



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch will review the progress report to assess if a municipality has met its housing target and, if not, whether it has made satisfactory progress toward meeting the housing target. Progress report evaluation is based on the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2023 – September 30, 2024
Date Received by Council Resolution	November 12, 2024
Date Submitted to Ministry	November 13, 2024
Municipal Website of Published Report	https://vancouver.ca/people-programs/provincial-housing-legislation.aspx
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Edna Cho, Senior Planner, Housing Policy Edna.cho@vancouver.ca
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS				
<p>Report a count of net new housing units realized during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing units does not count toward completions.</p> <p>If a municipality has not met the housing target for the reporting period, it must provide information about any actions that it intends to take toward meeting the housing target within the two-year period following the progress report (<i>see section 8 for summary of planned actions</i>).</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	5,020	877	4,143	4,143

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)				
<p>Please record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	655			
One Bedroom	866			

Two Bedroom	1,065	<i>Net figures cannot be provided as unit sizes are not tracked with building demolitions. The City is working towards improving data collection for future reports.</i>		
Three Bedroom	458			
Four or More Bedroom ¹	<i>Four or More Bedroom units are included in the Three Bedroom row.</i>			
<i>Unit size mix data is based on apartment and townhouse forms only. Unit size mix was not available for infills, duplexes and single-detached houses. See Section 7.</i>				
Units by Tenure				
Rental Units ² – Total	2,867	249	2,618	2,618
Rental – Purpose Built	1,409	215	1,194	1,194
Rental – Secondary Suite	475	25	450	450
Rental – Accessory Dwelling	392	3	389	389
Rental – Co-op	0	0	0	0
<i>Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)</i>	<i>591</i>	<i>6</i>	<i>585</i>	<i>585</i>
Owned Units	2,153	628	1,525	1,525
<i>The tenure mix includes an assumption regarding other forms of secondary rental not included in the rows above such as rented condo apartments, rented coach houses and townhouses. This assumption is carried through completions and demolitions numbers in order to estimate net new units. Owned units are thus assumed as owner-occupied only. See Section 7.</i>				
Units by Rental Affordability				
Market	2,490	185	2,305	2,305
Below Market ³	377	64	313	313
Below Market Rental Units with On-Site Supports ⁴	0	0	0	0
<i>All secondary rental assumed in the tenure split are included in the market rental units. Below-market rental includes a portion of social housing and privately-owned units secured at below market rents. See section 7.</i>				

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe actions in the last 12 months that have been taken to achieve housing targets. For example:

- Updated land use planning documents (e.g., Official Community Plan, Zoning Bylaw);
- Updated Housing Needs Report
- New or amended policies, innovative approaches, pilot projects, or partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations).

Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information.

Planning work completed in the past 12 months:

- [Missing Middle](#): The new R1-1 zoning was adopted in September 2023 and came into effect on Oct 17, allowing up to 4-6 units on a single lot (up to 8 if all rental). We've received ~230 applications under this new zone as of late September 2024, representing a potential of ~950 units. Further amendments to the Zoning By-Law were adopted on May 28, 2024 to align with Bill 44 Small Scale Multi-Unit Housing.
- [Housing Accelerator Fund](#): The City applied to CMHC's new program in 2023 and the final agreement was signed in November 2023. The City will be receiving \$114 million in installments to support a variety of initiatives from improving permitting processes to implementing zoning changes that will expedite and increase housing delivery.
- [Below-market Rental Optimization](#): In October 2023, council approved changes to standardize our below-market rental policies. These changes guarantee that units in for-profit buildings secured at below-market rents will always remain at a fixed percentage below average market rents. These changes improve the financial viability of projects, streamline the rules emanating from multiple programs and provide more certainty to developers.
- [Housing Vancouver Targets Refresh & 3-year Housing Action Plan](#): On June 25, 2024, Council adopted new 10-year housing approval targets to update those initially adopted in 2017 and incorporate the Provincial Targets Order. Council also adopted a new 3-Year Action Plan with over 50 actions to address the ongoing housing crisis.
- [Implementation of new Provincial legislation for Transit-Oriented Areas \(TOAs\)](#): On June 26, 2024, Council adopted an interim rezoning policy to establish transit-supportive densities adjacent to transit stations, and comply with Bill 47.
- [Seniors Housing Strategy](#): After extensive engagement throughout 2023 and spring 2024, this new strategy was adopted by Council on July 23, 2024. It outlines key directions including enabling policies and actions to help meet the needs of older adults.
- [West End Issues Report](#): On September 24, 2024, Council adopted amendments to the West End Rezoning Policy and the West End Community Plans (2013) to bring more flexibility in inclusionary social housing requirements for an interim period of two years or until adoption of a new Inclusionary Zoning Bylaw under Bill 16. These changes will facilitate the delivery of inclusionary projects in a complicated market environment for strata condominiums.
- [Public Views Guidelines](#): On June 28, 2024, Council adopted new Public Views Guidelines to amend some of the protected view cones, in order to support the delivery of additional housing.
- [Middle-income housing development on City sites – Pilot project](#): In June 2024, Council adopted a new pilot project exploring opportunities to leverage City-owned sites to unlock housing

delivery for middle-income households. A pilot rezoning policy was created to enable for-profit middle-income housing development on up to five City-owned sites.

- [Skeena Terrace](#): Following approval of the Policy Statement in 2022, an application was submitted by BC Housing in partnerships with local First nations to rezone this entire 10.8-acre site to enable the development of over 1,900 non-profit housing units, a child care facility, parks, recreation spaces and shops and services, in proximity to rapid transit. Council approved the rezoning on March 12, 2024.

Planning work – started or ongoing in the past 12 months

- [Simplified Apartment District Schedules](#): The City will create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings “as-of-right” in certain areas of the city will be explored.
- [Vancouver’s Social Housing Initiative](#): As part of the Vancouver Plan implementation, the City will change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods. The change will allow faster approval of these projects, reduce costs for the community housing sector and provide affordable housing for those who need it most.
- [Rupert & Renfrew station Area Plan](#): Work is underway for a new Area Plan around the Rupert and Renfrew SkyTrain stations that will allow for more housing opportunities including market and below-market rental, social housing and homeownership.
- [Compliance with new Provincial legislation to increase housing](#): The City continues to work towards compliance with the requirements contained in Bill 44, 46, 47, 18 and 16. Actions include:
 - Preparing an update to the Housing Needs Report;
 - Update the City’s development contribution framework;
 - Advance Vancouver’s Official Development Plan as part of Vancouver Plan implementation (see below);
 - Create a new inclusionary zoning by-law and amend density bonus zones.
- [Vancouver Plan Villages area planning](#): The Vancouver Plan (adopted in 2022) identified 25 villages, predominantly low-density residential areas centered around existing small commercial clusters. Area planning for 17 Villages has now started, with a focus to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand the commercial nodes. These villages will bring more diverse housing options, including rental, off of busy arterial streets while still in proximity to shops, services and public transit.

Implementation work – Ongoing

- [Housing Vancouver implementation](#): Over 7,800 units were approved in 2023, including 5,800 purpose-built market and affordable rental units. Since the beginning of the Housing Vancouver Strategy in 2017, about 56,000 units have been approved with 46% family-sized units and 31%

for incomes under \$80K. Other initiatives include advancing the City's shelter strategy, implementation of short-term rental regulations and the Empty Homes Tax, etc. New 10-year targets were approved on June 25, 2024.

- [Rental policies](#): 2023 and the first 3 quarters of 2024 have recorded unprecedented levels of rental approvals and building permit issuance. Significant take-up of our different rental options (e.g. Secured Rental Policy, Below-Market Rental Rezoning policy etc.) can also be seen in housing starts reported by CMHC with almost 4,900 units started in 2023, a decades-long record. The trend continued through the first half of 2024 with over 2,100 rental starts in Vancouver, leading the region in rental construction.
- [Broadway Plan](#): Adopted in June 2022, the 30-year Plan enables more housing opportunities around future SkyTrain stations, and incentivizes delivery of market and non-profit rental housing. As of Q2 2024, there were 48 rezoning applications under review, two at rezoning approval stage and 6 with Development Permit issued. One building is currently under construction. This represents a potential of over 10,000 overall (not counting enquiries). Amendments to the Broadway Plan will be presented to Council for consideration in November 2024 related to updating and reviewing land use and built form policies to comply with new provincial legislative requirements for Transit-Oriented Areas (TOAs), creating a long-term plan for the City Lands around Vancouver's City Hall, and planning improvement to the streets and public spaces in the area for the next 30 years.
- [Downtown East Side Plan \(DTES\) implementation of housing policies](#): The City is working to improve and expedite the delivery of housing within the Downtown East Side, including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing, and policy work around encampment response.
- [SRO Investment Strategy](#): The City is collaborating with the provincial and federal governments on the development of an investment strategy to accelerate replacement of SROs with self-contained social housing units while, in the interim, improving liveability and securing affordability for low-income and equity-denied residents who continue to reside in SROs. The Strategy will identify priority investments that can be accomplished in the next 10-15 years, including costs for each priority investment area and an intergovernmental implementation and funding plan. The building replacement work undertaken includes SRO replacement projects currently underway as well as 20 non-market SROs that have been assessed and costed for replacement. Research & engagement work has identified potential interim interventions to improve liveability and affordability in private SROs. BC Housing is leading the building replacement work while the City is leading the overall project management, including research and engagement.
- [Non-market housing development on city-owned sites](#): The City is actively developing housing on city-owned sites. Over 2,000 units have been completed since 2018 to end of Q3 2024, with an additional 2,000+ units currently under construction and in development. The City also takes on ownership of social housing units delivered turn-key through inclusionary zoning, over 750 homes have completed since 2018, with another 235 currently under construction.

- [Community Housing Incentive Program](#): Since 2019, the City offers capital grants to non-profit or co-op housing providers constructing projects on their own land, funded by revenue from the Empty Homes Tax. Grant program parameters were updated in April 2024 to align with current economic conditions and better complement Provincial and Federal government funding programs, creating a two-stream approach.
- [Vancouver Official Development Plan](#): Work is underway to turn Vancouver Plan into the city-wide Official Development Plan (ODP). The Vancouver ODP will set out long-term policy for land use and development over the next 20 to 30 years and beyond. Under new provincial legislation (Bill 18) from April 2024, Vancouver must implement a city-wide ODP by-law by June 2026.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

- [Jericho Lands Planning Program](#): Council approved the Jericho Lands Policy Statement on January 24, 2024. The Policy Statement establishes planning principles and policies that will guide the delivery of diverse housing types within the 90-acre site. Next steps include the preparation of an Official Development Plan, followed by the phase 1 rezoning process.
- [Sen'ákw](#): The Sen'ákw project, developed on Squamish land by Nch'kay Development Corporation, is not included in the unit count reported on this form as it does not fall under City jurisdiction. However, as this site is located in the heart of the city, the City signed an agreement with the Squamish Nation to plan for the integration of the site within city infrastructure such as public transit, water and sewer, road network etc. The project is currently under construction and will deliver about 6,000 net new rental units.
- [Heather Lands](#): The Musqueam, Squamish and Tsleil-Waututh, in partnership with Canada Lands Company, are proposing to redevelop this 8.5 hectare-site in East Vancouver. The initial planning began in 2016 with Council adopting the Heather Lands Policy Statement in May 2018. A site-wide rezoning application was approved by the City in May 2022. The project includes approximately 2,000 units, with retail and office space, childcare, school, cultural centre and new park space. In September 2024, MST and the Province announced the project would pilot the new Attainable Housing Initiative, where units would be offered for purchase as leasehold properties and at below-market prices. Rezoning amendments are currently in planning, in collaboration with the City.
- [3200 E Broadway – Enhanced Rezoning Proposal](#): Owned by the Musqueam, Squamish and Tsleil-Waututh Nations (MST), this rezoning proposal is being considered concurrently with the Rupert & Renfrew Area Plan planning program where it has been designated as a “unique site”. The Enhanced Rezoning Proposal was submitted in May 2023 and is currently conducting public consultation. Advancing reconciliation and planning for future generations, the comprehensive project includes a variety of housing options with up to 3,800 homes, as well as employment space, childcare, new public spaces and cultural amenities.
- [Delivery of new non-market housing projects owned and/or operated by Indigenous organizations, in addition to the large sites listed above](#): since 2017, seven additional projects

owned and/or operated by Indigenous housing providers have completed (290 units). An additional 560 units in 4 projects are currently under construction, ~480 units have been approved and continue development, and 150 units are in application.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Provide the number of housing units below to establish the quantity of anticipated new housing based on completed development applications. For each housing project in progress, please report on the most recent development approval which has been issued since the effective date of your Housing Target Order. Each housing project should only be captured once through the **most current** development application type, and units which have received occupancy permits should not be included (*see Section 2 above for occupancy permits*).

	Rezoning	Development Permit	Building Permit	Total
Applications	50	28	934	1,012
New Units	7,937	2,182	7,490	17,609

Section 5 only includes those rezoning applications approved at public hearings and development or building permits issued during the 6-month reporting period (removing any double-counting). They do not capture projects currently under construction that received a building permit previously, or projects currently in development that have not reached these specific milestones during the 6-month reporting period. This means that the figures in section 5 does not reflect the City's entire development pipeline. More projects are expected to proceed and complete over the next few years. See Section 7.

Unit Breakdown (Supplemental Information as per Guidelines)

Units by Size

Studio	1,447	607	1,310	3,364
One Bedroom	3,061	816	2,310	6,187
Two Bedroom	2,717	627	1,978	5,322
Three Bedroom	712	123	573	1,408
Four or More Bedroom ¹	<i>Four or more bedroom units included in the Three Bedroom row.</i>			

Unit size mix data is based on apartment and townhouse forms only. Unit size mix information is not currently collected for infill houses, duplexes and single-detached houses. See Section 7.

Units by Tenure

Rental Units ² – Total ²	7,483	2,078	6,170	15,731
Rental – Purpose Built	7,219	2,024	5,230	14,473
Rental – Secondary Suite	0	1	286	287
Rental – Accessory	0	1	315	315

Dwelling				
Rental – Co-op	0	0	0	0
<i>Rental – Other (e.g. rented condo apartments, rented coach houses and townhouses)</i>	<i>264</i>	<i>52</i>	<i>339</i>	<i>656</i>
Owned Units	454	104	1,320	1,878
<i>The tenure mix includes an assumption regarding other forms of secondary rental not included in the rows above such as rented condo apartments, rented coach houses and townhouses. Owned units are thus assumed as owner-occupied only. See Section 7.</i>				
Units by Rental Affordability				
Market	5,664	1,608	5,599	12,871
Below Market ³³	1,743	232	571	2,546
Below Market Rental Units with On-Site Supports ⁴⁴	76	238	0	314
<i>All secondary rental assumed in the tenure split are included in the market rental units. Below-market rental includes a portion of social housing and privately-owned units secured below at market rents. See section 7.</i>				

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	297	0
Proposed Units	3,438	0

B) For each project that was withdrawn or not approved, provide a summary of relevant information including application type and reasons why each project was withdrawn or not approved. Please include rezoning applications, development permits, and building permits.

The City does not request an explanation from the applicant when they ask to withdraw a permit, and only collects this information if offered. However, changes in how the information is recorded in our permitting system are underway to better track permit cancellation and withdrawals.

- Most withdrawals are initiated by the applicants. Applicants often create applications to get early advice on a potential redevelopment. Other reasons for withdrawal depend on various factors, including property sale, change of plans, insufficient funding etc.

- Many applicants who withdrew their application during the reporting period come back with new applications after revising their plans or to take advantage of new regulation/policy (e.g. R1-1 zone), though they don't always share this intention when withdrawing their initial permit.
- Some applications/permits are cancelled by the City when applicants are non-responsive or fees remain unpaid for an extensive period of time.
- The City did not directly refuse any applications during the reporting period.

See the attached table for a complete list of reasons for withdrawal for applications/permits.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to your municipality's effort and progress toward achieving the housing target.

Methodological notes

Numbers are pulled from several datasets including occupancy permits issued for multi-family developments, building permit completed (final inspection passed) for low-density ground-oriented housing (single-family houses, duplexes and infills), demolition permits issued, development and building permits issued, rezoning applications approved at public hearings, applications cancelled or withdrawn, as well as trackers managed outside of the City's permitting system to monitor purpose-built market rental developments, non-profit housing developments, and ownership multi-family developments.

The majority of demolitions registered in this reporting period are single-family houses (~68%).

Section 3:

- Unit size data excludes single-family dwellings and other ground-oriented forms. The City's permitting system currently only tracks this information for apartment and townhouse forms. Work is underway to improve data collection (see below).
- Four-bedroom units are lumped in with three-bedroom units.
- The City does not capture unit size or affordability information for demolitions.
- Total gross rental units include purpose-built rental, secondary suites, accessory dwellings, co-ops and a portion of ownership units assumed to be rented (37% of condos based on CMHC data, and 1/3 of townhouses and coach houses).
- Owned units include single-family houses and duplexes as well as condos, townhouses and coach houses assumed to be owner-occupied.
- All secondary market rental units are assumed to rent at market rates. This assumption is carried through completions and demolitions in order to calculate the number of net new units.
- The Below-Market Rental category as defined by the Province (affordable to households earning below HILs) includes the portion of non-profit housing projects secured for incomes below HILs, as well as studios and 1-bedroom apartments secured at up to 20% below market in privately-owned rental buildings (under the City's below-market rental policies).
- Affordability in non-profit housing may deepen over time after occupancy.

Section 5:

- The numbers are all gross and only include those rezoning applications approved at public hearings and development and building permits issued during the one-year reporting period. They do not capture projects currently under construction that received a building permit previously, or projects currently in development that have not reached these specific milestones during the one-year reporting period. This means that the figures in section 5 do not capture the City's entire development pipeline.
- Unit size data does not include single-family dwellings and other ground-oriented forms. The City's permitting system currently only tracks this information for apartment and townhouse forms.
- The total rental and ownership units are calculated using the same methodology as in section 3, including the assumption regarding other secondary rental types not listed in the form.
- All secondary market rental units are assumed to rent at market rates.
- The Below-Market Rental category as defined by the Province (affordable to households earning below HILs) includes the portion of non-profit housing projects secured for incomes below HILs, as well as studios and 1-bedroom apartments secured at up to 20% below market in privately-owned rental buildings (under the City's below-market rental policies).
- The City's definition of social housing requires a minimum of 30% of units to be secured at rents affordable to households earning below HILs. However, affordability levels may not have been secured yet at time of rezoning approvals and can potentially deepen through the development process depending on funding secured (for non-profit housing only). Affordability in non-profit housing may also deepen over time after occupancy.

Section 6:

- The number of units are gross.

Improvements to data collection and reporting processes

The City is in the process of making changes to the permitting and tracking systems in order to improve collection of the data requested by the Province through the Targets Order. This will ensure future reporting is more complete and consistent. Work is ongoing.

Permitting Improvement Program

Work is underway to improve the City's permitting process by simplifying regulations and permit conditions, digitizing permit applications and plan checking, and ensuring efficient internal processes. Under the 3-3-3-1 Permit Approval Framework approved by Council in June 2023, improvement efforts have accelerated with an expanded scope that now includes complex development applications. Processing times have improved significantly for high-volume permits and staff expect to see similar improvements for complex development applications over time.

Development pipeline

The City's development pipeline currently holds ~58,100 in-stream units at different stages of application, with ~36,200 units already approved and under construction, as well anticipated low-density applications to come in and complete within the HTO period. The number of building permits issued by the City, as well as housing starts registered by CMHC, have reached record levels in 2022 and 2023,

indicating a higher level of completions over the next few years. Purpose-built rental in particular is driving this surge in construction.

Market conditions

Completion of housing units is a complicated metric as completions depend on a number of factors that municipalities do not control. Rising construction costs, labour shortages and high interest rates impact the financial viability of projects and may result in some projects delaying construction or going through major redesigns. Although the City expects higher levels of completions in the next couple of years following high construction starts since 2022, adverse market conditions may impact delivery of housing in the following years. However, CMHC projects that financial constraints will ease in 2025, resulting in renewed growth in the sector.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of actions the municipality intends to take during the two-year period following this report to meet its housing targets. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- the number of units anticipated by completing the action;
- dates of completion or other major project milestones; and
- links to any publicly available information.

Below is a list of upcoming actions that will help produce new supply with corresponding dates for adoption by Council. Please see the [City of Vancouver Three-Year Action Plan \(2024-2026\)](#) for the full suite of actions planned for the next 2 years.

Please note that new planning programs may not result in completions for a few years. However, implementation of recent zoning and land use changes has started to show results in our upcoming development pipeline. In 2025 and 2026 combined, we are anticipating the completion of ~15,300 net new units currently under construction and projected low-density applications, including ~9,400 primary rental units.

Actions	Targeted Council approval
<ul style="list-style-type: none"> • <u>Simplified Apartment District Schedules</u>: The City will create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings “as-of-right” in certain areas of the city will be explored. 	Q2 2025
<ul style="list-style-type: none"> • <u>Vancouver’s Social Housing Initiative</u>: As part of the Vancouver Plan implementation, the City will change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods. The change will allow faster approval of these projects, reduce costs for the community housing sector and provide affordable housing for those who need it most. 	Q2 2025
<ul style="list-style-type: none"> • <u>Rupert & Renfrew station Area Plan</u>: Staff are creating a new Area Plan around the Rupert and Renfrew SkyTrain stations that will allow for more housing opportunities including market and below-market rental, social housing, and homeownership. It is anticipated the Plan would produce ~10,000 units over 25 years. 	Q2 2025
<ul style="list-style-type: none"> • <u>Compliance with new Provincial legislation to increase housing</u>: The City continues to work towards compliance with the requirements contained in Bill 44, 46, 47, 18 and 16. Actions include: <ul style="list-style-type: none"> ○ Preparing an update to the Housing Needs Report by January 1, 2025; ○ Update the City’s development contribution framework; ○ Advance Vancouver’s Official Development Plan as part of Vancouver Plan implementation (see below); ○ Create a new inclusionary zoning by-law and amend density bonus zones. 	Q4 2024 Q2 2026 Q2 2026 Q2 2025
<ul style="list-style-type: none"> • <u>Vancouver Official Development Plan</u>: Work is underway to turn Vancouver Plan into the city-wide Official Development Plan (ODP). The Vancouver ODP will set out long-term policy for land use and development over the next 20 to 30 years and beyond. Under new provincial legislation (Bill 18) from April 2024, Vancouver must implement a city-wide ODP by-law by June 2026. 	Q2 2026
<ul style="list-style-type: none"> • <u>Vancouver Plan Villages area planning</u>: The Vancouver Plan (adopted in 2022) identified 25 villages – predominantly low-density residential areas centered around existing small commercial clusters. Area planning for 17 Villages has now started, with a focus to increase missing middle housing options (ground-oriented housing, multiplexes, townhouses and apartments up to 6 storeys), as well as strengthen and expand the commercial nodes. These villages will bring more diverse housing options, including rental, off of busy arterial streets while still in proximity to shops, services and public transit. 	Q2 2026
<ul style="list-style-type: none"> • <u>SRO Investment Strategy</u>: The City is collaborating with the provincial and federal governments on the development of an investment strategy to accelerate 	Ongoing

<p>replacement of SROs with self-contained social housing units while, in the interim, improving liveability and securing affordability for low-income and equity-denied residents who continue to reside in SROs. The Strategy will identify priority investments that can be accomplished in the next 10-15 years, including costs for each priority investment area and an intergovernmental implementation and funding plan. The building replacement work undertaken includes SRO replacement projects currently underway as well as 20 non-market SROs that have been assessed and costed for replacement. Research & engagement work has identified potential interim interventions to improve liveability and affordability in private SROs. BC Housing is leading the building replacement work while the City is leading the overall project management, including research and engagement.</p>	
<ul style="list-style-type: none"> • <u>Downtown East Side Plan (DTES) implementation of housing policies</u>: Improve and expedite the delivery of housing within the Downtown East Side, including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing, and policy work around encampment response. 	2025
<ul style="list-style-type: none"> • <u>Student housing policy</u>: Develop policy and regulations to enable and support purpose-built student housing within the city. 	2025
<ul style="list-style-type: none"> • <u>UBC SkyTrain Extension Area Plan</u>: Land use planning around the new future potential transit project, including new policies for a diversity of housing types. 	2026+
<ul style="list-style-type: none"> • <u>Continue to develop new projects on city-owned sites</u>: Continue supporting development partners of existing projects on City-owned sites, including Indigenous partners, and prepare new sites for development and initiate new partnerships. 	Ongoing
<ul style="list-style-type: none"> • <u>Capital granting programs</u>: Continue offering capital grants for non-profit or co-op housing construction. Adjust grant program parameters to align with current economic conditions and complement Provincial and Federal government funding programs. 	Ongoing
<ul style="list-style-type: none"> • <u>Jericho Lands phase 1 rezoning process</u>: Comprehensive planning process to guide the delivery of diverse housing types within the 90-acre site, with the Policy Statement in 2024 and the Phase 1 Rezoning process from 2024-2026. 	Ongoing
<ul style="list-style-type: none"> • <u>UNDRIP strategy</u>: Implementing priority housing actions: facilitate and fast-track Nation-led affordable housing developments, identify policy options to support projects on reserve, prioritize housing for Musqueam, Squamish and Tsleil-Waututh members. 	2026
<ul style="list-style-type: none"> • <u>Pilot project for middle-income housing delivery on city-owned land</u>: Explore and implement specific opportunities to leverage City-owned land to unlock housing delivery for middle-income households. This included developing a rezoning policy to pilot the delivery of rental housing on up to five sites in 2024. 	2026

<ul style="list-style-type: none"> • <u>Streamlining delivery of rental housing through pre-approved plans and off-site construction:</u> Work with Metro Vancouver and other member municipalities to explore the creation and implementation of standardized guidelines, zoning regulations, and building designs for six-storey rental buildings that would allow the use of off-site construction methods, with the aim of decreasing embodied carbon and increasing the speed of development. 	Ongoing
<ul style="list-style-type: none"> • <u>Continue to prioritize and accelerate secured rental housing:</u> Continue to prioritize secured rental housing through rental incentive programs, as outlined in the Secured Rental Policy. Expand opportunities to develop rental and below-market rental housing through community and city-wide planning programs to respond to critically low vacancy rates and high demand for rental housing. 	Ongoing
<ul style="list-style-type: none"> • <u>Broadway Plan implementation:</u> Adopted in June 2022, the 30-year Plan enables more housing opportunities around future SkyTrain stations, and incentivizes delivery of market and non-profit rental housing. As of Q2 2024, there were 48 rezoning applications under review, two at rezoning approval stage and 6 with Development Permit issued. One building is currently under construction. This represents a potential of over 10,000 overall (not counting enquiries). Amendments to the Broadway Plan will be presented to Council for consideration in November 2024 related to updating and reviewing land use and built form policies to comply with new provincial legislative requirements for Transit-Oriented Areas (TOAs), creating a long-term plan for the City Lands around Vancouver’s City Hall, and planning improvement to the streets and public spaces in the area for the next 30 years. 	Ongoing
<ul style="list-style-type: none"> • <u>Implement new transit-oriented areas provincial legislation:</u> Implement the new Transit-Oriented Areas legislation from the Provincial government to establish transit-supportive densities adjacent to transit stations. 	Ongoing
<ul style="list-style-type: none"> • <u>Implement small-scale multi-unit housing provincial legislation:</u> implement the newly-adopted changes to align with Bill 44 and continue implementing R1-1 zoning. 	Ongoing

¹ If needed due to data gaps, you may report “Three Bedroom” and “Four or More Bedroom” as one figure in the “Three Bedroom” row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.