

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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

Section 1: MUNICIPAL INFORMATION	
Municipality	District of North Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2023 – September 30, 2024
Date Received by Council Resolution	November 4, 2024
Date Submitted to Ministry	November 12, 2024
Municipal Website of Published Report	https://www.dnv.org/community-environment/provincial-housing-target-progress
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Dan Milburn, General Manager of Planning, Property and Permits, milburnd@dnv.org , 6049902423
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><u>If a municipality has not met the housing target for the reporting period</u>, 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	571	71	500	500

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)

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.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	0	0	0	0
One Bedroom	183	1	182	182
Two Bedroom	203	7	196	196
Three Bedroom	57	20	37	37
Four or More Bedroom ¹	40	19	21	21
	Unit size is not available for secondary suites not registered through building permit nor those decommissioned without building permit. See Section 7 for counts of impacted units.			
Units by Tenure				
Rental Units ² – Total	237	25	212	212
Rental – Purpose Built	90	0	90	90
Rental – Secondary Suite	144	25	119	119
Rental – Accessory Dwelling	3	0	3	3
Rental – Co-op	0	0	0	0
Owned Units	334	46	288	288
Units by Rental Affordability				
Market	147	25	122	122
Below Market ³	See Section 7			
Below Market Rental Units with On-Site Supports ⁴	See Section 7			

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.

Action	Date	Details
Adopted Transit-Oriented Areas Designation Bylaw	Adopted by Council on June 17, 2024	<p>Council adopted a Transit-Oriented Areas (TOAs) Designation Bylaw to designate two new TOAs. Staff estimate the theoretical maximum build-out in TOAs would yield approximately 5,500 additional new housing units above current OCP densities. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6312152 • First, Second & Third reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6300765
Updated Zoning Bylaw	Adopted by Council on June 17, 2024	<p>Council adopted amendments to the Zoning Bylaw to permit a secondary suite and coach house in addition to the principal dwelling unit on each parcel in all single-family zones. This amendment permits approximately 17,000 additional dwelling units within existing single-family neighbourhoods, a 40% overall increase. This direction supports and accelerates the District's strategy to achieve infill housing in single-family neighbourhoods, and to increase housing options across the municipality. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6312153 • First, Second & Third reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6300773
Received funding for Development Approvals Process Review project	Funding announcement June 17, 2024	<p>The District launched an end-to-end Development Approvals Process Review (DAPR) in March 2023. In 2024, the District received a Local Government Development Approvals Program Grant. This new funding will augment Council's existing financial commitment to implementation of DAPR initiatives.</p> <p>Key objectives of this project include a streamlined development approvals process with increased timeliness and effectiveness, improved predictability, and transparency regarding time and costs. Having an effective development approvals process is key to delivering diverse housing and delivering it more efficiently. The funding news announcement and most recent Report to Council are below:</p> <ul style="list-style-type: none"> • Provincial announcement: https://news.gov.bc.ca/releases/2024HOUS0098-000930 • Most recent Report to Council: https://app.dnv.org/OpenDocument/Default.aspx?docNum=6335544 • Project webpage: Development Approvals Process Review (dnv.org)

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Updated Memorandum of Understanding with BC Housing	Approved by Council on March 18, 2024	Council approved an updated Memorandum of Understanding (MOU) with BC Housing.
Partnership with BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health (to deliver on a project for which Council approved the rezoning)	Rezoning approved by Council on February 26, 2024	<p>The partnership between the District, BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health will deliver on a supportive housing project in the 1200 block of East Keith Road. The partnership will facilitate the development of 60 supportive housing and five complex care units that are critically needed for North Shore residents who are homeless or are at risk of homelessness. The District appreciates the partnership with BC Housing, Lu'ma Native Housing Society, and Vancouver Coast Health as an effective way to deliver units that contribute to the housing target and guidelines for social and supportive housing units. The project webpage and staff report which outlines the partnership can be found below:</p> <ul style="list-style-type: none"> Project webpage: https://www.dnv.org/business-development/east-keith-road-supportive-housing Staff report: https://app.dnv.org/OpenDocument/Default.aspx?docNum=6118011
Directed tax revenue from short-term rentals to support costs for social and supportive housing	Received approval from the Province in February 2024 and referenced in a March 4, 2024 Report to Council	The District applied for and received approval from the Ministry of Finance to allocate a portion of Municipal and Regional District Tax (MRDT) revenue from short-term rentals to the Housing Reserve Fund. The District began receiving revenues from Online Accommodation Providers in late May 2024, as follows: 50% of 2024 revenue and 100% of revenue from 2025 onward. The funds will be directed to the Housing Reserve fund to support affordable housing in the District, such as the Lillooet Road affordable housing project.
Updated Zoning Bylaw	Adopted by Council on December 4, 2023	<p>Council adopted changes to secondary suite regulations to provide homeowners greater flexibility and to allow larger secondary suites. The changes are aligned with achieving the housing target by removing regulatory barriers to building a secondary suite and allowing larger rental options (e.g., 3-bedroom units) within homes. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170760 Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6151462 First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6020342

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Updated Zoning Bylaw	Adopted by Council on December 4, 2023	<p>Council adopted changes to the Coach House Program, including:</p> <ul style="list-style-type: none"> • Allowing two-storey coach houses through a more streamlined process; and • Permitting a coach house and secondary suite on the same lot, provided the lot meets the criteria for a coach house. <p>The changes are aligned with achieving the housing target by increasing the number of units permitted on certain lots and expediting the delivery of two-storey coach houses by removing the need for height variances. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6132361 • First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064289
Updated Development Procedures Bylaw	Adopted by Council on December 4, 2023	<p>Council adopted bylaw changes to permit certain coach house related development variances (e.g. setbacks and parking) to be delegated to staff. The changes will expedite the approval of coach house developments by removing the need for Council approval of certain types of variances. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6132361 • First Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064289
Updated Official Community Plan (and Partnership with More Than A Roof Housing Society)	Adopted by Council on December 4, 2023 (Partnership Announced March 19, 2024)	<p>Council adopted an OCP amendment to change the land use designation for the site at the southwest corner of Old Lillooet and Lillooet Road. The site was redesignated to low-rise multi-family social housing to support future development of social rental housing. Future social housing on this site is expected to contribute to the housing target and guidelines for below market rental units. The adopted bylaw amendments and staff reports can be found below:</p> <ul style="list-style-type: none"> • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170852 • Second & Third reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6151460 • First reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6118012 <p>The District partnered with More Than A Roof Housing Society to submit an application to the BC Housing Community Housing Fund to develop social housing on this site. On March 19, 2024, the Ministry of Housing announced the successful application by the District of North Vancouver in partnership with More Than A Roof Housing Society. The press release can be found here: https://news.gov.bc.ca/releases/2024HOUS0016-000385</p>

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Corporate Plan 2023-2026	Endorsed by Council on October 16, 2023	<p>Council endorsed the Corporate Plan to define and guide specific work to be undertaken from 2023 to 2026. One of Council's six strategic goals is to address the housing crisis and the community's housing needs, which includes the following objectives:</p> <ul style="list-style-type: none"> • Increase strategic land acquisition and development for priority housing; • Increase number of social and supportive housing units; • Increase infill housing in areas where there is community support; and • Increase access to rental housing. <p>These goals and objectives align with the housing target by directing staff to focus efforts on increasing overall housing units across the District, including social, supportive, and market rental housing. The endorsed Corporate Plan can be found here: https://dnv-docs.simplicitycms.ca/documents/corporate-plan-2023-2026.pdf</p>
<p>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.</p> <ul style="list-style-type: none"> • Service agreements with Tsleil-Waututh Nation for reserve lands located along Dollarton Highway east of the Seymour River have been negotiated regularly since 1994, and a service agreement for IR3 was recently renegotiated in 2021 to extend to 2025. This agreement covers provision of services such as fire, water, and sewer, along with non-utility services and a public works operational plan shared by both Tsleil-Waututh Nation and the District. <ul style="list-style-type: none"> • These agreements facilitate the District to provide services to reserve lands, which includes residential housing. • In terms of projected housing units, the Tsleil-Waututh Nation's Land Use Plan (2019) estimates there is a need for 400 additional units on reserve for members over the next 100 years (2018-2118). Link to Land Use Plan: TWN-LUP Oct 2018 v7.indd (twnation.ca) • In 2019, the Tsleil-Waututh Nation applied to the federal government for an Addition to Reserve involving lands currently under the District of North Vancouver's jurisdiction. Tsleil-Waututh Nation is proposing a multi-phased mixed-use development that will be in alignment with its 100-year (2018-2118) Land Use Plan. The Nation has also indicated that they will consider the District's OCP to achieve shared objectives and goals. More information about the proposal can be found on the Statlāw District project webpage¹. 		

¹ Statlāw District project webpage: www.statlewdistrict.ca/

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	4 multi-family	2 multi-family	44: 39 single family 5 multi-family	50: 39 single family 11 multi-family
New Units	578 new multi-family units	67 new multi-family units	601: 39 single family 562 multi-family	1,246: 39 single family 1,207
	See Section 7 for more details about approvals complete and/or in progress			
Unit Breakdown (Supplemental Information as per Guidelines)				
Units by Size				
Studio	181	0	16	197
One Bedroom	196	13	173	382
Two Bedroom	116	19	250	385
Three Bedroom	85	7	130	222
Four or More Bedroom ¹	0	28	32	60
Units by Tenure				
Rental Units ² – Total ²	546	36	334	916
Rental – Purpose Built	546	36	334	916
Rental – Secondary Suite	0	0	0	0
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	32	31	267	330
Units by Rental Affordability				
Market	315	29	317	661

Below Market ³³	<i>See Section 7.</i>
Below Market Rental Units with On-Site Supports ⁴⁴	<i>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	12: 8 single family 4 multi-family	None
Proposed Units	221 units: 8 single family 213 multi-family	None

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.

One application for a rezoning and development permit for a multi-family development has withdrawn. The proponent stated they would explore a more dense project under Bill 47 legislation.

Three development permits for multi-family developments lapsed as construction had not substantially commenced within 2 years as required by the Local Government Act.

Six single family building permit applications lapsed in this period due to applicant inactivity.

Two single family building permit applications were cancelled prior to issuance at the request of the applicant.

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.

Supplementary information, definition for multi-family units
Multi-family units

Includes apartments, townhouses, and lock-off suites.

Excludes single family homes, beds in care and student housing, and units accessory to or within a single family dwelling such as secondary suites and coach houses.

Supplementary information to Section 3, Unit Breakdown

Completions category

Includes:

- Multi-family units and single family homes for which occupancy has been granted by the building official,
- Coach houses completed with a building permit, and
- Secondary suites registered with the District.

Demolitions category

Includes:

- Demolition of residential buildings, figures indicate dwelling form; and
- Secondary suites demolished along with a demolition of the primary dwelling or decommissioned through renovation.

Units by Size

Unit size is not available for secondary suites not registered through building permit nor those decommissioned without building permit. The following is the unit count breakdown for which size is unknown:

- Completions (Reporting Period): 88
- Demolitions (Reporting Period): 24
- Net New Units (Reporting Period): 64
- Net New Units (Since Effective HTO Date): 64

Units by Rental Affordability

The District does not track rental affordability based on the Province's definition of "Below Market". Rather, the District tracks rental unit affordability in response to different needs in the community and a project's ability to provide different types of housing. The District defines social housing rental units as follows:

"Owned by a not-for-profit organization, a co-op, or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible. Includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies. Household income must be below certain limits in order to be eligible."

The following is the unit count for the District's social housing rental units:

- Completions (Reporting Period): 90
- Demolitions (Reporting Period): 0
- Net New Units (Reporting Period): 90
- Net New Units (Since Effective HTO Date): 90

Supplementary information to Section 5, Approved Development ApplicationsRezoning category

Includes multi-family units for which rezoning has been adopted.

Development Permit category

Includes multi-family units for which development permit has been approved.

Building Permit category

Includes the following for which building permit has been issued:

- Multi-family units, and
- Single family homes.

Units by Rental Affordability

The following is the unit count for the District's social housing rental units (as defined in the previous section) reaching development approval since the effective date of the Housing Target Order:

- Rezoning: 166
- Development Permit: 7
- Building Permit: 17
- Total: 190

The District does not track supportive housing based on the Province's definition of "Below Market Rental Units with On-Site Supports". Rather, the District uses the following definition to track supportive housing as that which:

"Provides on-site supports and services to residents who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless and rents are deeply subsidized. This includes: safe houses, emergency housing, complex care housing, and other supportive housing."

The following is the unit count for supportive housing units reaching development approval since the effective date of the Housing Target Order:

- Rezoning: 65
- Development Permit: 0
- Building Permit: 0
- Total: 65

Other informationMulti-family housing units by application progress

As of September 30, 2024, the District had 6,554 new multi-family housing units in progress:

- Concluded Preliminary Stage – 1,459 new units
- Rezoning Stage – 2,062 new units
- Development Permit Stage – 1,592 new units
- Approved, No Building Permit – 40 new units
- Building Permit in Process – 292 new units
- Under Construction – 1,109 new units

Of those 6,554 new multi-family units, there are 1,401 multi-family new units in the building stages (Building Permit in Process and Under Construction), which are expected to contribute to meeting the Housing Target Order in the near future. Based on the total number of multi-family housing units in progress, the District anticipates meeting the five-year housing target by 2028.

Stages of application progress:

- *Preliminary Stage:* preliminary planning application has been submitted and is under review.
- *Concluded Preliminary Stage:* preliminary planning application has been completed and a detailed planning application has not yet been submitted.
- *Rezoning Stage:* detailed application for rezoning has been submitted and has not yet reached final reading at Council.
- *Development Permit Stage:* detailed application for development permit is required or has been submitted and has not yet been considered for issuance by Council.
- *Approved, No Building Permit:* rezoning and/or development permit application has been approved, building permit application has not yet been submitted.
- *Building Permit in Process:* building permit application has been submitted and is under review.
- *Under Construction:* building permit has been issued.

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.

Not applicable.

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.