

FASTER BUILDS

Turning innovation into homes

A 12-unit social housing project at 3122 SE Marine Drive is showing how Vancouver can deliver homes faster and more efficiently. By combining Housing Accelerator Fund (HAF) support with standardized designs and matching innovation funding, the City is reducing construction timelines and costs, creating a scalable model for accelerating future affordable housing projects.

These project-level innovations are contributing to strong citywide results. In the first two years of the HAF program, Vancouver has already enabled 12,620 homes toward its 3-year target of 15,825, nearly 80% of the goal. The City exceeded its Year 1 target (5,386 homes delivered vs. 5,275 target) and is significantly ahead in Year 2, with 7,234 homes delivered against the same annual target.

At the same time, HAF-backed permitting improvements are accelerating delivery timelines across housing types:

- New laneway house permits are being issued in half the time in 2025 vs 2022, dropping from approximately 200 to 100 days
- All residential renovation permits are now processed almost 65% faster in 2025 vs 2022

These efficiencies demonstrate how standardized processes and digital tools can significantly shorten the path from application to construction, helping deliver homes faster across the city.



CUTTING RED TAPE

Unlocking housing citywide

Through HAF, Vancouver has modernized zoning and streamlined approvals, enabling multiplex housing across the city, pre-zoning for mid-rise rental buildings, and digitizing permitting. These changes are removing long-standing barriers, creating faster, clearer approvals, and unlocking thousands of new homes in areas already served by transit and amenities.

The impact of these reforms is measurable:

- Small multi-family development permits issued 46% faster in 2025 than in 2023
- 92% of simple renovation permits meeting 3-day target this year

Together, these changes are not just policy shifts, they are delivering faster approvals, reduced complexity, and a more predictable development environment that enables housing to move forward more quickly.

COMPLETE COMMUNITIES

Housing + infrastructure together

HAF is not just accelerating housing, it's ensuring neighbourhoods can support it. Investments in HAF funding are helping deliver capital projects in communities like the 42,000 sq. ft. Marpole Community Centre renewal and the new 10,000-seat PNE amphitheatre, alongside street upgrades and public realm improvements.

At the same time, system-wide improvements are making it easier and faster to deliver both housing and supporting infrastructure:

- Digital services are reducing manual administrative work by up to 66% for some processes, freeing staff capacity to support growth
- Streamlined, standardized workflows are improving coordination across departments and enabling more consistent and faster service delivery

These combined investments ensure that as housing supply increases, communities grow with the services, amenities, and infrastructure residents need, supporting more complete, livable neighbourhoods.