HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to 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 evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and 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.

Section 1: MUNICIPAL INFORMATION	
Municipality	District of North Vancouver
Housing Target Order Date	September 23, 2023
Reporting Period	Reporting Period 2: October 1, 2024 – September 30, 2025
Date Received by Council Resolution	November 3, 2025
Date Submitted to Ministry	November 4, 2025
Municipal Website of Published Report	Provincial housing target progress
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Dan Milburn, General Manager of Planning, Property and Permits, milburnd@dnv.org, 6049902423
Contractor Contact Info	☒ N/A

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered 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 types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Total	493	157	336	832
	See Section 7 for a disclaimer on data between reporting periods.			

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

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	1	0	1	1
One Bedroom	112	1	111	293
Two Bedroom	128	7	121	317
Three Bedroom	118	20	98	135

Four or More Bedroom[1]	51	12	39	60
	Unit size is not available for some single-family home and secondary suite demolitions, secondary suites not registered through building permit, and secondary suites decommissioned without a building permit. See Section 7 for counts of impacted units.			
Units by Tenure				
Rental Units[2] – Total	212	99	113	321
Rental – Purpose Built	86	0	86	176
Rental – Secondary Suite	121	99	22	136
Rental – Accessory Dwelling	5	0	5	9
Rental – Co-op	0	0	0	0
Owned Units	281	58	223	511
Units by Rental Affordability				
Market	126	99	27	145
Below Market[3] - Total	*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 applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. 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. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Action	Date	Details
Completed Interim Housing Needs Report	Received by Council on October 1, 2024	Council received a new Interim Housing Needs Report, which identifies the District's 20-year housing need (2021-2041) of 22,369 net new housing units. • Interim Housing Needs Report: https://www.dnv.org/community-environment/exploring-our-housing-needs#5d29cdb7

Updated Zoning Bylaw	Approved by Council on February 24, 2025	Council adopted amendments to the Zoning Bylaw to simplify and provide clarity to coach house regulations. This included removing minimum size requirements for living rooms and bedrooms, aiding with simplifying and speeding up plan review. • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6476653 • First, Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6457533
Updated Development Procedures Bylaw	Approved by Council on February 24, 2025	Council approved amendments to the Development Procedures Bylaw to delegate remaining coach-house related variances to staff, simplifying and streamlining coach house development approval processes. • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6476653 • First, Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6457533
Updated Development Servicing Bylaw	Approved by Council on February 24, 2025	Council approved amendments to the Development Servicing Bylaw to enable flexible access requirements when a coach house is built, simplifying coach house development approval processes. • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6476653 • First, Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6457533
Adopted short-term rental regulations	Approved by Council on April 22, 2025	Council introduced regulations and a business licence requirement for short-term rentals. Short-term rentals are now only permitted in principal residences and certain vacant accessory dwelling units in residential use zones, except non-market housing and caretaker units. The regulations permit a maximum of one short-term rental business licence per single-family property. Additionally, evidence of strata council approval for short-term rentals in condominiums is required. The estimated number of short-term rentals has reduced in the District since a licencing requirement was introduced in 2025, which helps to keep housing supply (including long-term rental housing) available within the District. • Final adoption report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6507028 • Second & Third Reading report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6506926 • First Reading: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6477989
Advanced social and supportive housing projects on District-owned land	2025	The District has four social and supportive housing projects approved on District-owned land that are currently in progress: • Riverside Drive – 60 to 90 units of social housing • Lillooet Road (West) – 188 units of social housing • West 16th Street – 73 units of supportive housing • East Keith Road – 65 units of supportive housing In the past year, District staff have implemented an enhanced approach to project delivery for social and supportive housing projects, which includes

		regular meetings with partners and closely monitoring project progress. This webpage includes a regularly updated project tracker for social and supportive housing projects on District land. These projects on District-owned land are expected to deliver important social and supportive housing options in the community.
Advanced the Official Community Plan (OCP) Update project	2025	The OCP Update project was advanced during this reporting period. The OCP Update is focused on ensuring the District's OCP can accommodate its 20-year housing need of 22,369 units, as required by the Province. On February 24, 2025, staff presented three conceptual land use scenarios to accommodate the District's 20-year housing need (22,369 additional housing units). • Report to Council: https://app.dnv.org/OpenDocument/Default.aspx?docNum=6476668 On June 23, 2025, staff presented a single refined land use scenario to accommodate the District's 20-year housing need, which focuses on increasing housing diversity and density in key town and village growth centres, corridors, and some detached housing neighbourhoods through new land uses and zoning. Council directed staff to prepare the necessary OCP and Zoning Bylaw amendments for both the refined scenario and a scenario that reflects housing growth as envisioned in the current OCP. • Report to Council: https://docs.dnv.org/documents/council-agenda-report-ocp.pdf
Advanced the Zoning Bylaw Rewrite project	2025	The Zoning Bylaw Rewrite was advanced during this reporting period. The Zoning Bylaw Rewrite will align the Zoning Bylaw with recent District plans, policies, and initiatives, such as streamlining development processes, supporting housing diversity, livability, and availability, promoting active transportation, supporting economic development, and addressing environmental issues and climate resilience. On June 23, 2025, staff presented a report to Council, proposing a suite of changes to ground-oriented housing regulations. Council referred the discussion of ground-oriented housing regulation changes to a future Council Workshop. • June 23, 2025 Report to Council: https://docs.dnv.org/documents/council-report-single-family.pdf
Development Approvals Process Review (DAPR) Implementation	2025	During the reporting period, DAPR analysis was completed, the implementation program launched, and foundational work undertaken. Having an effective development approvals process is key to delivering diverse housing and delivering it more efficiently. The District launched the DAPR program in March 2023 by engaging consultants to conduct an in-depth review of the existing process. The final review report was delivered in Fall 2024 including 15 recommendations and a detailed implementation plan.

		The implementation program launched in January 2025 to improve process efficiency by standardizing processes, clarifying application requirements, and increasing transparency. Further, the project will deliver sustainable improvements by enhancing organizational effectiveness and resilience, modernizing the technology ecosystem, and updating legislative and operational frameworks. Project website: Development Approvals Process Review

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.

- All five local governments across the North Shore (Tsleil-Waututh Nation, Squamish Nation, City of North Vancouver, District of West Vancouver, and District of North Vancouver), work together when opportunities arise to lobby senior levels of government on issues of shared interest. North Shore Connects is one example of this type of partnership, which is currently working on various project to improve transportation and reduce traffic congestion on the North Shore. Link to North Shore Connects website: https://northshoreconnects.ca/
- 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 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.
    - 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 Statləw̓ District project webpage[1].

[1] Statləw̓ District project webpage: www.statlewdistrict.ca/

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	5 multi-family	7 multi-family	84: 75 single-family 9 multi-family	96: 75 single-family 21 multi-family
New Units	634 new multi-family units	1,278 new multi-family units	873: 75 single-family 798 multi-family	2,785: 75 single-family 2,710 multi-family
	See Section 7 for more details about approvals complete and/or in progress			
Unit Breakdown				
Units by Size				
Studio	207	40	16	263
One Bedroom	197	600	239	1,036
Two Bedroom	104	472	358	934
Three Bedroom	55	156	168	379
Four or More Bedroom[1]	71	10	92	173
Units by Tenure				
Rental Units[2] – Total[2]	622	749	334	1,705
Rental – Purpose Built	622	749	334	1,705
Rental – Secondary Suite	0	0	0	0
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	12	529	539	1,080
Units by Rental Affordability				
Market	369	642	317	1,328
Below Market[3] - Total	*See Section 7*			

Below Market - Rental Units with On-Site Supports[4]	*See Section 7*

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of 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	1	0
Proposed Units	145	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

One application for a rezoning and development permit for a multi-family development has withdrawn because the proponent was unable to secure funding from the Province.

Section 7: OTHER INFORMATION

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

Supplementary information, disclaimer on data

Housing data for the Housing Target Progress Report is being tracked live. Over time, there are some corrections and updates to the live data. Because of this, figures since the Housing Target Order effective date may not sum exactly between reporting periods. Any discrepancies are a result of data corrections between reporting periods.

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 some single-family home and secondary suite demolitions, secondary suites that have not been registered through building permit, and secondary suites that were decommissioned without building permit. The following is the unit count breakdown for which size is unknown:

- Completions (Reporting Period): 83
- Demolitions (Reporting Period): 117
- Net New Units (Reporting Period): -34
- Net New Units (Since Effective HTO Date): 26

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): 86
- Demolitions (Reporting Period): 0
- Net New Units (Reporting Period): 86
- Net New Units (Since Effective HTO Date): 176

Supplementary information to Section 5, Approved Development Applications

Rezoning 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: 188
- Development Permit: 107
- Building Permit: 17
- Total: 312

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

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 planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

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

Name of Action: Housing Units in Progress

Description of Action:

As of September 30, 2025, the District had 6,016 new multi-family housing units in progress:

- Preliminary Stage – 31 new units
- Concluded Preliminary Stage – 487 new units
- Rezoning Stage – 2,390 new units
- Development Permit Stage – 732 new units
- Approved, No Building Permit – 32 new units
- Building Permit in Process – 1,319 new units
- Under Construction – 1,025 new units

Notably, there are 1,025 multi-family units currently under construction. The total number of multi-family housing units in progress indicate the District is making progress towards meeting its five-year housing target by 2028.

Housing Unit Breakdown Guidance

The Minister provided housing unit breakdown as guidance on unit size, tenure, affordability, and supportive rental units.

Rental Units:

Section 5 of the Housing Target Progress Report highlights the number of approved applications issued by type since the effective date of the HTO. Of the 634 new multi-family units at rezoning stage, 622 are rental units. This is a significant number of approved rental units that are anticipated to contribute to the Minister's guidelines, which estimate the need for 1,541 rental units by 2028.

Social and Supportive Units:

The District has four social and supportive housing projects approved on District-owned land that are currently in progress:

- Riverside Drive – 60 to 90 units of social housing
- Lillooet Road (West) – 188 units of social housing
- West 16th Street – 73 units of supportive housing
- East Keith Road – 65 units of supportive housing

District staff have implemented an enhanced approach to project delivery for social and supportive housing projects, which includes regular meetings with partners and closely monitoring project progress. This webpage includes a regularly updated project tracker for social and supportive housing projects on District land. In addition to the four social and supporting housing projects approved on District-owned land, there are 285 units of social housing underway in other projects across the District. These social and supportive units in-progress are expected to contribute to the Minister's guidelines, which estimate the need for 657 below market rental units and 78 supportive rental units 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.
Completion/Milestone Date:

Link:	**Number of Units:** 5,731

Name of Action: Official Community Plan Update	
Description of Action: The OCP Update is focused on ensuring the District's OCP and Zoning Bylaw can accommodate our 20-year housing need of 22,369 units, as required by the Province. This work must be completed by December 31, 2025.	
Completion/Milestone Date: December 31, 2025	
Link: Project page - Official Community Plan (OCP) Update 2025	**Number of Units:** Accommodate our 20-year housing need of 22,369 units

Name of Action: Zoning Bylaw Rewrite	
Description of Action: The Zoning Bylaw Rewrite is proposing to update the 1965 zoning regulations to improve housing diversity, and create more liveable and sustainable housing across the municipality. Work in 2025 is focusing on updates to all of the residential zones, and the future phases of work will include the commercial and industrial zones with a heavy focus on economic development. The updated bylaw is anticipated to be adopted in 2026, with follow up work on improving the digital interface to follow in subsequent months.	
Completion/Milestone Date: Bylaw adoption Summer of 2026, Digital Interface Improvements 2026-2027	
Link: Project page - Zoning Bylaw Rewrite	**Number of Units:**

Name of Action: DAPR Implementation	
Description of Action: As described in Section 4, the DAPR implementation program launched this year and will continue to the end of 2027 as guided by the implementation plan developed over a year of detailed analysis and consultation.	
Completion/Milestone Date: December 2027	
Link: Development Approvals Process Review	**Number of Units:**

[1] If needed due to data gaps, it is acceptable to 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.