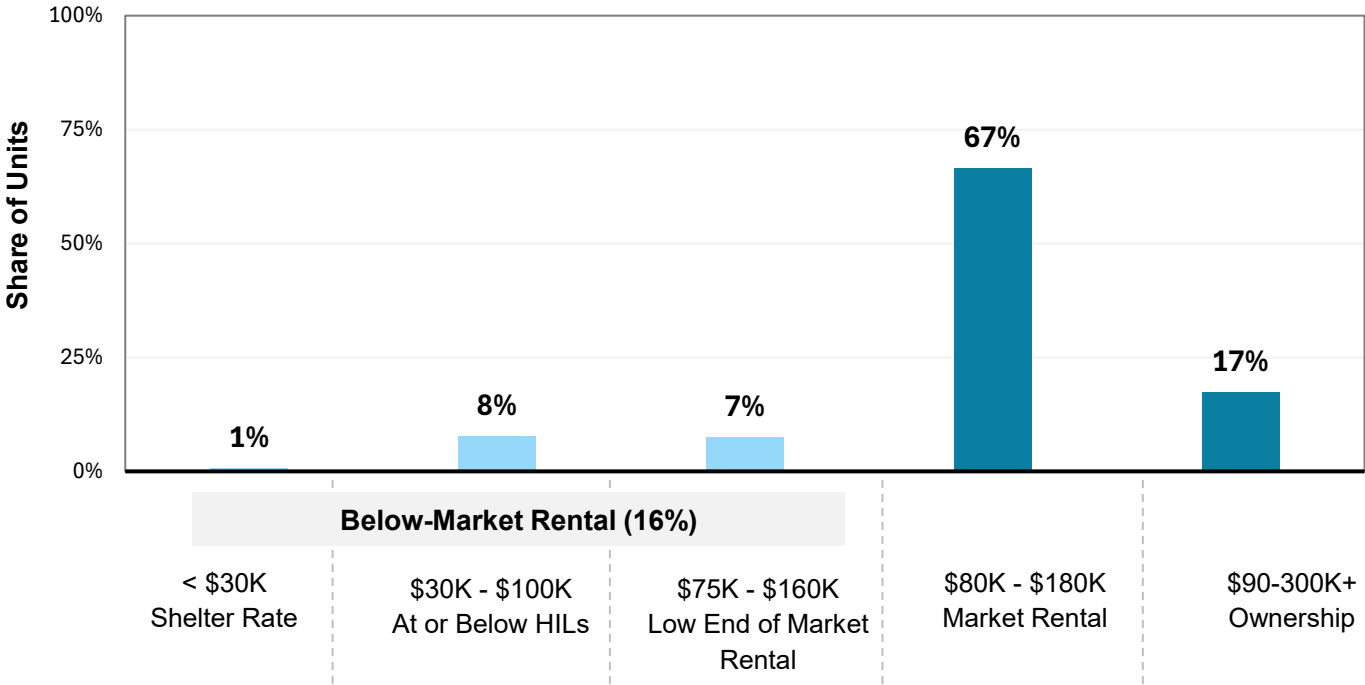
Majority of below-market rental has been delivered by the private market through recent private rental policies
Additional senior government partnerships are needed to deliver social housing for low-moderate income households



Below-Market Rental

Target: 19% of units approved will be supportive, social and privately-owned below-market rental housing

Housing Approvals in the last 2 Years By Affordability Levels



**Affordability levels range for each categories based on housing costs of varying unit sizes*
***Income cut-offs based on income assistance estimates, BC Housing’s Housing Income Limits, City’s Below-Market Rental Policy, CMHC’s Rental Market Report and MLS average sale prices for the City of Vancouver with assumptions of unit size needed by each household type. Affordability assumed with housing costs at 30% of income*
****Below-market rental category captures all non-market housing units at “shelter rate”, “At or below HILs” and at “Low-end of Market Rental” and privately-owned below-market rental*

Creating new affordable housing requires sustained funding and partnerships with senior governments

Vancouver takes action to keep rental and strata housing projects moving in challenging market conditions

City of Vancouver Information Bulletin
June 17, 2025

Carney announces launch of new housing agency, earmarks funding for new projects

Build Canada Homes was part of Liberal promise to double housing construction

Darren Major, CBC News
Sept 14, 2025



Source: CBC News

Calgary & Vancouver Among 27 Cities To Receive Housing Accelerator Fund Bonus

Howard Chai, Storeys
March 24, 2025

Canada and British Columbia secure a new partnership to build more homes

Government of Canada Announcement
February 18, 2026

Housing Completions

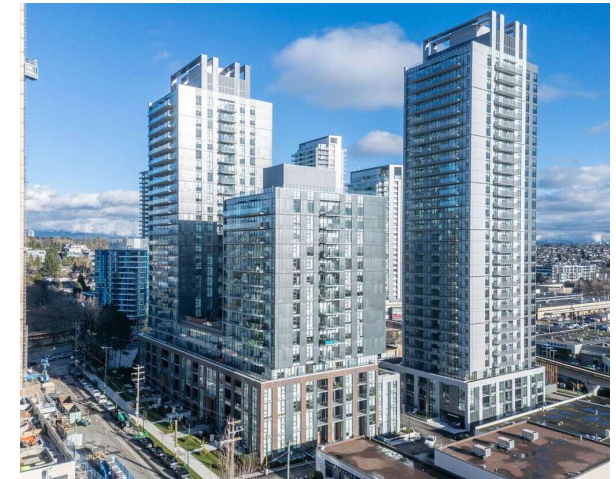
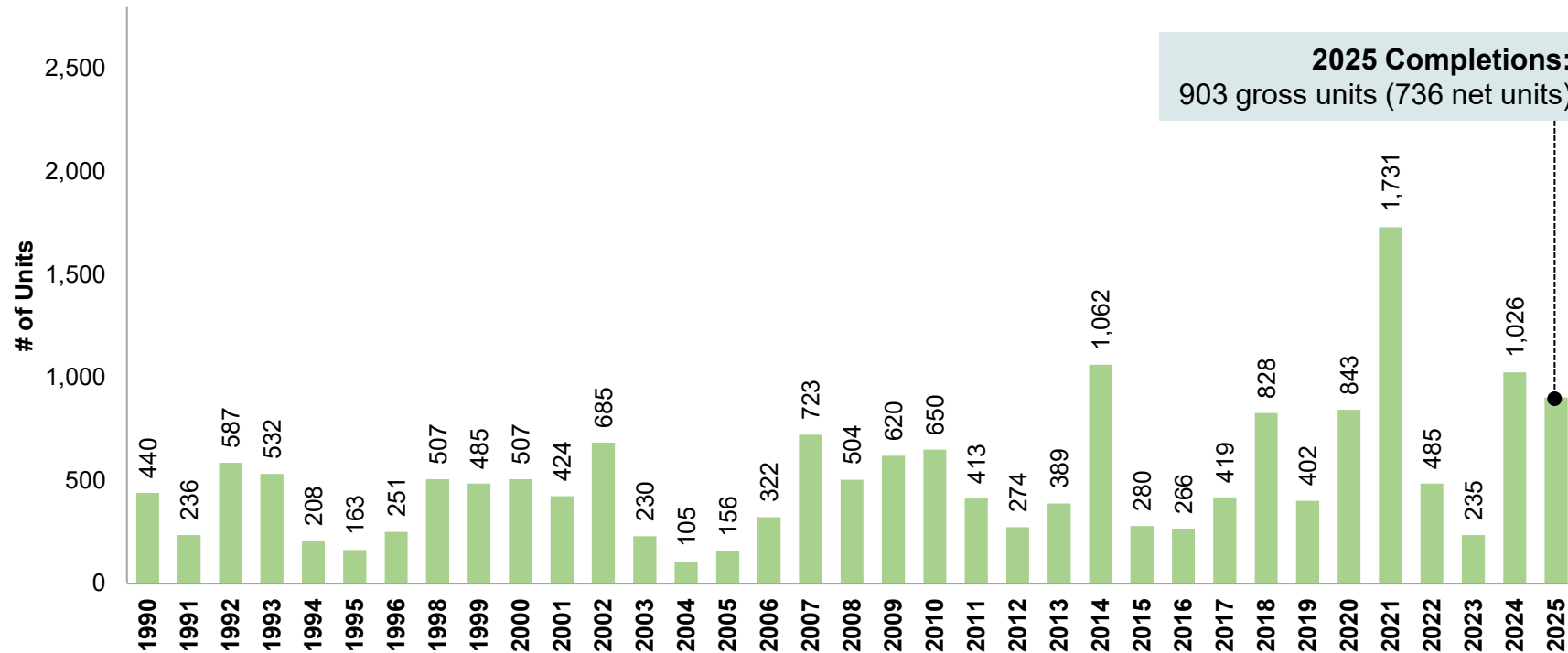


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Social and Supportive Housing Completions and Acquisitions

Social & Supportive Housing Completions and Acquisitions



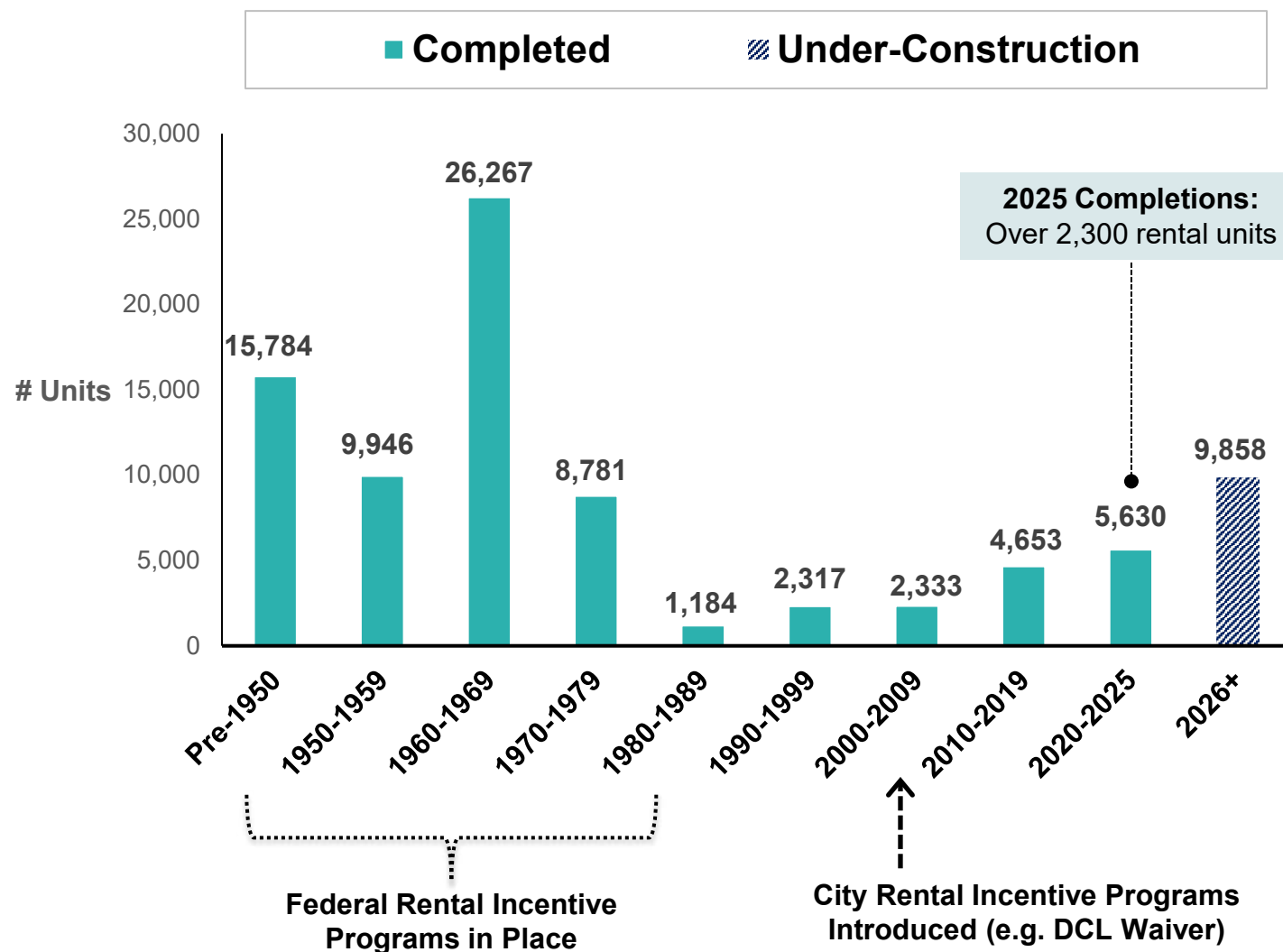
**8460 Ash St, Ashley Mar
Housing Co-op**
(Source: Apartments.com)

Fewer completions than 2024 and anticipated to decline in coming years due to approval shortfall and economic challenges including:

- Funding capacity for social housing
- Escalating construction and supply costs
- Limited availability of labour and trades

Highest Rental Completions in Recent Years Since 1980s

Historic Purpose-Built Rental Completions in Vancouver



2025 marked the highest annual completions in the last three decades with over 2,300 purpose-built rental units completed enabled by recent rental incentives



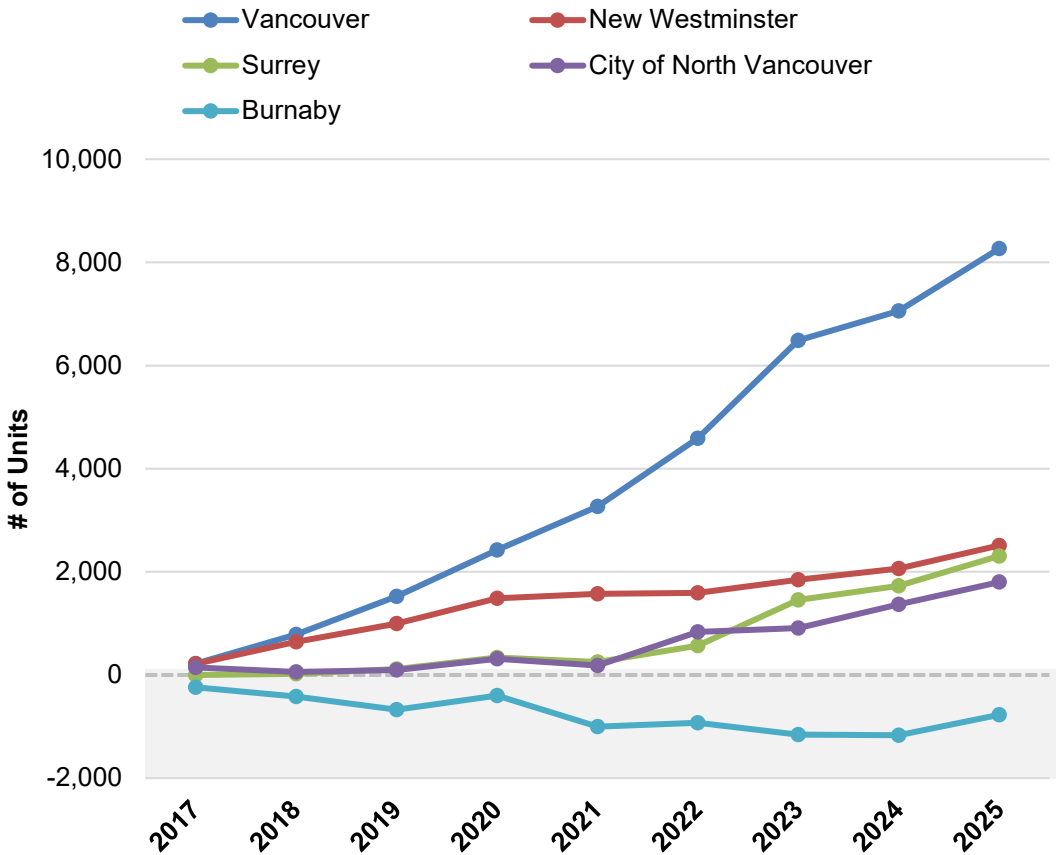
1477 W. Broadway, completed in 2025
(Source: MCM Architects)

Significant Gains in Rental Across the Region

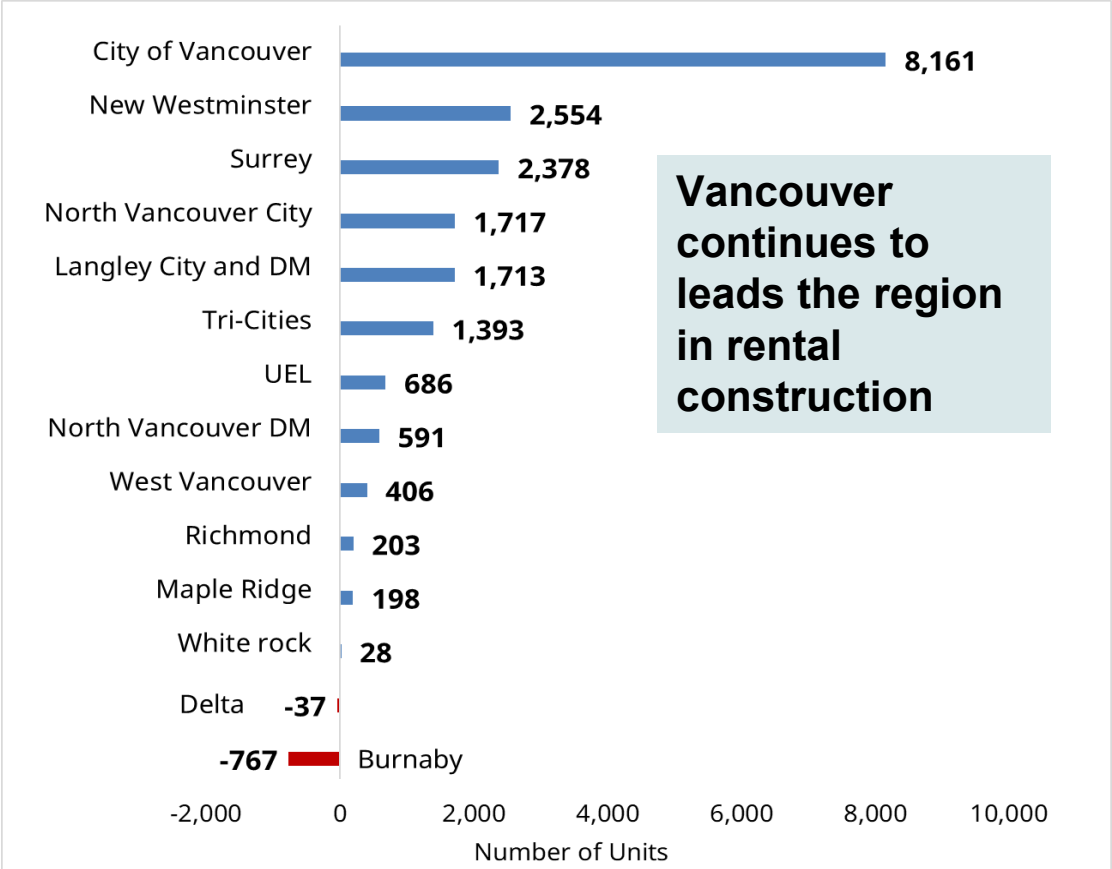


Municipalities with the most rental stock in the region:

Annual Net Change in Purpose-Built Rental Stock 2017–2025



Net Change in Purpose-Built Rental Stock in the Region 2017-2025



Vancouver continues to lead the region in rental construction

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.

Vacancies increase due to slower demand and supply growth across the region



- **Overall vacancy rate increased to 2.7% in 2025, after averaging around 1% in the last 3 decades**
- **Softening demand due to slower population growth, and new supply hitting the market have driven up vacancies**
- **As a result, asking rents have fallen, but remain high for average incomes after drastic increases in recent years.**

Rental markets will see elevated vacancies maintained for 2026

Housing Market Outlook 2026, CMHC
February 10, 2026

Average asking rents fell to just over \$2K in December — their lowest in more than 2 years

Annual rent decreases for apartments were steepest last month in Vancouver, Toronto
David Horemans, CBC
January 12, 2026

Pace of rent increases slows, but housing costs still rising in Metro Vancouver

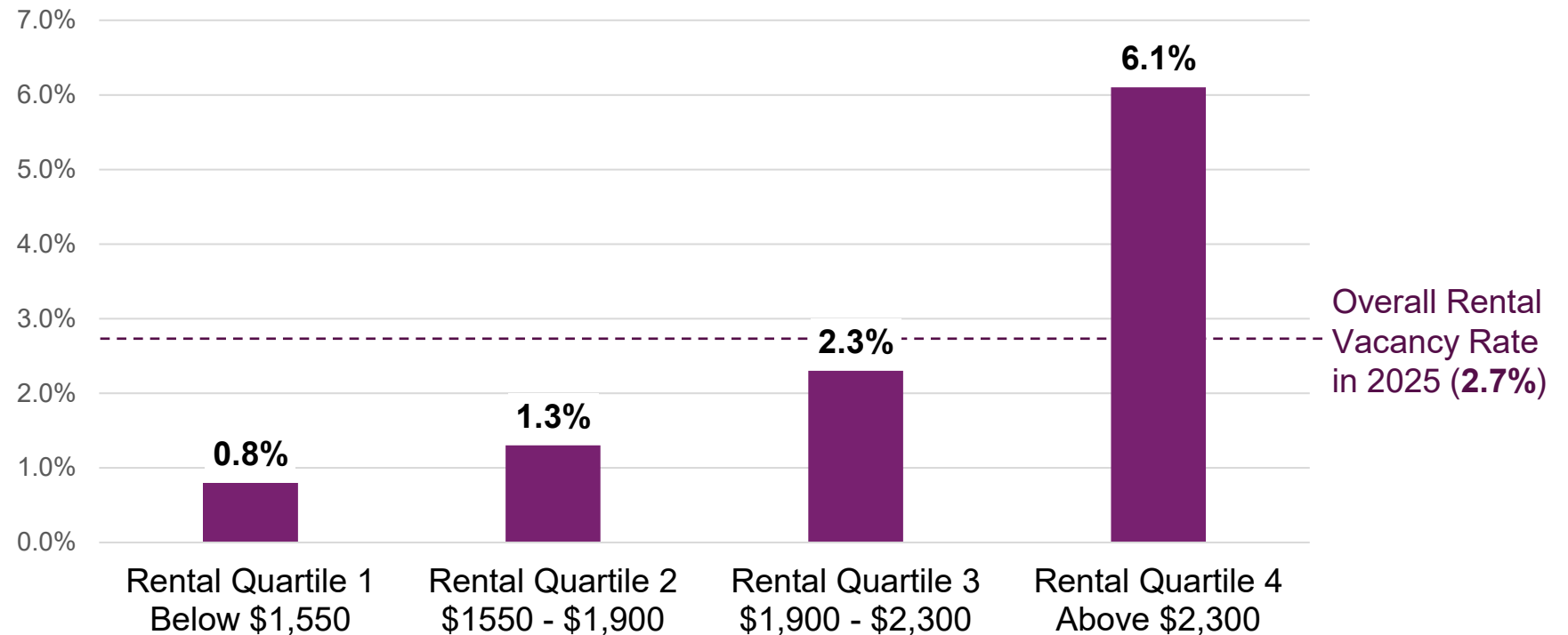
Brenna Owen, CBC
April 25, 2025

Vacancy rates remain low in the more affordable stock

Increased vacancy rate in the most expensive rental stock drove overall rental vacancy to reach **2.7%** city-wide.

Vacancy among less expensive rental units remain under 2%.

2025 Vacancy Rate of 1-Bed Apartment Units by Rent Range (%)*



*CMHC rent quartiles divide the purpose-built rental market (structures with 3+ units) into four equal segments based on **rent levels per month**. The 1st quartile represents units with the lowest 25% of rent prices, while the 4th quartile represents those with the highest 25% of rent prices. The threshold between rent quartiles are updated every year.

Source: CMHC Rental Market Survey



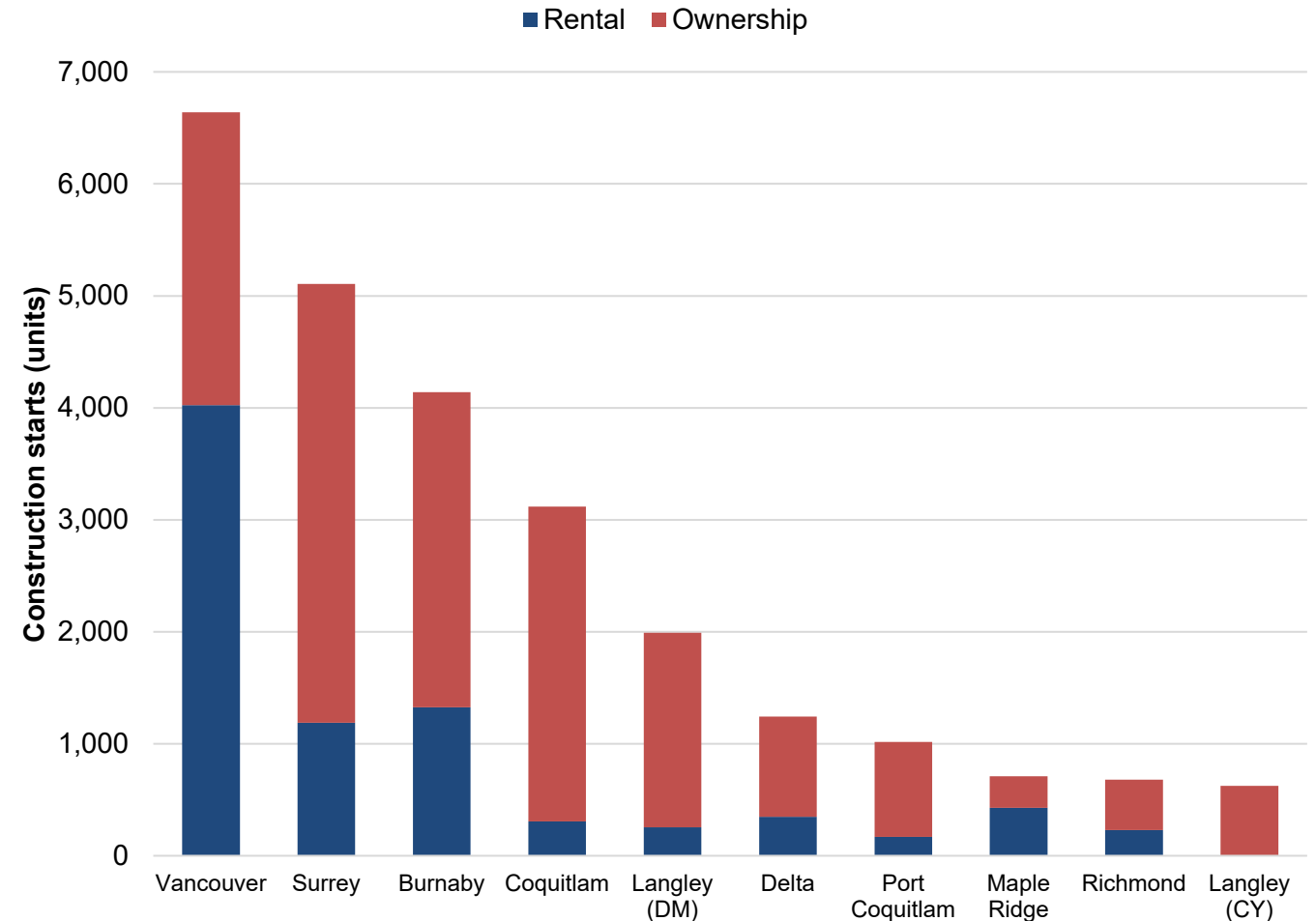
Looking ahead

Vancouver continues to lead the region in housing construction

- Vancouver builds far more rental than other municipalities, with other municipalities showing progress
- Will result in higher completions in next 1-3 years



New housing construction starts in top 10 Metro Vancouver municipalities by tenure (2025)

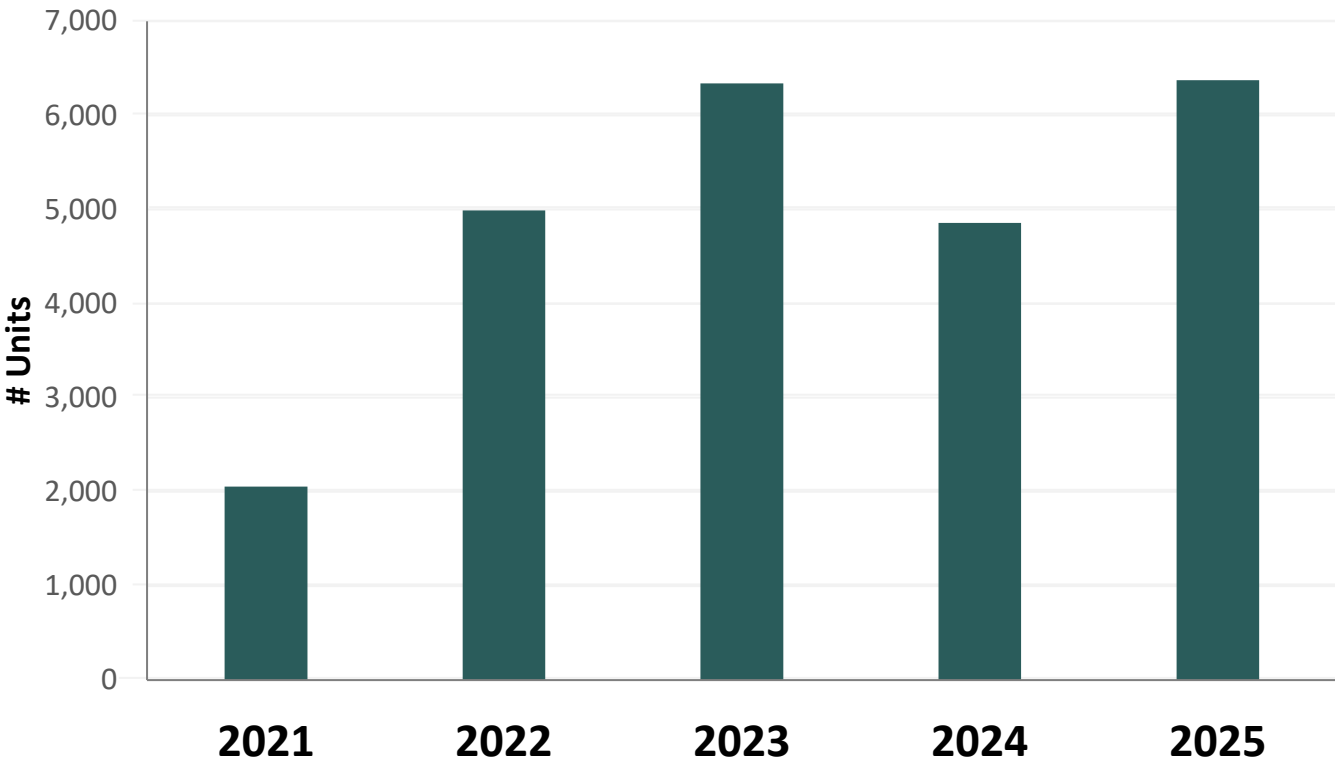


Source: CMHC Starts & Completions Survey

Ensuring Housing Pipeline Advances to Construction



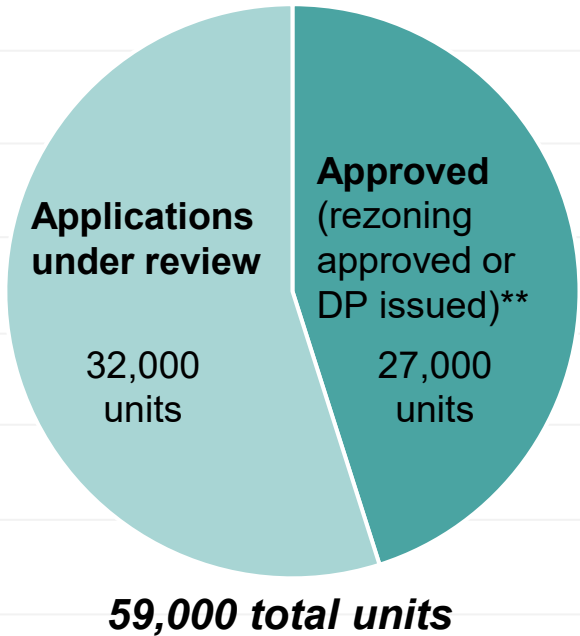
Multi-Family Housing Starting Construction based on Building Permits Issued By Year



Notes:
*In-Stream projects exclude Major Projects Sites with an additional 19,300 units in the pipeline
**Approved projects take a median time of 2.3 years for rezonings and less than 1 year under existing zoning to reach construction

Source: City of Vancouver Permit System

In-Stream projects by development status as of Dec. 31, 2025*



Looking Ahead
Despite momentum from strong recent approvals and application submissions, current economic conditions are making it more challenging for new homes to reach construction.

Economic climate continues to challenge future construction

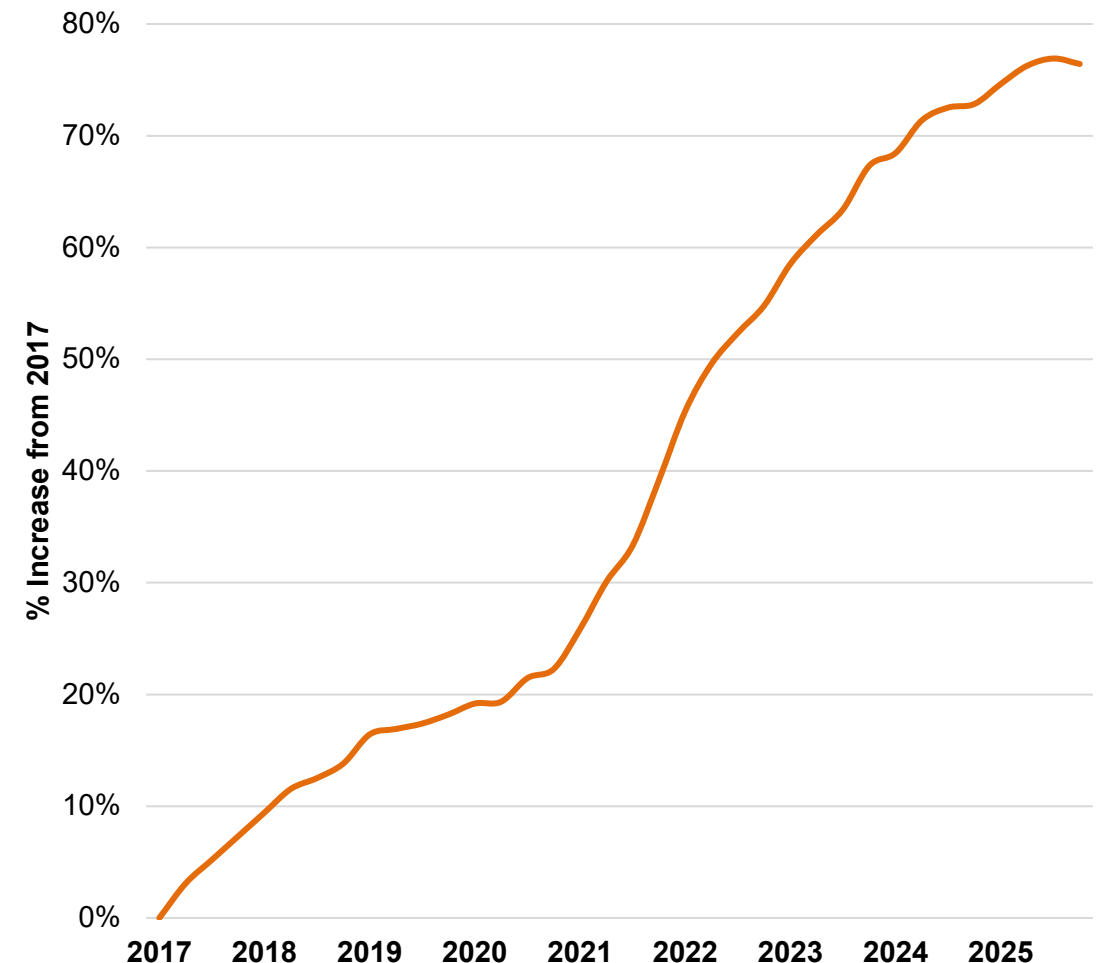
Factors challenging construction of new housing supply across Canada:

- High construction costs (with early signs of tapering)
- Low labour availability
- Difficult access to financing
- Trade and economic instability
- Slower population growth

Housing starts momentum to slow as economic uncertainty weighs on demand

Canada Mortgage and Housing Corporation (CMHC)
February 10, 2026

Residential Construction Price Index
Metro Vancouver



Source: Statistics Canada

City initiatives to support development viability

City-initiated zoning changes to streamline development

- Simplified Apartment District Schedules (Oct 2025)
- Zoning updates to RR and C-2 District Schedules

Permitting Improvement Program

- 3-3-3-1 Permit Approval Framework (since 2023)
- Simplifying regulations and conditions
- Digitizing our regulations

Unlocking new housing supply

- Villages Planning Program (underway)
- C-2 and RR zoning amendments (underway)
- Rental Development Relief Program (launched in Feb. 2025)
- Remove Transportation Demand Management Plan requirements (Dec. 2025)

Financing Growth

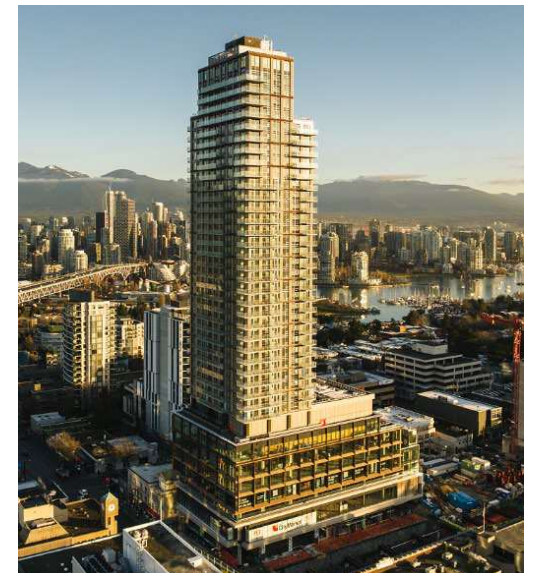
- Deferral of DCL payments (June 2025)
- Adjustments to the Vancouver DCL & UDCL (Dec. 2025)
- Amendments to the Public Art Policy (Dec. 2025)

Annual Progress Report Summary

1. Highest overall housing approvals and rental completions in recent decades
2. Economic constraints have resulted in delivery of fewer condo projects, continuing the trend of the past few years
3. High uptake in multiplex projects are creating new homeownership opportunities in low-density neighbourhoods
4. Rental market remains tight for low to moderate income housing, while vacancies rise for higher-priced rental units, leading to more choice for higher-income renters.
5. Significant applications for new housing at early stages of the development process, but face economic challenges to reach construction
6. Social housing proposals at risk without sustained funding and strong partnerships across all levels of governments



Sawmill Housing Co-op
(Source: Community Land Trust)



**2488 Granville, Secured Market
Rental with 20% Below-Market**
(Source: PCI Developments)

Table 1. Non-Market Housing Approvals in 2025

Address	Net Non-Market Units	Unit Mix (Gross)			
		Studio	1-Bedroom	2-Bedroom	3-Bedroom
1210 Seymour St	112	78	12	12	10
525 Powell St	158	104	1	37	16
1111 Broughton St	136	84	44	8	
2085 W 5th Ave	179	113	27	54	6
325 E 6th Ave	22	2	8	7	5
282 W 49th Ave	88	18	24	29	17
648-670 E Broadway *	24	5	5	10	4
Total Net Units:	719	404	121	157	58

Footnote:

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

** This inclusionary housing project involves the redevelopment of a 2-storey rental building with 17 units.*

Table 2. Purpose-Built Rental Housing Approvals in 2025

Address	Net Rental Units	Below Market Units	Unit Mix (Gross)			
			Studio	1-Bedroom	2-Bedroom	3-Bedroom
1059-1075 Nelson St	126	0	0	73	52	1
1780 E Broadway	1,044	104	256	404	282	102
2520-2544 W 16th Ave & 3223 Larch St	118	0	30	41	47	0
2535 Carolina St & 557-569 E 10th Ave	150	30	55	44	36	15
4545 W 10th Ave	571	114	35	325	170	41
1434-1456 W 8th Ave	152	31	44	48	45	17
8366-8380 Beatrice St	40	0	26	0	10	4
1676 W 11th Ave	145	32	26	74	53	23
2267-2275 W 7th Ave	165	38	92	31	48	19
816-860 W 13th Ave & 2915-2925 Willow St	354	71	61	157	97	39
270 E 13th Ave	128	33	34	74	42	17
215-229 E 13th Ave	168	39	74	49	50	20
1045 W 14th Ave	152	40	38	93	51	20
438 Kingsway	542	108	102	233	149	58
1245-1265 W 10th Ave	131	32	83	24	40	17
1190 W 10th Ave	137	34	60	51	41	20
1665-1685 W 11th Ave	168	38	93	30	48	19
3215 MacDonald St	22	0	5	8	8	1
4471-4485 Fraser St & 691 E 29th Ave	30	0	6	13	6	5
5889-5925 Dunbar St	66	0	14	26	26	0
461-479 E 16th Ave	211	43	98	37	54	22
1855 W 2nd Ave	135	34	71	41	42	17
1770 W 12th Ave	264	53	36	122	79	27
2225 W 8th Ave	184	38	72	81	53	25
2111 Main St	446	89	97	169	137	43
45 E 16th Ave	122	29	17	76	36	16
1171 W 12th Ave	79	22	55	6	39	11
396 E 2nd Ave	220	55	82	90	78	23
2180 W 6th Ave	135	34	2	101	44	19
469-483 E 10th Ave	138	27	15	73	35	15
4975-4997 Joyce St	408	41	112	156	140	0
2158-2170 W 1st Ave	151	34	62	58	44	21
1270-1290 W 11th Ave	126	31	0	97	44	14
6486 Chester St	116	0	17	58	36	5
2828 W 4th Ave	68	0	19	25	24	0

859-883 E 33rd Ave & 4895 St. Catherines St	101	0	20	46	31	4
1401-1455 E 49th Ave & 6363 Lanark St	87	17	5	50	24	8
254 E 12th Ave	110	29	44	48	38	15
1364 W 11th Ave	140	35	51	64	45	18
282 W 49th Ave	306	0	61	125	120	0
1527 Main St	371	0	73	166	114	18
2090 W 1st Ave	141	35	64	50	44	18
520-590 W 29th Ave & 4510-4550 Ash St	230	0	70	78	79	3
2110 W 5th Ave	132	33	44	59	41	16
5770-5790 Granville St	67	13	24	15	25	3
2315 W 4th Ave	377	0	58	176	111	32
414-420 W Pender St	88	0	55	11	22	0
1366 W 12th Ave	150	0	72	45	60	3
3780 W 4th Ave	63	0	20	18	25	0
Total Net Units	9,575	1,436	2,550	3,939	2,965	834

Footnote:

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

Table 3. Condominium Approvals in 2025

Address	Net Condo Units	Unit Mix (Gross)			
		Studio	1-Bedroom	2-Bedroom	3-Bedroom
4001 KNIGHT STREET	233	21	128	60	24
648 E BROADWAY *	113	18	60	24	11
325 E 6TH AVENUE	109	0	68	30	11
1025 W 58TH AVENUE	8	0	0	0	8
1551 W 7TH AVENUE	122	0	42	62	18
6530 ALBERTA STREET	291	19	136	107	29
304 N NANAIMO STREET	21	1	9	3	8
1541 E 10TH AVENUE	4	0	0	0	4
Total Units:	901	59	443	286	113

Footnote:

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

** This inclusionary housing project involves the redevelopment of a 2-storey rental building with 17 units.*

Table 4. Townhouse Approvals in 2025

Address	Net Town-house Units	Unit Mix (Gross)			
		Studios	1-Bedroom	2-Bedroom	3-Bedroom
7777 GRANVILLE STREET	7	0	2	2	3
2607 WARD STREET	8	0	2	0	6
8519 SHAUGHNESSY STREET	6	0	0	0	6
767 W 28TH AVENUE	18	0	0	0	18
2691 HORLEY STREET	6	0	0	0	6
5190 CLARENDON STREET	4	0	2	0	2
3170 ASH STREET *	7	0	3	0	4
Total Units:	56	0	9	2	45

Footnote:

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

** This project involves the redevelopment of 2 duplex units.*

Table 5. Laneway Permits Issued in 2025

Permit Number	Address	Issued Date
DB-2024-04323	3065 E 19TH AVENUE	1/2/25
DB-2024-04298	1856 E 36TH AVENUE	1/2/25
DB-2024-04027	2232 QUALICUM DRIVE	1/6/25
DB-2024-02650	3550 QUESNEL DRIVE	1/7/25
DB-2024-02747	679 E 65TH AVENUE	1/10/25
DB-2024-03958	116 E 51ST AVENUE	1/10/25
DB-2024-03553	727 E 50TH AVENUE	1/14/25
DB-2024-02833	18 W 60TH AVENUE	1/14/25
DB-2024-04409	142 E 45TH AVENUE	1/14/25
DB-2024-02685	1918 E 49TH AVENUE	1/14/25
DB-2024-04466	1778 W 36TH AVENUE	1/16/25
DB-2024-04476	2880 KITCHENER STREET	1/17/25
DB-2024-04461	3228 EUCLID AVENUE	1/17/25
DB-2024-04324	3359 E 3RD AVENUE	1/17/25
DB-2024-03826	7817 PRINCE ALBERT STREET	1/17/25
DB-2024-04580	3836 W 22ND AVENUE	1/17/25
DB-2024-02018	3466 WILLIAM STREET	1/21/25
DB-2024-00663	3675 FRANKLIN STREET	1/21/25
DB-2024-01159	3975 W 32ND AVENUE	1/21/25
DB-2024-03055	6366 BRUCE STREET	1/22/25
DB-2024-02850	1456 W 58TH AVENUE	1/22/25
DB-2024-04711	1103 RENFREW STREET	1/22/25
DB-2024-04708	3863 W BROADWAY	1/22/25
DB-2024-03922	2135 HARRISON DRIVE	1/23/25
DB-2024-02405	5864 INVERNESS STREET	1/23/25
DB-2024-02515	3949 W 23RD AVENUE	1/24/25
DB-2024-04694	2181 SW MARINE DRIVE	1/24/25
DB-2024-03770	5709 MONTGOMERY STREET	1/24/25
DB-2024-04463	2758 BALACLAVA STREET	1/24/25
DB-2024-03039	355 E 57TH AVENUE	1/28/25
DB-2024-04897	2232 WAVERLEY AVENUE	1/29/25
DB-2024-02853	7929 VICTORIA DRIVE	1/30/25
DB-2024-04597	915 GARDEN DRIVE	2/3/25
DB-2024-02949	2525 E 34TH AVENUE	2/3/25
DB-2024-04408	3138 VENABLES STREET	2/5/25
DB-2024-03730	1331 W 59TH AVENUE	2/6/25
DB-2024-03825	3192 E 22ND AVENUE	2/6/25
DB-2024-04900	3248 E 22ND AVENUE	2/6/25
DB-2024-04493	1842 CHARLES STREET	2/6/25
DB-2024-04470	763 E 58TH AVENUE	2/7/25
DB-2024-01465	6791 FLEMING STREET	2/7/25

DB-2024-02951	433 W 19TH AVENUE	2/11/25
DB-2024-05061	2043 E 47TH AVENUE	2/11/25
DB-2024-04636	19 E 58TH AVENUE	2/12/25
DB-2024-05150	2788 E 45TH AVENUE	2/13/25
DB-2024-03934	3398 RUPERT STREET	2/13/25
DB-2024-03175	4646 W 3RD AVENUE	2/13/25
DB-2024-01725	3435 FRANKLIN STREET	2/13/25
DB-2024-04946	2882 W 12TH AVENUE	2/18/25
DB-2024-04215	2733 ALAMEIN AVENUE	2/18/25
DB-2024-02312	1384 E 62ND AVENUE	2/19/25
DB-2024-03105	6943 NANAIMO STREET	2/19/25
DB-2024-04965	3435 E 3RD AVENUE	2/19/25
DB-2024-03209	739 W 66TH AVENUE	2/19/25
DB-2024-04189	6168 RUPERT STREET	2/20/25
DB-2024-04126	252 E 65TH AVENUE	2/20/25
DB-2024-05212	3135 E GEORGIA STREET	2/22/25
DB-2024-02412	4831 COLLINGWOOD STREET	2/24/25
DB-2024-03117	5528 STAMFORD STREET	2/25/25
DB-2024-05216	550 E 57TH AVENUE	2/27/25
DB-2024-04335	6106 ARLINGTON STREET	2/27/25
DB-2024-01350	3687 E 46TH AVENUE	2/27/25
DB-2024-04833	4676 W 13TH AVENUE	2/28/25
DB-2024-03514	1055 E 26TH AVENUE	2/28/25
DB-2024-03368	1849 W 30TH AVENUE	3/3/25
DB-2025-00294	6976 HEATHER STREET	3/4/25
DB-2024-04348	3485 E 28TH AVENUE	3/4/25
DB-2024-00681	2511 CHARLES STREET	3/7/25
DB-2024-05244	4538 MAGNOLIA STREET	3/10/25
DB-2024-04999	6889 INVERNESS STREET	3/11/25
DB-2024-03215	1343 W 33RD AVENUE	3/11/25
DB-2024-04304	2256 W 22ND AVENUE	3/12/25
DB-2024-05206	2651 VENABLES STREET	3/12/25
DB-2024-03622	1338 W 50TH AVENUE	3/14/25
DB-2025-00219	855 W 54TH AVENUE	3/17/25
DB-2024-04849	3055 E 2ND AVENUE	3/17/25
DB-2024-02936	2973 W 43RD AVENUE	3/17/25
DB-2024-02119	2556 E 37TH AVENUE	3/17/25
DB-2024-04405	2947 GRANT STREET	3/18/25
DB-2024-05137	2130 E 39TH AVENUE	3/19/25
DB-2025-00383	3221 NAPIER STREET	3/19/25
DB-2025-00889	7618 HUDSON STREET	3/20/25
DB-2025-00373	571 W 20TH AVENUE	3/20/25
DB-2024-04938	2662 E 45TH AVENUE	3/21/25

DB-2024-04343	6488 ARGYLE STREET	3/21/25
DB-2024-04350	3022 E 8TH AVENUE	3/21/25
DB-2025-00174	2290 E 38TH AVENUE	3/24/25
DB-2024-02908	3932 WINDERMERE STREET	3/24/25
DB-2025-00770	350 E 60TH AVENUE	3/25/25
DB-2024-02759	4676 W 5TH AVENUE	3/25/25
DB-2025-00192	1216 E 62ND AVENUE	3/25/25
DB-2025-00651	3489 W 29TH AVENUE	3/26/25
DB-2025-01055	3117 E 6TH AVENUE	3/26/25
DB-2024-03843	6949 DOMAN STREET	3/27/25
DB-2024-04989	4028 W 11TH AVENUE	3/28/25
DB-2024-05142	6310 ELGIN STREET	4/1/25
DB-2024-01746	3070 W 43RD AVENUE	4/2/25
DB-2023-04508	978 E 64TH AVENUE	4/2/25
DB-2024-04407	4353 W 9TH AVENUE	4/2/25
DB-2024-01939	5325 CARTIER STREET	4/3/25
DB-2024-03637	3375 WORTHINGTON DRIVE	4/4/25
DB-2025-00784	2263 E 52ND AVENUE	4/4/25
DB-2024-04813	2807 W 39TH AVENUE	4/4/25
DB-2024-03419	6658 OSLER STREET	4/7/25
DB-2024-04095	4030 KASLO STREET	4/7/25
DB-2024-02885	1760 W 45TH AVENUE	4/9/25
DB-2024-03370	2670 COLLINGWOOD STREET	4/10/25
DB-2024-04028	2772 E 1ST AVENUE	4/10/25
DB-2025-00814	2891 E 44TH AVENUE	4/11/25
DB-2024-04026	2778 E 1ST AVENUE	4/11/25
DB-2024-00992	2047 E 25TH AVENUE	4/11/25
DB-2024-04019	2964 E 42ND AVENUE	4/11/25
DB-2025-00707	4882 ELGIN STREET	4/11/25
DB-2024-04964	6961 ARGYLE STREET	4/14/25
DB-2025-00290	4452 W 13TH AVENUE	4/15/25
DB-2024-04349	219 E 51ST AVENUE	4/16/25
DB-2024-03221	4355 ST. CATHERINES STREET	4/17/25
DB-2024-03925	871 E 59TH AVENUE	4/22/25
DB-2025-00807	6658 FLEMING STREET	4/23/25
DB-2024-03773	33 W 17TH AVENUE	4/23/25
DB-2024-04536	2049 W 43RD AVENUE	4/23/25
DB-2025-01312	6158 CARTIER STREET	4/23/25
DB-2024-04601	285 W 47TH AVENUE	4/24/25
DB-2024-02546	4715 W 2ND AVENUE	4/25/25
DB-2025-00730	836 E 51ST AVENUE	4/27/25
DB-2024-01943	2962 CROWN STREET	4/27/25
DB-2024-01147	1649 W 69TH AVENUE	4/28/25

DB-2025-01048	5578 KNIGHT STREET	4/30/25
DB-2024-04994	2020 W 35TH AVENUE	4/30/25
DB-2025-00886	3112 VENABLES STREET	4/30/25
DB-2024-00589	2232 W 19TH AVENUE	5/1/25
DB-2025-00654	2750 E 45TH AVENUE	5/2/25
DB-2024-04805	2185 W 34TH AVENUE	5/2/25
DB-2024-02834	71 E 60TH AVENUE	5/2/25
DB-2024-01180	3030 E 6TH AVENUE	5/6/25
DB-2025-01129	2112 W 32ND AVENUE	5/6/25
DB-2024-02943	1617 E 34TH AVENUE	5/7/25
DB-2025-00457	2665 E 56TH AVENUE	5/7/25
DB-2024-04691	3455 WALLACE STREET	5/9/25
DB-2025-00074	4363 W 9TH AVENUE	5/9/25
DB-2024-02665	7161 WILTSHIRE STREET	5/9/25
DB-2024-05204	2760 W 19TH AVENUE	5/9/25
DB-2025-00405	4140 W 10TH AVENUE	5/12/25
DB-2024-04022	2882 W 32ND AVENUE	5/13/25
DB-2025-00656	1538 E 61ST AVENUE	5/13/25
DB-2025-00679	6528 CARTIER STREET	5/14/25
DB-2025-00598	3656 VINE STREET	5/14/25
DB-2024-04693	3907 W 19TH AVENUE	5/15/25
DB-2024-04669	2439 W 19TH AVENUE	5/16/25
DB-2024-04596	475 E 21ST AVENUE	5/16/25
DB-2025-00786	2688 WAVERLEY AVENUE	5/16/25
DB-2025-00817	4835 CULLODEN STREET	5/16/25
DB-2025-00804	2641 E 21ST AVENUE	5/21/25
DB-2025-01125	4690 W 6TH AVENUE	5/23/25
DB-2025-01194	2760 E 27TH AVENUE	5/23/25
DB-2024-04320	4639 COLLINGWOOD STREET	5/23/25
DB-2025-01766	3505 DIEPPE DRIVE	5/26/25
DB-2025-01302	2977 E 29TH AVENUE	5/26/25
DB-2025-00149	7347 JASPER CRESCENT	5/27/25
DB-2024-05105	3015 E 19TH AVENUE	5/27/25
DB-2025-00590	2710 CAMBRIDGE STREET	5/27/25
DB-2025-01255	8063 ELLIOTT STREET	5/29/25
DB-2024-04875	3256 E 28TH AVENUE	5/29/25
DB-2025-00792	1107 W 47TH AVENUE	5/29/25
DB-2024-01459	656 W KING EDWARD AVENUE	5/29/25
DB-2024-02106	2249 E 55TH AVENUE	5/30/25
DB-2025-01271	4843 PATON STREET	5/30/25
DB-2025-01423	8138 PRINCE EDWARD STREET	6/2/25
DB-2025-01965	1217 E 57TH AVENUE	6/3/25
DB-2025-01135	588 N KASLO STREET	6/3/25

DB-2024-01919	1678 W 45TH AVENUE	6/4/25
DB-2025-01400	1564 E 63RD AVENUE	6/5/25
DB-2024-04953	472 E 54TH AVENUE	6/5/25
DB-2024-04617	2160 FRASERVIEW DRIVE	6/5/25
DB-2025-00314	2748 W 21ST AVENUE	6/5/25
DB-2025-01219	3575 E 28TH AVENUE	6/6/25
DB-2025-00326	3089 W 44TH AVENUE	6/6/25
DB-2024-01139	328 W 21ST AVENUE	6/6/25
DB-2025-00223	3205 W 11TH AVENUE	6/6/25
DB-2025-01449	3924 KASLO STREET	6/9/25
DB-2024-03966	1315 W 59TH AVENUE	6/10/25
DB-2025-01147	4580 QUEBEC STREET	6/12/25
DB-2024-04721	6219 ELGIN STREET	6/12/25
DB-2025-01213	333 E 65TH AVENUE	6/13/25
DB-2025-01112	1155 E 62ND AVENUE	6/16/25
DB-2025-00968	3915 W 32ND AVENUE	6/17/25
DB-2024-04002	4617 PUGET DRIVE	6/17/25
DB-2024-04426	3663 W 48TH AVENUE	6/17/25
DB-2025-00967	3915 W 32ND AVENUE	6/17/25
DB-2025-00890	4030 PRINCE ALBERT STREET	6/18/25
DB-2025-00888	2931 E 6TH AVENUE	6/20/25
DB-2024-04194	4650 W 14TH AVENUE	6/24/25
DB-2025-00969	1622 W 37TH AVENUE	6/24/25
DB-2025-00762	4125 W 15TH AVENUE	6/30/25
DB-2025-00981	4570 W 12TH AVENUE	7/1/25
DB-2025-01963	2709 LYNBROOK DRIVE	7/2/25
DB-2025-01668	3928 QUESNEL DRIVE	7/2/25
DB-2025-00852	624 E 65TH AVENUE	7/2/25
DB-2025-01361	4393 GLADSTONE STREET	7/3/25
DB-2025-01933	2885 E 42ND AVENUE	7/3/25
DB-2025-02011	3542 COPLEY STREET	7/4/25
DB-2024-04471	3348 GARDEN DRIVE	7/7/25
DB-2024-00458	6668 FREMLIN STREET	7/8/25
DB-2024-04638	4988 MACDONALD STREET	7/8/25
DB-2025-00382	460 W 45TH AVENUE	7/8/25
DB-2025-01217	3863 W 10TH AVENUE	7/8/25
DB-2024-02849	6269 ANGUS DRIVE	7/8/25
DB-2025-02238	5835 ARGYLE STREET	7/9/25
DB-2024-04428	2980 WATERLOO STREET	7/9/25
DB-2025-01434	7247 INVERNESS STREET	7/10/25
DB-2025-01282	39 W 38TH AVENUE	7/10/25
DB-2024-04093	4677 BELLEVUE DRIVE	7/11/25
DB-2025-02572	4833 ARGYLE STREET	7/14/25

DB-2025-00964	1436 E 61ST AVENUE	7/14/25
DB-2025-01561	3121 W 44TH AVENUE	7/14/25
DB-2025-00880	1463 E 62ND AVENUE	7/14/25
DB-2025-00731	4629 HAGGART STREET	7/14/25
DB-2025-00410	5462 WALES STREET	7/14/25
DB-2025-02114	7493 GATINEAU PLACE	7/15/25
DB-2024-05213	3658 E 48TH AVENUE	7/16/25
DB-2025-01826	2793 W 23RD AVENUE	7/16/25
DB-2025-02389	3511 E 48TH AVENUE	7/17/25
DB-2024-05051	266 W 26TH AVENUE	7/18/25
DB-2025-00727	2347 WINDERMERE STREET	7/18/25
DB-2025-02081	2717 TRIUMPH STREET	7/18/25
DB-2025-02024	2545 E 29TH AVENUE	7/18/25
DB-2025-00357	2822 E 4TH AVENUE	7/21/25
DB-2025-00923	3908 W 32ND AVENUE	7/23/25
DB-2024-05209	2759 E 57TH AVENUE	7/23/25
DB-2024-04031	285 E 45TH AVENUE	7/23/25
DB-2025-02218	4710 COMMERCIAL STREET	7/23/25
DB-2025-02379	5636 KILLARNEY STREET	7/23/25
DB-2025-00735	6850 LANARK STREET	7/23/25
DB-2025-02454	1050 E 55TH AVENUE	7/23/25
DB-2025-01030	3531 W 33RD AVENUE	7/24/25
DB-2024-02288	724 E 11TH AVENUE	7/25/25
DB-2024-01305	4660 JOYCE STREET	7/25/25
DB-2025-01557	7855 JASPER CRESCENT	7/25/25
DB-2025-02040	2933 GRAVELEY STREET	7/28/25
DB-2025-02270	3525 W 29TH AVENUE	7/28/25
DB-2025-02555	5505 SELKIRK STREET	7/28/25
DB-2025-02427	4628 W 15TH AVENUE	7/28/25
DB-2025-02936	2215 E 53RD AVENUE	7/28/25
DB-2024-04795	4519 BLENHEIM STREET	7/29/25
DB-2025-01365	7818 JASPER CRESCENT	7/30/25
DB-2025-00198	3947 W 18TH AVENUE	7/30/25
DB-2025-01917	5485 WALES STREET	7/30/25
DB-2025-00165	3744 W 18TH AVENUE	7/30/25
DB-2025-01266	5570 ARGYLE STREET	7/31/25
DB-2025-01058	2293 E 49TH AVENUE	7/31/25
DB-2025-02165	1334 E 36TH AVENUE	7/31/25
DB-2025-00994	2038 W 50TH AVENUE	8/1/25
DB-2025-00965	2718 LYNBROOK DRIVE	8/5/25
DB-2025-01968	3725 W 26TH AVENUE	8/5/25
DB-2025-00390	2175 HARRISON DRIVE	8/5/25
DB-2024-05063	5158 TRAFALGAR STREET	8/7/25

DB-2025-00263	2892 W 34TH AVENUE	8/7/25
DB-2025-01930	3164 E 45TH AVENUE	8/11/25
DB-2025-02510	435 E 60TH AVENUE	8/11/25
DB-2025-02098	4027 W 18TH AVENUE	8/12/25
DB-2025-02575	2238 RUPERT STREET	8/12/25
DB-2025-01117	141 E 46TH AVENUE	8/13/25
DB-2025-01164	438 W 48TH AVENUE	8/13/25
DB-2025-02745	2214 E 53RD AVENUE	8/13/25
DB-2025-00837	3692 W 27TH AVENUE	8/14/25
DB-2025-00921	2866 E 48TH AVENUE	8/14/25
DB-2025-00873	2774 CHARLES STREET	8/18/25
DB-2025-02051	4486 W 5TH AVENUE	8/19/25
DB-2025-01808	2838 E 23RD AVENUE	8/19/25
DB-2024-04984	3511 W 21ST AVENUE	8/20/25
DB-2025-01197	317 W 20TH AVENUE	8/20/25
DB-2025-00653	1333 W 54TH AVENUE	8/22/25
DB-2025-02730	256 W 45TH AVENUE	8/22/25
DB-2024-02840	3563 W 32ND AVENUE	8/24/25
DB-2025-01596	4049 W 37TH AVENUE	8/26/25
DB-2024-03643	3866 W 15TH AVENUE	8/28/25
DB-2025-03049	3638 W 36TH AVENUE	8/29/25
DB-2025-00715	3033 E 24TH AVENUE	9/1/25
DB-2024-01949	1144 E 10TH AVENUE	9/5/25
DB-2025-00898	3436 E 24TH AVENUE	9/9/25
DB-2025-03181	2692 E 45TH AVENUE	9/10/25
DB-2024-04803	2638 EDGAR CRESCENT	9/11/25
DB-2025-00562	1335 W 57TH AVENUE	9/12/25
DB-2025-02880	715 W 61ST AVENUE	9/16/25
DB-2025-00682	76 E 21ST AVENUE	9/17/25
DB-2025-03028	6626 ADERA STREET	9/19/25
DB-2024-05062	2833 W 21ST AVENUE	9/23/25
DB-2025-03914	2868 E 43RD AVENUE	9/25/25
DB-2025-02614	2637 E 28TH AVENUE	9/26/25
DB-2025-03453	3276 RUPERT STREET	9/26/25
DB-2025-03190	322 E 24TH AVENUE	9/26/25
DB-2025-03275	2236 E 11TH AVENUE	10/2/25
DB-2025-03157	1773 E 37TH AVENUE	10/2/25
DB-2025-00396	6478 LABURNUM STREET	10/2/25
DB-2025-02838	575 N BOUNDARY ROAD	10/3/25
DB-2025-03427	1750 DRUMMOND DRIVE	10/7/25
DB-2025-03702	1754 E 36TH AVENUE	10/7/25
DB-2025-03035	6589 KILLARNEY STREET	10/9/25
DB-2025-02648	3980 W 21ST AVENUE	10/9/25

DB-2025-04120	6375 FLEMING STREET	10/14/25
DB-2025-00787	4421 BALACLAVA STREET	10/15/25
DB-2024-04647	3095 E 8TH AVENUE	10/15/25
DB-2025-00765	1937 W 44TH AVENUE	10/16/25
DB-2025-01771	1009 W 32ND AVENUE	10/16/25
DB-2025-04217	2395 E 38TH AVENUE	10/16/25
DB-2025-01025	4472 W 15TH AVENUE	10/17/25
DB-2025-03056	3535 PUGET DRIVE	10/17/25
DB-2025-02027	3038 VINE STREET	10/22/25
DB-2025-03373	829 W 64TH AVENUE	10/22/25
DB-2025-03225	3249 CHARLES STREET	10/24/25
DB-2025-02932	332 E 53RD AVENUE	10/27/25
DB-2025-03948	583 E 27TH AVENUE	10/27/25
DB-2025-02550	2725 YALE STREET	10/28/25
DB-2024-04328	5761 MARGUERITE STREET	10/28/25
DB-2025-03030	8192 SHAUGHNESSY STREET	10/28/25
DB-2025-03917	260 W 45TH AVENUE	10/29/25
DB-2025-03676	2381 OLIVER CRESCENT	10/29/25
DB-2025-04112	7045 CULLODEN STREET	10/30/25
DB-2025-02474	1371 W 59TH AVENUE	10/31/25
DB-2025-03429	3536 TRAFALGAR STREET	11/3/25
DB-2025-03386	3375 MONMOUTH AVENUE	11/3/25
DB-2025-03720	2238 WAVERLEY AVENUE	11/3/25
DB-2025-01207	6962 BALMORAL STREET	11/3/25
DB-2025-03589	336 E 64TH AVENUE	11/4/25
DB-2025-02278	2869 Highbury Street	11/4/25
DB-2025-03879	590 E 26TH AVENUE	11/4/25
DB-2025-02225	4606 ROSS STREET	11/6/25
DB-2025-04179	2754 E 45TH AVENUE	11/6/25
DB-2025-03919	4408 PUGET DRIVE	11/12/25
DB-2025-03155	664 W 17TH AVENUE	11/14/25
DB-2025-02627	1658 W 28TH AVENUE	11/18/25
DB-2025-02782	2625 E 8TH AVENUE	11/20/25
DB-2025-01534	6345 ONTARIO STREET	11/25/25
DB-2025-04048	7558 GLADSTONE STREET	11/25/25
DB-2025-01014	6991 WILTSHIRE STREET	11/25/25
DB-2025-03542	1106 W 49TH AVENUE	11/27/25
DB-2025-01583	5936 MACDONALD STREET	12/1/25
DB-2025-02417	1858 W 43RD AVENUE	12/2/25
DB-2025-03286	3124 E 21ST AVENUE	12/2/25
DB-2024-02235	5868 WILTSHIRE STREET	12/3/25
DB-2025-03931	2838 W 38TH AVENUE	12/3/25
DB-2025-04853	126 E 54TH AVENUE	12/3/25

DB-2025-03300	2908 E 41ST AVENUE	12/3/25
DB-2025-04375	8143 CARTIER STREET	12/4/25
DB-2025-04469	5051 CROWN STREET	12/5/25
DB-2025-02502	472 E 55TH AVENUE	12/9/25
DB-2025-02671	922 E 11TH AVENUE	12/11/25
DB-2025-03037	1468 E 45TH AVENUE	12/11/25
DB-2025-04306	2806 W KING EDWARD AVENUE	12/15/25
DB-2025-02631	5787 ST. MARGARETS STREET	12/16/25
DB-2025-04140	160 E 46TH AVENUE	12/16/25
DB-2025-03724	5595 GLADSTONE STREET	12/17/25
DB-2025-01718	825 TEMPLETON DRIVE	12/18/25
DB-2025-04109	5654 COMMERCIAL STREET	12/19/25
DB-2025-00260	4449 PINE CRESCENT	12/22/25
DB-2024-04475	4027 W 31ST AVENUE	12/23/25

Total Permits: 356

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 2025

Permit Number	Address	Issued Date
DP-2022-00291	865 E PENDER STREET	1/2/2025
DP-2024-00626	3390 MAPLE STREET	9/22/2025
DP-2024-01008	1475 GRANT STREET	12/22/2025

Total Permits: 3

Footnote:

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

Table 7. Duplex Permits Issued in 2025

Permit Number	Address	Issued Date
DB-2024-03663	2741 MCGILL STREET	1/7/2025
DB-2024-03218	4742 ST. CATHERINES STREET	1/7/2025
DB-2024-01266	625 E 24TH AVENUE	1/8/2025
BP-2023-04393	1166 E 26TH AVENUE	1/9/2025
DB-2024-03052	5115 SOMERVILLE STREET	1/15/2025
DB-2024-01930	7 E 23RD AVENUE	1/17/2025
DB-2024-04468	3919 W 18TH AVENUE	1/20/2025
DB-2024-04017	2785 W 21ST AVENUE	1/23/2025
DB-2024-03774	58 E 40TH AVENUE	1/27/2025
DB-2024-02910	5550 STAMFORD STREET	1/28/2025
DB-2024-04334	4956 CHESTER STREET	1/30/2025
DB-2024-04217	2826 CHEYENNE AVENUE	1/31/2025
DB-2024-03808	3310 VENABLES STREET	2/4/2025
DB-2024-04309	411 W 19TH AVENUE	2/6/2025
DB-2024-01497	1967 E 13TH AVENUE	2/11/2025
DB-2024-02938	3563 E 25TH AVENUE	2/12/2025
DB-2024-04033	6307 CHESTER STREET	2/13/2025
DB-2024-04633	735 E 10TH AVENUE	2/13/2025
DB-2024-03144	2386 E 45TH AVENUE	2/13/2025
DB-2024-03788	841 E 39TH AVENUE	2/20/2025
DB-2024-02952	3931 W BROADWAY	2/21/2025
DB-2024-03982	480 E 49TH AVENUE	2/21/2025
DB-2024-03106	2136 VENABLES STREET	2/24/2025
DB-2024-03733	2815 TRINITY STREET	2/24/2025
DB-2024-04382	2153 E 20TH AVENUE	2/26/2025
BP-2024-00213	1120 E 23RD AVENUE	2/26/2025
BP-2024-02710	1495 E 58TH AVENUE	2/26/2025
DB-2024-00720	1330 E 64TH AVENUE	2/28/2025
DB-2024-03372	1841 PARKER STREET *	3/3/2025
DB-2025-00472	4257 KNIGHT STREET	3/4/2025
DB-2024-04811	3004 W 15TH AVENUE	3/5/2025
DB-2024-05066	6933 PRINCE EDWARD STREET	3/6/2025
DB-2024-04628	3657 W 11TH AVENUE	3/10/2025
DB-2024-04361	240 E 37TH AVENUE	3/10/2025
DB-2024-04042	2619 MCGILL STREET	3/10/2025
BP-2024-03157	3058 W 34TH AVENUE	3/11/2025
DB-2024-03207	2907 GRAVELEY STREET	3/12/2025
DB-2024-03544	2528 TURNER STREET	3/12/2025
DB-2024-03822	5355 INVERNESS STREET	3/14/2025
DB-2024-02872	598 E 26TH AVENUE	3/17/2025
DB-2024-04741	745 SKEENA STREET	3/21/2025

DB-2024-04221	5023 ROSS STREET	3/21/2025
DB-2024-04713	2943 E 44TH AVENUE	3/25/2025
DB-2024-04030	3623 TRIUMPH STREET	3/25/2025
DB-2024-05194	2684 OXFORD STREET	3/25/2025
DB-2024-01451	2250 SW MARINE DRIVE	3/27/2025
DB-2024-05140	3768 W 2ND AVENUE	3/27/2025
DB-2025-00267	4634 W 15TH AVENUE	3/28/2025
DB-2024-03085	7648 HEATHER STREET	4/1/2025
DB-2024-02829	2741 GRANT STREET	4/1/2025
BP-2024-04243	5036 GRANVILLE STREET	4/2/2025
BP-2024-04241	5034 GRANVILLE STREET	4/2/2025
DB-2024-04129	2915 E 5TH AVENUE	4/4/2025
DB-2024-02120	2066 E 1ST AVENUE	4/7/2025
DB-2024-03979	2135 E 6TH AVENUE	4/8/2025
DB-2025-00425	2256 E PENDER STREET	4/8/2025
DB-2025-00232	3274 E 44TH AVENUE	4/8/2025
DB-2025-00420	3335 W 36TH AVENUE	4/9/2025
DB-2024-04641	3233 EUCLID AVENUE	4/9/2025
DB-2024-03414	396 W 21ST AVENUE	4/10/2025
DB-2024-02672	4170 BLENHEIM STREET	4/14/2025
DB-2025-00566	2636 E 53RD AVENUE	4/15/2025
DB-2024-05207	6040 LARCH STREET	4/17/2025
DB-2024-03878	727 E 31ST AVENUE	4/23/2025
DB-2024-04714	3645 DUNDAS STREET	4/23/2025
DB-2023-04645	2049 KITCHENER STREET	4/25/2025
DB-2024-03830	1636 E 29TH AVENUE	4/29/2025
DB-2024-04191	2776 E 43RD AVENUE	5/1/2025
DB-2025-01185	3708 W 18TH AVENUE	5/1/2025
DB-2024-04445	2130 E 2ND AVENUE	5/2/2025
DB-2024-03842	3836 W 21ST AVENUE	5/7/2025
DB-2024-04414	5561 RUPERT STREET	5/8/2025
DB-2024-04413	5567 RUPERT STREET	5/8/2025
DB-2024-03060	2814 E 14TH AVENUE	5/8/2025
DB-2024-05201	150 E 51ST AVENUE	5/9/2025
DB-2025-00138	2848 W 19TH AVENUE	5/12/2025
DB-2025-00201	3205 E 2ND AVENUE	5/15/2025
DB-2024-04151	3821 W 50TH AVENUE	5/16/2025
DB-2025-00591	3558 W 39TH AVENUE	5/16/2025
DB-2025-01765	7380 MAPLE STREET	5/16/2025
DB-2025-00310	748 W 61ST AVENUE	5/16/2025
DB-2024-03850	4503 W 15TH AVENUE	5/16/2025
DB-2024-02250	4553 W 8TH AVENUE	5/16/2025
DB-2024-04710	2211 WILLIAM STREET	5/22/2025

DB-2024-03557	1582 E 2ND AVENUE	5/22/2025
DB-2024-04651	2258 NAPIER STREET	5/22/2025
DB-2024-05195	3771 W KING EDWARD AVENUE	5/27/2025
DB-2025-00246	2239 E 6TH AVENUE	5/29/2025
DB-2024-04509	1020 NOOTKA STREET	5/30/2025
DB-2024-03138	888 W 17TH AVENUE	5/30/2025
DB-2025-01553	7230 GLADSTONE STREET	6/3/2025
DB-2024-05056	3241 COLERIDGE AVENUE	6/11/2025
DB-2025-00563	2965 W 13TH AVENUE	6/11/2025
DB-2025-00893	3449 W 22ND AVENUE	6/11/2025
DB-2025-00474	1005 E 55TH AVENUE	6/12/2025
DB-2025-00269	3405 W 23RD AVENUE	6/12/2025
DB-2024-04828	2941 W 29TH AVENUE	6/12/2025
DB-2025-00367	2128 W 47TH AVENUE	6/17/2025
DB-2024-05211	3813 W 16TH AVENUE	6/20/2025
DB-2024-05208	3429 NAPIER STREET	6/23/2025
DB-2025-01671	810 E 22ND AVENUE	6/24/2025
DB-2025-00690	2145 NAPIER STREET	6/24/2025
DB-2024-04634	5150 SPENCER STREET	6/30/2025
DB-2025-01842	2078 W 57TH AVENUE	7/2/2025
DB-2024-03708	2825 DUNDAS STREET	7/2/2025
DB-2025-00704	75 E 23RD AVENUE	7/2/2025
DB-2024-04344	1922 W 33RD AVENUE	7/3/2025
DB-2025-02327	864 E 16TH AVENUE	7/4/2025
BP-2025-00805	3436 TRIUMPH STREET	7/4/2025
BP-2025-00806	3438 TRIUMPH STREET	7/4/2025
DB-2025-01184	470 W 20TH AVENUE	7/7/2025
DB-2025-01413	3271 E GEORGIA STREET	7/8/2025
DB-2025-00200	98 W 37TH AVENUE	7/10/2025
DB-2025-01260	3018 E 59TH AVENUE	7/14/2025
DB-2025-01999	2636 MCGILL STREET	7/14/2025
DB-2025-01109	3380 LAUREL STREET	7/15/2025
DB-2025-01041	620 E 28TH AVENUE	7/16/2025
DB-2025-00320	5606 CULLODEN STREET	7/16/2025
DB-2024-04326	7457 ELLIOTT STREET	7/16/2025
DB-2025-01654	182 ONTARIO PLACE	7/17/2025
DB-2024-04464	4874 LANARK STREET	7/17/2025
BP-2024-04333	3638 W 3RD AVENUE	7/18/2025
DB-2025-01634	1635 E 57TH AVENUE	7/22/2025
DB-2024-04950	6236 FREMLIN STREET	7/22/2025
DB-2025-01959	2256 GARDEN DRIVE	7/23/2025
DB-2025-01736	1832 NAPIER STREET	7/23/2025
DB-2024-05202	238 E 23RD AVENUE	7/23/2025

DB-2024-05018	2595 WALL STREET	7/23/2025
DB-2024-04966	3755 ST. GEORGE STREET	7/30/2025
DB-2024-05197	1292 W 38TH AVENUE	7/31/2025
DB-2025-00778	2191 E 11TH AVENUE	8/5/2025
BP-2025-00571	3938 W 33RD AVENUE	8/6/2025
DB-2025-01291	1735 GRAVELEY STREET	8/6/2025
DB-2025-02637	3016 WATERLOO STREET	8/7/2025
DB-2025-02359	3204 COLERIDGE AVENUE	8/12/2025
DB-2024-04986	1525 E 61ST AVENUE	8/14/2025
DB-2025-01935	4406 W 15TH AVENUE	8/14/2025
DB-2025-02346	2237 WILLIAM STREET	8/18/2025
DB-2025-01646	372 E 37TH AVENUE	8/19/2025
DB-2025-01928	5494 LANARK STREET	8/21/2025
BP-2024-03709	4555 CLARENDON STREET	8/21/2025
DB-2025-00429	2897 E 45TH AVENUE	8/21/2025
DB-2025-01182	5306 CULLODEN STREET	8/25/2025
DB-2024-04892	5538 WALLACE STREET	8/26/2025
DB-2025-00650	2733 WILLIAM STREET	8/28/2025
DB-2025-02652	2578 E 4TH AVENUE	8/29/2025
DB-2025-00649	2043 W 45TH AVENUE	8/29/2025
DB-2025-00224	4328 RUPERT STREET	9/1/2025
DB-2024-01409	3348 W 22ND AVENUE	9/4/2025
DB-2025-01204	4845 COMMERCIAL STREET	9/4/2025
DB-2025-00783	2715 CHEYENNE AVENUE	9/4/2025
DB-2025-01438	456 E 38TH AVENUE	9/4/2025
DB-2025-01918	2346 W 20TH AVENUE	9/5/2025
BP-2025-01559	2412 GALT STREET	9/8/2025
DB-2025-01501	1368 PARK DRIVE	9/11/2025
DB-2025-03554	165 E 45TH AVENUE	9/12/2025
DB-2025-03297	141 E 22ND AVENUE	9/12/2025
DB-2025-02661	2735 ETON STREET	9/17/2025
DB-2025-02323	2293 E 5TH AVENUE	9/19/2025
DB-2025-00769	3890 W 29TH AVENUE	9/19/2025
DB-2025-01579	6386 BRUCE STREET	9/22/2025
DB-2025-00496	4325 VICTORIA DRIVE	9/23/2025
DB-2025-01201	2735 W 14TH AVENUE	9/26/2025
DB-2025-03674	2621 MCBAIN AVENUE	9/29/2025
DB-2024-02287	2207 BONNYVALE AVENUE	10/1/2025
DB-2025-03672	3873 W 22ND AVENUE	10/2/2025
DB-2025-02213	882 E 13TH AVENUE	10/3/2025
BP-2025-00400	617 UNION STREET	10/3/2025
DB-2025-03156	576 W 17TH AVENUE	10/6/2025
DB-2025-03243	953 E 13TH AVENUE	10/7/2025

DB-2025-02536	2686 MCGILL STREET	10/7/2025
DB-2024-04318	746 E 12TH AVENUE	10/8/2025
DB-2025-03941	709 W 64TH AVENUE	10/14/2025
DB-2025-00369	2736 E 56TH AVENUE	10/14/2025
DB-2025-01734	1942 E 4TH AVENUE	10/15/2025
DB-2025-02794	3233 PENTICTON STREET	10/15/2025
BP-2025-00579	2740 E 38TH AVENUE	10/16/2025
DB-2025-03148	2862 W 24TH AVENUE	10/17/2025
DB-2025-03928	1603 FRANCES STREET	10/17/2025
DB-2025-01770	4438 W 5TH AVENUE	10/20/2025
DB-2025-03974	3237 E 26TH AVENUE	10/20/2025
DB-2025-02708	755 W 18TH AVENUE	10/20/2025
DB-2025-02634	1747 E 36TH AVENUE	10/21/2025
DB-2025-01003	2627 GRANT STREET	10/21/2025
DB-2025-01663	3041 PENTICTON STREET	10/22/2025
DB-2025-03520	2344 W 45TH AVENUE	10/22/2025
DB-2025-02942	2886 W 29TH AVENUE	10/23/2025
DB-2025-02787	3519 MAYFAIR AVENUE	10/24/2025
DB-2024-05200	5511 OLYMPIC STREET	10/27/2025
DB-2025-02822	2730 E 3RD AVENUE	10/27/2025
DB-2025-03922	812 E 26TH AVENUE	10/29/2025
DB-2025-02941	2682 NAPIER STREET	10/30/2025
DB-2025-03987	3841 W 24TH AVENUE	10/30/2025
DB-2025-02409	2760 W 20TH AVENUE	10/30/2025
DB-2024-04654	2756 W 17TH AVENUE	11/3/2025
DB-2023-04658	2186 FRANKLIN STREET	11/3/2025
DB-2025-01124	2265 BONACCORD DRIVE	11/3/2025
DB-2025-03543	3155 E 52ND AVENUE	11/3/2025
DB-2025-03270	3116 W 42ND AVENUE	11/4/2025
DB-2025-03271	3110 W 42ND AVENUE	11/4/2025
DB-2025-01725	3424 W 5TH AVENUE	11/6/2025
DB-2025-03228	3351 W 13TH AVENUE	11/6/2025
DB-2025-02755	5070 BLENHEIM STREET	11/6/2025
DB-2025-01822	720 E 32ND AVENUE	11/10/2025
DB-2025-03673	266 E 38TH AVENUE	11/10/2025
DB-2025-03458	3654 TANNER STREET	11/12/2025
DB-2025-02367	2049 E 6TH AVENUE	11/12/2025
DB-2025-02366	2041 E 6TH AVENUE	11/12/2025
DB-2025-04019	1048 W 49TH AVENUE	11/12/2025
DB-2023-04230	3206 E GEORGIA STREET	11/13/2025
DB-2025-03670	231 E 39TH AVENUE	11/13/2025
DB-2025-01231	365 E 54TH AVENUE	11/17/2025
DB-2025-02864	2577 E 16TH AVENUE	11/18/2025

DB-2024-04941	3955 BOYD DIVERSION	11/19/2025
BP-2025-02789	3363 AUSTREY AVENUE	11/21/2025
DB-2025-04101	4317 W 13TH AVENUE	12/2/2025
DB-2025-03915	2070 E 26TH AVENUE	12/3/2025
DB-2025-03082	2987 E 5TH AVENUE	12/3/2025
DB-2025-04474	4579 W 11TH AVENUE	12/5/2025
DB-2025-04117	3322 WILLOW STREET	12/5/2025
DB-2025-04475	8107 OSLER STREET	12/8/2025
DB-2025-04004	3547 W 38TH AVENUE	12/10/2025
DB-2025-02645	4347 W 16TH AVENUE	12/15/2025
DB-2025-01121	3221 E 16TH AVENUE	12/18/2025
DB-2025-03926	1986 E 8TH AVENUE	12/19/2025
DB-2025-02184	2598 COURTENAY STREET	12/22/2025
DB-2025-02183	2588 COURTENAY STREET	12/22/2025
DB-2025-01932	478 W 21ST AVENUE	12/22/2025
DB-2025-02332	3794 W 29TH AVENUE	12/22/2025
DB-2025-02940	3584 W 22ND AVENUE	12/22/2025
DB-2025-02295	242 E 20TH AVENUE *	12/22/2025
DB-2024-03888	2223 NAPIER STREET	12/24/2025

Total Permits: 232 (464 units)

Footnote:

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

** This project involves the redevelopment of 2 duplex units.*

Table 8. Multiplex Permits Issued in 2025

Permit Number	Address	Net Units	Issued Date
DP-2024-00514	6730 HEATHER ST	5	1/8/2025
DP-2024-00016	2667 E PENDER ST	5	1/9/2025
DP-2023-00914	2512 E 22ND AVE	3	1/14/2025
DP-2024-00512	1051 E 62ND AVE	3	1/15/2025
DP-2024-00047	3065 CHARLES ST	5	1/16/2025
DP-2024-00245	546 E 46TH AVE	3	1/20/2025
DP-2024-00069	2035 E 51ST AVE	3	1/22/2025
DP-2024-00113	4963 CHESTER ST	4	1/24/2025
DP-2024-00040	2511 KITCHENER ST	4	1/27/2025
DP-2024-00181	676 E 22ND AVE	5	1/27/2025
DP-2023-00911	2557 W KING EDWARD AVE	6	1/28/2025
DP-2024-00174	745 E 30TH AVE	5	1/28/2025
DP-2024-00345	3508 E PENDER ST	4	2/11/2025
DP-2024-00334	3391 VICTORIA DR	4	2/13/2025
DP-2024-00479	475 W 20TH AVE	3	2/19/2025
DP-2023-00939	6507 CYPRESS ST	5	2/24/2025
DP-2024-00123	1495 E 58TH AVE	3	2/24/2025
DP-2024-00114	2541 GRANT ST	4	2/28/2025
DP-2024-00052	2705 E 3RD AVE	4	3/5/2025
DP-2024-00519	5558 LANARK ST	3	3/5/2025
DP-2024-00018	3389 PRICE ST	4	3/10/2025
DP-2024-00231	4716 PATON ST	6	3/10/2025
DP-2024-00200	3058 W 34TH AVE	4	3/11/2025
DP-2024-00298	3638 NORMANDY DR	4	3/11/2025
DP-2024-00344	3635 TURNER ST	4	3/11/2025
DP-2024-00434	595 E 49TH AVE	4	3/12/2025
DP-2024-00124	3536 W 43RD AVE	6	3/19/2025
DP-2024-00597	5554 CULLODEN ST	4	3/19/2025
DP-2024-00092	2875 CAMBRIDGE ST	3	3/21/2025
DP-2024-00268	2002 W 35TH AVE	4	3/21/2025
DP-2024-00580	4278 W 9TH AVE	4	3/27/2025
DP-2024-00672	5038 GRANVILLE ST	6	4/1/2025
DP-2024-00244	3122 W 16TH AVE	5	4/2/2025
DP-2024-00295	2295 E 40TH AVE	4	4/3/2025
DP-2024-00546	419 W 23RD AVE	6	4/8/2025
DP-2024-00552	4023 W 18TH AVE	3	4/9/2025
DP-2025-00131	2333 E 54TH AVENUE	6	4/9/2025
DP-2024-00643	3833 W 11TH AVE	3	4/11/2025
DP-2024-00085	1958 W 60TH AVE	4	4/14/2025
DP-2024-00247	3028 E 56TH AVE	4	4/22/2025
DP-2024-00343	3227 E 21ST AVE	3	4/23/2025

DP-2024-00521	3637 E 46TH AVE	4	4/23/2025
DP-2024-00749	2752 GRAVELEY ST	4	4/23/2025
DP-2024-00352	2995 ADANAC ST	3	4/24/2025
DP-2024-00456	893 E 21ST AVE	4	4/28/2025
DP-2025-00164	1945 E 13TH AVENUE	3	4/28/2025
DP-2024-00306	3275 GRAVELEY ST	3	4/29/2025
DP-2024-00413	4286 SOPHIA ST	4	5/8/2025
DP-2024-00423	4296 SOPHIA ST	4	5/8/2025
DP-2024-00065	435 E 47TH AVE	3	5/12/2025
DP-2024-00610	2205 W 22ND AVE	4	5/13/2025
DP-2024-00612	4334 LOCARNO CRES	4	5/14/2025
DP-2024-00968	3938 W 33RD AVE	6	5/14/2025
DP-2024-00235	155 W 45TH AVE	4	5/20/2025
DP-2024-00586	1544 W 57TH AVE	4	5/20/2025
DP-2024-00819	6386 ARGYLE ST	4	5/21/2025
DP-2024-00463	3122 COURTENAY ST	3	5/22/2025
DP-2024-00733	3743 W 2ND AVE	4	5/23/2025
DP-2024-00673	6722 VIVIAN ST	4	5/26/2025
DP-2024-00611	4659 W 11TH AVE	3	5/27/2025
DP-2024-00922	2141 W 45TH AV	3	5/28/2025
DP-2024-00432	2976 W 13TH AVE	3	6/2/2025
DP-2024-00100	3581 HAIDA DR	6	6/3/2025
DP-2024-00972	108 W 60TH AV	4	6/3/2025
DP-2024-00207	2535 E BROADWAY AVE	4	6/4/2025
DP-2024-00679	3141 E 19TH AVE	3	6/4/2025
DP-2024-00949	364 E 23RD AV	3	6/4/2025
DP-2024-00340	3025 W 33RD AVE	4	6/6/2025
DP-2024-00632	3993 W 35TH AVE	6	6/6/2025
DP-2024-00739	3028 W 38TH AVE	4	6/6/2025
DP-2024-00859	1845 E 51ST AVE	3	6/11/2025
DP-2024-00754	3116 E 50TH AVE	4	6/12/2025
DP-2024-00788	5595 FLEMING ST	3	6/12/2025
DP-2024-00198	6892 ADERA ST	6	6/13/2025
DP-2024-00014	4450 MAPLE CRES	6	6/16/2025
DP-2024-00409	7881 BIRCH ST	3	6/17/2025
DP-2024-00962	2115 W 18TH AV	6	6/19/2025
DP-2024-00705	1115 W 58TH AVE	6	6/20/2025
DP-2024-00431	2063 E 13TH AVE	4	6/24/2025
DP-2024-00642	4088 W 40TH AVE	4	6/24/2025
DP-2024-00422	2356 W 20TH AVE	4	6/27/2025
DP-2024-00339	3192 W 18TH AVE	4	6/30/2025
DP-2024-00713	3185 GRAVELEY ST	4	6/30/2025
DP-2024-00266	4260 SOPHIA ST	4	7/3/2025

DP-2024-00199	3436 TRIUMPH ST	4	7/4/2025
DP-2024-00299	3615 TURNER ST	4	7/4/2025
DP-2024-00997	2305 W 16TH AV	5	7/8/2025
DP-2024-00086	1168 E 48TH AVE	5	7/9/2025
DP-2024-00634	1325 E 37TH AVE	3	7/9/2025
DP-2024-00544	3716 DUNBAR ST	3	7/10/2025
DP-2024-00545	3716 DUNBAR ST	3	7/10/2025
DP-2024-01067	3535 ST. CATHERINES ST *	3	7/17/2025
DP-2024-00668	2547 E 2ND AVE	3	7/18/2025
DP-2024-00815	2906 W 11TH AVE	4	7/18/2025
DP-2024-01068	3545 ST. CATHERINES ST	3	7/22/2025
DP-2024-00868	646 E 23RD AV	3	7/23/2025
DP-2024-00315	2292 W 33RD AVE	6	7/28/2025
DP-2024-00392	607 W 29TH AVE	4	7/28/2025
DP-2024-00816	6879 QUEBEC ST	3	7/28/2025
DP-2024-00637	1577 E 58TH AVE	4	7/30/2025
DP-2024-00526	2176 W 57TH AVE	6	7/31/2025
DP-2024-00701	4888 PINE CRES	4	8/1/2025
DP-2025-00654	6207 PRINCE ALBERT STREET	3	8/6/2025
DP-2024-01094	2710 KITCHENER ST	3	8/7/2025
DP-2024-00389	2929 PARKER ST	4	8/13/2025
DP-2024-00884	2184 E 20TH AVE	3	8/14/2025
DP-2024-00278	3018 E 19TH AVE	3	8/20/2025
DP-2025-00655	2607 DUNDAS STREET	3	8/20/2025
DP-2025-00702	546 E 46TH AVENUE	3	8/22/2025
DP-2025-00004	3992 VICTORIA DRIVE	4	8/26/2025
DP-2024-00831	2438 E 20TH AVE	3	8/28/2025
DP-2024-00987	930 W 57TH AV	6	8/29/2025
DP-2024-00262	3268 E 18TH AVE	4	9/3/2025
DP-2024-00507	3825 W 19TH AVE	3	9/3/2025
DP-2025-00728	646 E 23RD AVENUE	3	9/3/2025
DP-2024-00433	2122 W 47TH AVE	4	9/5/2025
DP-2024-00924	3287 GARDEN DRIVE	6	9/5/2025
DP-2024-00865	3405 GARDEN DR	4	9/9/2025
DP-2024-00654	8275 LABURNUM ST	6	9/10/2025
DP-2024-00665	7395 INVERNESS ST	4	9/10/2025
DP-2024-00393	2036 W 60TH AVE	6	9/11/2025
DP-2024-01041	5379 ELM ST	4	9/11/2025
DP-2024-00272	1575 W 49TH AVE	4	9/12/2025
DP-2024-00808	6675 CULLODEN ST	3	9/17/2025
DP-2024-00867	307 W 20TH AV	3	9/17/2025
DP-2025-00109	811 E 39TH AV	3	9/18/2025
DP-2024-01117	3728 W 29TH AVE	3	9/25/2025

DP-2024-00830	6991 KERR ST	6	9/26/2025
DP-2024-01180	2086 W 46TH AV	4	9/26/2025
DP-2024-00430	1636 E 37TH AVE	3	9/29/2025
DP-2024-01021	3019 W 6TH AVE	3	10/2/2025
DP-2024-00707	3432 MONS DR	3	10/7/2025
DP-2024-00093	4519 W 4TH AVE	6	10/8/2025
DP-2024-00941	5990 QUEBEC ST	3	10/8/2025
DP-2024-01005	238 E 20TH AV	6	10/8/2025
DP-2024-00120	2990 VENABLES ST	4	10/10/2025
DP-2024-00971	6955 GLADSTONE ST	3	10/15/2025
DP-2025-00078	3922 W 29TH AVE	4	10/15/2025
DP-2024-00485	5662 TRAFALGAR ST	5	10/20/2025
DP-2024-00913	5630 BLENHEIM ST	6	10/20/2025
DP-2024-00920	1827 E 38TH AV	4	10/20/2025
DP-2024-00933	3806 W 8TH AV	4	10/22/2025
DP-2024-00144	2727 DUNDAS ST	4	10/23/2025
DP-2024-00583	4554 W 4TH AVE	4	10/23/2025
DP-2024-00821	2888 E 6TH AVE	3	10/26/2025
DP-2024-00934	2592 PANDORA ST	3	10/27/2025
DP-2025-00156	2005 E 13TH AV	3	10/27/2025
DP-2025-00699	7085 ST. GEORGE STREET	4	10/31/2025
DP-2024-00600	4855 PATON ST	4	11/3/2025
DP-2024-00845	5571 FLEMING ST	4	11/4/2025
DP-2024-00763	3842 LAUREL ST	4	11/6/2025
DP-2024-00208	8367 BEATRICE ST	5	11/12/2025
DP-2024-01183	7155 VIVIAN DRIVE	4	11/14/2025
DP-2025-00019	4430 BLENHEIM ST	4	11/14/2025
DP-2025-00133	1613 E 58TH AVE	3	11/20/2025
DP-2024-01010	1928 W 37TH AV	6	11/21/2025
DP-2024-00527	4638 KNIGHT ST	4	11/24/2025
DP-2024-01050	3052 W 15TH AVE	3	11/24/2025
DP-2024-01098	5542 TRAFALGAR ST	5	11/24/2025
DP-2024-01099	3369 W 21ST AV	4	11/25/2025
DP-2024-01006	6915 CULLODEN ST	4	11/27/2025
DP-2024-00939	5507 ELM ST	6	12/1/2025
DP-2025-00207	3235 W 13TH AV	3	12/1/2025
DP-2025-00290	3135 W 13TH AVE	3	12/1/2025
DP-2024-00732	3660 VIMY CRES	4	12/2/2025
DP-2024-00814	1238 LE ROI ST	4	12/2/2025
DP-2025-00438	1850 E 49TH AVENUE	4	12/4/2025
DP-2025-00621	28 W 21ST AVENUE	3	12/8/2025
DP-2024-00461	5779 CLARENDON ST	4	12/11/2025
DP-2025-00199	2803 ADANAC ST	3	12/11/2025

DP-2024-00678	3120 W 11TH AVE	4	12/12/2025
DP-2024-00274	3011 PARKER ST	4	12/15/2025
DP-2024-00081	2856 E 19TH AVE	3	12/17/2025
DP-2024-00296	3360 E 46TH AVE	5	12/18/2025
DP-2024-00458	2881 E 43RD AVE	3	12/19/2025
DP-2024-00429	3971 BOYD DV	5	12/22/2025
DP-2024-00960	5969 ORMIDALE ST	4	12/22/2025
DP-2024-01138	7375 W BOULEVARD	4	12/22/2025
DP-2025-00697	3034 E 5TH AVENUE	3	12/22/2025
DP-2024-00911	5584 LABURNUM ST	6	12/23/2025
DP-2024-00983	3725 W 28TH AV	4	12/23/2025
DP-2024-01064	4875 YEW ST	6	12/23/2025
DP-2025-00148	5934 CHESTER ST	4	12/23/2025
DP-2024-00757	2850 E 43RD AVE	4	12/24/2025
DP-2024-01018	2796 E 16TH AVE	4	12/24/2025

Total Permits: 185 (746 units)

Footnote:

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

** This project involves the redevelopment of 2 duplex units.*

Table 9. Housing Approvals in 2025 with Tenant Relocation and Protection Policy Eligible Units

Address	Net New Proposed Units by Housing Type			Rental Type	Existing Rental Units	TRP Eligible Units
	Non-Market Units	Rental Units	Strata Units			
1059-1075 Nelson St		174		Primary	51	31
2520-2544 W 16th Ave & 3223 Larch St		123		Secondary	1	0
2535 Carolina St & 557-569 E 10th Ave *		143		Secondary	8	6
1434-1456 W 8th Ave *		151		Primary	1	1
1676 W 11th Ave *		129		Primary	31	27
2267-2275 W 7th Ave *		165		Primary	25	9
270 E 13th Ave *		128		Primary	39	34
1045 W 14th Ave *		152		Primary	50	43
1245-1265 W 10th Ave *		131		Primary	33	26
1190 W 10th Ave *		137		Primary	35	31
1665-1685 W 11th Ave *		168		Primary	22	10
4471-4485 Fraser St & 691 E 29th Ave		30		Secondary	5	2
5889-5925 Dunbar St		66		Secondary	2	0
461-479 E 16th Ave *		211		Secondary	2	2
1855 W 2nd Ave *		135		Primary	36	22
1770 W 12th Ave *		261		Secondary	6	5
2225 W 8th Ave *		184		Primary	47	38
45 E 16th Ave *		122		Primary	23	21
1171 W 12th Ave *		79		Primary	32	17
396 E 2nd Ave *		220		Primary	53	44
2180 W 6th Ave *		135		Primary	31	26
469-483 E 10th Ave *		137		Secondary	9	6
4975-4997 Joyce St *		404		Secondary	4	4
2158-2170 W 1st Ave *		151		Primary	34	27
1270-1290 W 11th Ave *		126		Primary	29	24
254 E 12th Ave *		111		Primary	35	29
1364 W 11th Ave *		140		Primary	38	30
2090 W 1st Ave *		176		Primary	35	34
2110 W 5th Ave *		132		Primary	28	25
5770-5790 Granville St		67		Secondary	2	2
1366 W 12th Ave *		150		Primary	30	28
2085 W 5th Ave	179			Primary	21	18
648-670 E Broadway *	24			Primary	17	14
4001 Knight St			233	Secondary	2	0
767 W 28th Ave			18	Secondary	3	3

304 N Nanaimo St			22	Secondary	4	3
Total Units:	203	4,638	273		824	642

Table 10. Average Rents for TRP Eligible Units by Size

Studio (n = 17)	1-Bedroom (n = 25)	2-Bedroom (n = 21)	3+ Bedroom (n = 5)
\$1,406	\$1,613	\$2,092	\$3,268

Footnote:

* 583 eligible tenancies across approved 27 developments were covered under the enhanced TRP Policy.

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 2025 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 and major projects.

Rents are collected from available applicant rent rolls.