

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: April 22, 2024
<input type="checkbox"/> Other:	Date: _____

T.A.
Dept.
Manager

DM
GM/
Director

SW
CAO

The District of North Vancouver REPORT TO COUNCIL

April 8, 2024
File: 10.5040.40/002.000

AUTHOR: Jayden Koop, Community Planner

SUBJECT: *Housing Supply Act* - Housing Target Progress Reporting for the District of North Vancouver, October 1, 2023 – March 31, 2024

RECOMMENDATION:

THAT the Housing Target Progress Report as detailed in the April 8, 2024, report of the Community Planner titled *Housing Supply Act* - Housing Target Progress Reporting for the District of North Vancouver, October 1, 2023 – March 31, 2024, is received by Council in accordance with the *Housing Supply Act* and Regulation.

AND THAT the Housing Target Progress Report is submitted to the Minister of Housing in accordance with the *Housing Supply Act* and Regulation.

REASON FOR REPORT:

In accordance with the Provincial regulation and legislation, the District is required to provide Council with a Housing Target Progress Report (**Attachment 1**), which must be received by Council resolution within 45 days of the end of the reporting period and submitted to the Minister.

SUMMARY:

In September 2023, the Province issued a Housing Target Order (the “Order”) to the District of North Vancouver (**Attachment 2**). It requires at least 2,838 housing units to be completed within five years from October 1, 2023. To evaluate progress, the Order includes annual targets and a schedule of reporting. The District’s annual target for the first year is 499 completed housing units. This first reporting period is from October 1, 2023 to March 31, 2024 - the half-way mark of the first year.

During this first six months, a total of 388 net new housing units were completed¹ in the District. These units are the result of development and building approvals in the District prior to the Order taking effect. These prior approvals, together with additional units approaching completion, positions the municipality well to meet the first-year target of 499 units by September 30, 2024.

¹ For definitions on terminology throughout the report, refer to **Attachment 1**.

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In the last 12 months, the District has taken the following additional actions that will help to meet the housing target over the coming years:

- Continued advancing numerous housing projects. As of March 31, 2024, the District had 6,553 multi-family housing units in progress (e.g., at all stages of the approval and development process - from the preliminary planning application stage to being under active construction);
- Entered partnerships and agreements to support the creation of social and supportive housing sites;
- Amended the Zoning Bylaw and Development Procedures Bylaw to expand the District's coach house and secondary suite programs;
- Amended the Official Community Plan to support a future affordable housing project;
- Adopted a new [Corporate Plan](#), which includes a strategic goal to address the housing crisis and the community's housing needs;
- Updated the Housing Needs Report to provide up-to-date information and projections; and
- Applied to the CMHC Housing Accelerator Fund, which was identified as critical funding to the District achieving its housing growth needs.

BACKGROUND:

The [Housing Supply Act](#) (the "Act") gives the Province the authority to set housing targets for municipalities. In May 2023, the Province announced that the District of North Vancouver was one of ten municipalities that would receive a housing target order based on an objective and data-based process. The Minister presented the District with the Housing Target Order, accompanied by a letter dated September 26, 2023 (**Attachment 3**). The letter from the Minister also provided guidance on unit size (bedrooms), tenure (rental and owned), affordability (market and non-market), and supportive rental units. This unit breakdown is not part of the Order and is instead supplemental information, but may become part of a future Order.

Provincial Housing Targets

The provincial housing target for the District of North Vancouver is 2,838 net new completed units in five years (2023-2028). This target is based on 75% of the Province's estimate of housing need for the District (3,784 units) over the five-year period.

This housing target is closely aligned with the District's own Housing Needs Report (2023) which identified the need for 3,144 units by 2028. The housing target is also generally consistent with the rate of housing development approved (i.e., rezoned) by Council since 2011 (see [Pace of Development Report – 2023 Update](#)).

The District's Housing Needs Report additionally points to the need for more housing for students, seniors, Indigenous and other households with specific requirements. Notably, the Order and letter do not include units for special populations (e.g., students), nor care beds.

Housing Target Progress Reports

The Housing Target Order requires the District to prepare a Housing Target Progress Report for defined reporting periods. The reporting periods are:

- 1.1: October 1, 2023 – March 31, 2024 (6 months)
- 1.2: October 1, 2023 – September 30, 2024 (1 year)
- 2: October 1, 2024 – September 30, 2025 (2 years)
- 3: October 1, 2025 – September 30, 2026 (3 years)
- 4: October 1, 2026 – September 30, 2027 (4 years)
- 5: October 1, 2027 – September 30, 2028 (5 years)

The Province will evaluate based on the following performance indicators:

- Progress toward meeting the annual cumulative housing target;
 - Year 1: 499 units;
 - Year 2: 1,021 units;
 - Year 3: 1,577 units;
 - Year 4: 2,179 units; and
 - Year 5: 2,838 units.
- Actions taken by the municipality toward meeting the annual housing target (e.g., number of applications in progress, adoption of policies and initiatives, and update of land use planning documents).

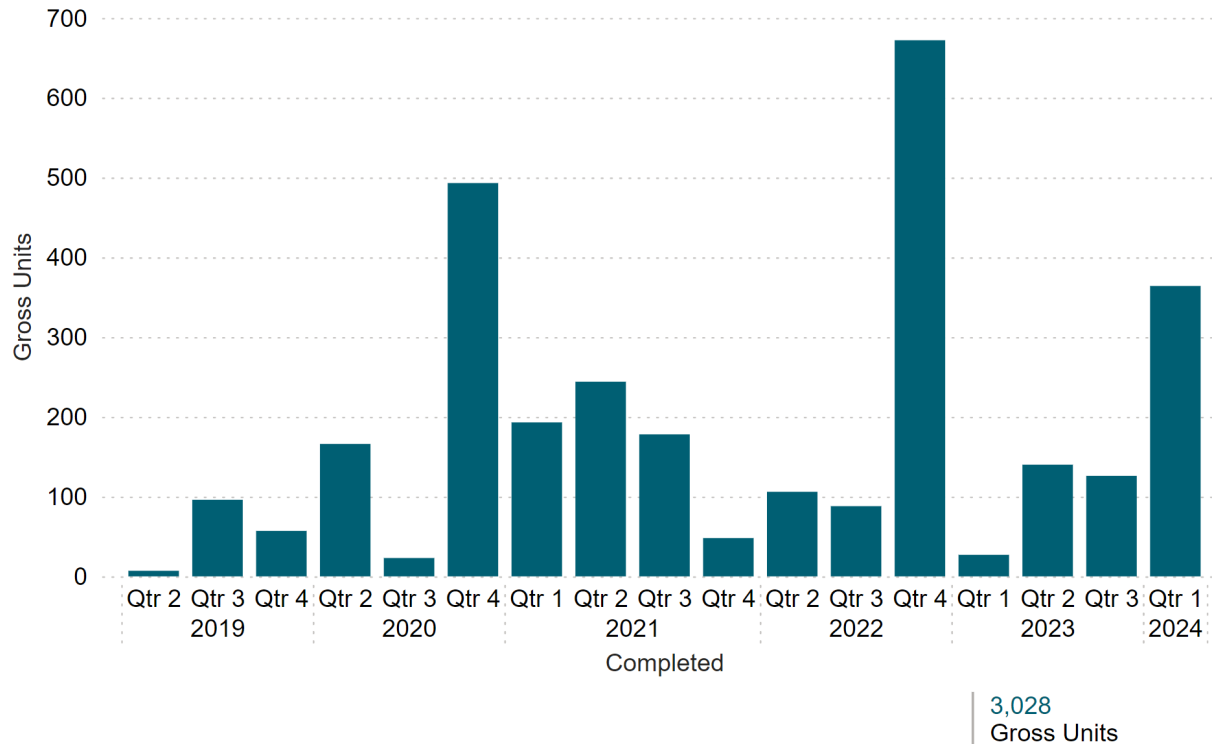
Considerations for progress reporting

District staff have, on several occasions, advised the Province that there are many factors that directly impact the supply and capacity for new housing. These include:

- Regulations: federal, provincial, regional, utility, and municipal regulations and approval timelines (of which the District only controls municipal);
- Infrastructure: transportation including regional influences, water, sanitary, storm, and private utilities;
- Environmental/physical: environmentally sensitive and recreation areas, natural and human caused hazards;
- Services: local and provincial services (e.g., child care, schools, and hospitals);
- Ownership and tenure: landowner's interests, tenant's interests, lands under negotiation or holdings, and municipal and Indigenous economic development interests etc.; and
- Market related factors: interest rates, labour market and the ability to secure professional services, and supply chain issues.

Similarly, there are many factors that impact the development process. The District does not control the entire development process and is reliant on developers to achieve housing occupancy. **Figure 1** shows how the number of net new housing unit completions has fluctuated over the previous 5 years.

Figure 1: Net new housing units completed, per quarter (April 2019 – March 2024)



EXISTING POLICY:

The District has a suite of policies and initiatives which call for increasing housing supply and diversity, while balancing future and current housing needs.

[Official Community Plan \(2011\)](#)

Policy 2.1.2: Direct residential growth to the Town Centres in the form of mixed-use and multifamily development to enable greater housing diversity and affordability.

Policy 7.1.1: Encourage and facilitate a broad range of market, non-market and supportive housing.

[OCP Action Plan \(2021\)](#)

Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the range of housing options.

Priority Action 5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres. Bolster the District's capacity to achieve housing goals.

Supporting Action 11:

Supporting Action 12:

Supporting Action 16:

Identify opportunities for sensitive infill housing (coach houses and secondary suites, duplexes, triplexes, and townhouses/rowhouses) outside Town and Village Centres.

Simplify and speed up the housing development approvals process to open new homes more quickly.

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Rental, Social and Affordable Housing Task Force Final Report (2021)

Goal 1: Expand the supply and diversity of housing.

Goal 2: Expand the supply of new rental and affordable housing.

[2023 Housing Needs Report](#)

The updated Housing Needs Report, received by Council on July 24, 2023, outlines key areas of housing need and highlights gaps and inequities in the District's current housing supply. The Report, which was informed by 2021 census data and Metro Vancouver's household growth projections, identifies the anticipated housing need of 3,144 units by 2028. Bill 44 *Housing Statutes (Residential Development) Amendment Act* requires the District to update the Housing Needs Report by December 31, 2024 to include a 20 year housing need.

ANALYSIS:

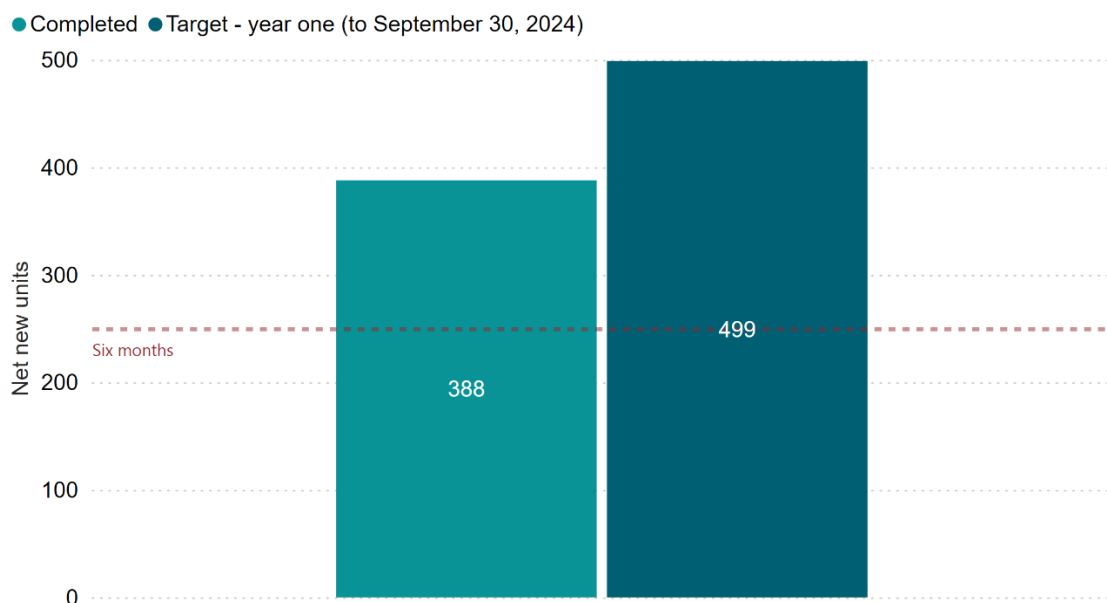
On March 27, 2024, the Province provided a template for the Housing Target Progress Report. The District of North Vancouver – Housing Target Progress Report, based on this template, is provided as **Attachment 1**.

The Housing Target Order contains performance indicators against which progress reports will be evaluated. The information below summarizes the District's progress with regards to the performance indicators.

Progress to meet the one-year housing target (by September 30, 2024)

A total of 388 net new housing units have been completed in the District between October 1, 2023 and March 31, 2024 (**Figure 2**). This puts the District on track to meet the one-year target of 499 units by September 30, 2024. These units are the result of development and building approvals in the District prior to the Order taking effect.

Figure 2: Net new completed housing units (October 1, 2023 to March 31, 2024) compared to the one-year housing target



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The net new completed units during this period include:

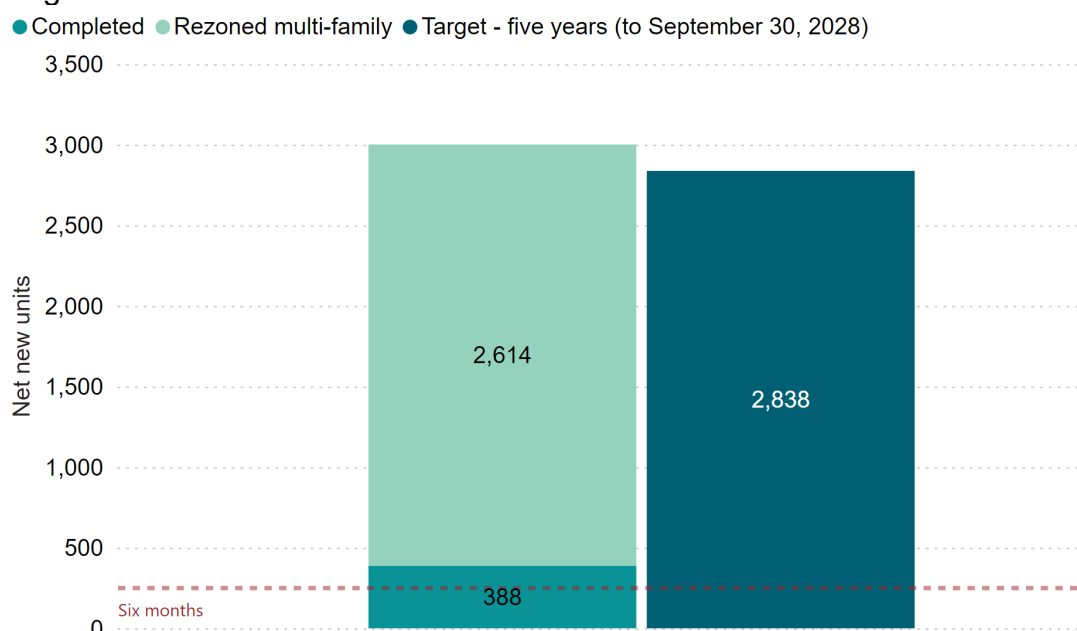
- Multi-family – 364 units
- Secondary suites – 7 units
- Coach houses – 1 unit
- Single-family – 16

Progress to meet the five-year housing target (by September 30, 2028)

While development activity fluctuates significantly year-to-year for the reasons identified previously in this report, the District appears on track to meet its five-year housing target of 2,838 units, as demonstrated by the following statistics and illustrated in **Figure 3**:

- 388 net new completed units (between October 1, 2023 and March 31, 2024); and
- 2,614 rezoned multi-family units still in progress.

Figure 3: Net new completed housing units (October 1, 2023 – March 31, 2024) and rezoned multi-family units that were not yet completed as of March 31, 2024, compared to five-year housing target



*Rezoned multi-family units included units for which rezoning has been approved and occupancy not yet granted.

Actions taken by municipality

In the last 12 months, the District has undertaken actions that align with meeting the housing targets. These include:

- Partnerships and agreements to support the creation of social and supportive housing sites (e.g., with BC Housing, Lu'ma Native Housing Society, Vancouver Coastal Health, and More Than A Roof Housing Society);
- Amendments to the Zoning Bylaw to expand the District's coach house and secondary suite programs. Amendments included allowing larger secondary suites, allowing two-storey coach houses through a more streamlined process, and permitting a coach house and secondary suite on the same lot, under certain conditions;

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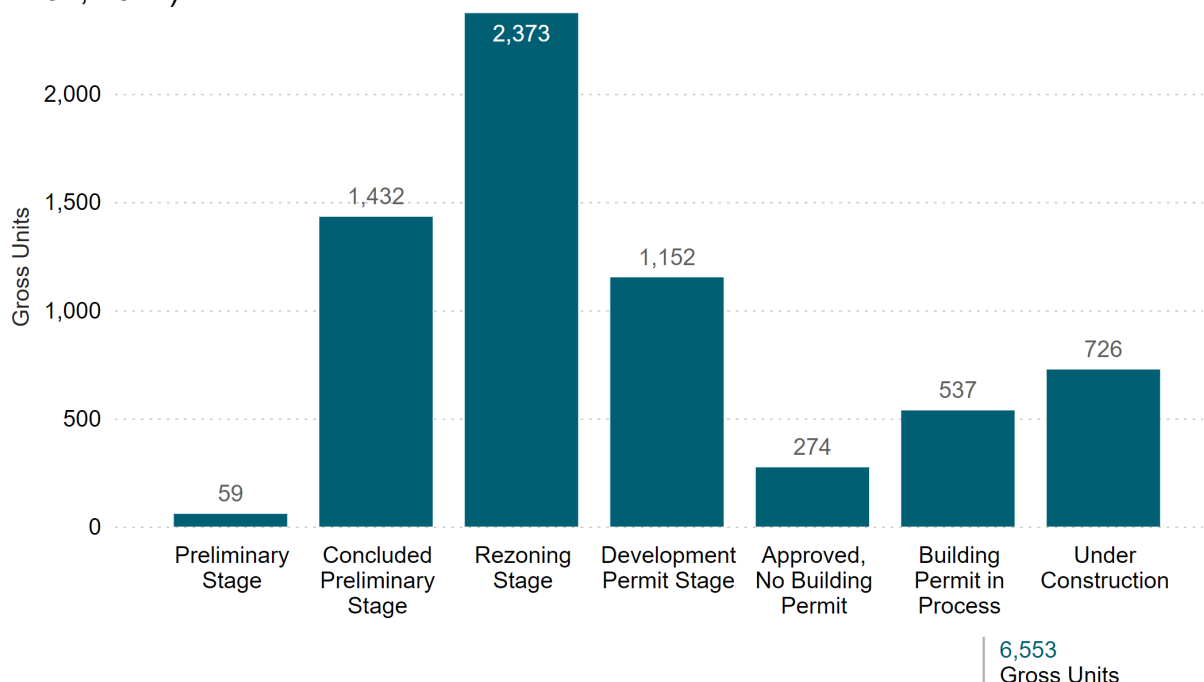
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- An update to the Development Procedures Bylaw to specify which coach house related variances can be delegated to staff;
- An amendment to the Official Community Plan to support a future affordable housing project at the southwest corner of Old Lillooet Road and Lillooet Road;
- Adoption of a new [Corporate Plan](#), which identifies Council priorities and informs the District's work plans. One of the six strategic goals is to address the housing crisis and the community's housing needs;
- An update to the Housing Needs Report to reflect new census data and evolving housing needs; and
- An application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund, with this funding identified as critical to the District achieving its housing growth needs and provincial housing targets.

Approvals complete and/or in progress (multi-family)

As of March 31, 2024, there were 6,553 residential multi-family units in progress (**Figure 4**). Of those 6,553 units, 1,263 multi-family units are in the building stages (Building Permit in Process and Under Construction). These units are expected to be completed in the coming months and years and as such, would contribute to the District meeting its Housing Target Order.

Figure 4. In-stream and approved multi-family housing units by stage of development (at March 31, 2024)



Timing/Approval Process:

The Housing Target Order mandates that Progress Reports must be received by resolution within 45 days of the end of the reporting period. For this reporting period, Council's resolution must be provided on or before May 15, 2024 (45 days from March 31, 2024). The

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Progress Report must then be posted on the municipality's website and submitted to the Minister as soon as practicable.

Conclusion:

In the first six months of the District's provincial Housing Target Order taking effect, 388 net new units were completed. These units will provide much needed housing for a variety of District residents. These units also position the District well to meet its one-year housing target of 499 units by September 30, 2024. The District has taken action to meet the community's housing needs and to meet the provincial targets. In addition to completing 388 net new units in the past six months, the District has adopted agreements, bylaws, and policies that will help deliver more housing units.

Options:


1. THAT the Housing Target Progress Report as detailed in the April 8, 2024 report of the Community Planner titled *Housing Supply Act* - Housing Target Progress Reporting for the District of North Vancouver, October 1, 2023 – March 31, 2024, is received by Council in accordance with the *Housing Supply Act* and Regulation.

AND THAT the Housing Target Progress Report is submitted to the Minister of Housing in accordance with the *Housing Supply Act* and Regulation.

OR

2. THAT Council refers the Housing Target Progress Report back to staff.

Respectfully submitted,



Jayden Koop
Community Planner

Attachment 1: District of North Vancouver – Housing Target Progress Report

Attachment 2: Province of British Columbia, Ministerial Order M280

Attachment 3: Letter from the Minister of Housing Ravi Kahlon to Mayor Little dated September 26, 2023

Attachment 4: Presentation

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REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input checked="" type="checkbox"/> Review and Compliance	BD	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

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PURPOSE

This reporting template presents the required and supplemental information that a municipality needs to provide to the Province under the [Housing Supply Act](#) (Act).

BACKGROUND

The objectives of the Act are to increase the supply of housing in communities with the greatest housing need and deliver more housing options for individuals and families in B.C. The Act allows the Province to set housing targets, establish progress reporting requirements, and undertake compliance measures for specified municipalities in the [Housing Supply Regulation](#).

Part 3 – Section 4 of the Act states that municipalities which have been issued a Housing Target Order (HTO) must prepare a housing target progress report, in the form required by the minister, for each period specified in the order. The housing target progress report must contain information about the progress and actions taken by the specified municipality toward meeting each housing target established in the HTO. Completing and submitting this progress report satisfies that requirement.

REPORT REQUIREMENTS

Part 3 – Section 4 of the Act and Section 5 of the Regulation requires that the progress report must be received in a meeting that is open to the public and by Council resolution 45 days after the end of the reporting period to which the report applies. 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 2-year period with the progress report.

Please submit this report to the minister and post it to your municipal website as soon as practicable after Council receives it.

ASSESSMENT

Part 3 – Section 5 of the Act requires the Minister of Housing to review the progress report to assess if housing targets have been met and, if not, whether the municipality has made satisfactory progress toward meeting the housing targets.

Progress reports will be evaluated against the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, compliance action may be taken in accordance with Part 4 of the Act.

INSTRUCTIONS

Please complete the attached housing target progress report for your municipality and ensure it is received by Council resolution within 45 days of the end of the reporting period and submit to the Minister of Housing Housing.Targets@gov.bc.ca

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 – March 31, 2024
Date Received by Council Resolution:	
Date Submitted to Ministry:	
Municipal Website of Published Report:	
Report Prepared By:	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info:	(name, position/title, email, phone)
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (name, position/title, email, phone)

Section 2: NET NEW UNITS				
<p>This is a count of net new units 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 housing units does not count towards completions.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	409	21	388	388
<p><i>We note that completed units reported here received development and building approvals prior to the Target Order taking effect.</i></p>				

Section 3: UNIT BREAKDOWN (Supplemental Information as per Interim Guidelines)				
<p>Refer to the definitions provided at the end of the report and specify information below for the reporting period and cumulatively since the effective date of the HTO.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	-	-	-	-
One Bedroom	165	-	165	165
Two Bedroom	161	-	161	161
Three Bedroom	38	-	38	38
Four or More Bedroom ¹	-	-	-	-
<p><i>Unit size is not available for single family homes, secondary suites, and coach houses. See Section 7 for counts of impacted units.</i></p>				

Units by Tenure				
Rental Units ² – Total	108	10	98	98
Rental – Purpose Built	90	-	90	90
Rental – Secondary Suite	17	10	7	7
Rental – Accessory Dwelling	1	-	1	1
Rental – Co-op	-	-	-	-
Owned Units	301	11	290	290
Units by Rental Affordability				
Market	18	10	8	8
Below Market ³	<i>See Section 7</i>			
Below Market Rental Units with On-Site Supports ⁴	<i>See Section 7</i>			

Section 4: ACTIONS TAKEN BY MUNICIPALITY

Describe actions in the last 12 months that have been taken to achieve housing targets. This may include updated Official Community Plan bylaws, land use zoning, Housing Needs Report, new housing policies and initiatives, and/or partnerships (e.g., BC Housing, CMHC, First Nations and private and 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
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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of 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 65 self-contained supportive housing 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
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
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

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

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>
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://www.dnv.org/sites/default/files/DNV%202023%20-%202026%20Corporate%20Plan.pdf</p>

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

Updated Housing Needs Report	Received by Council on July 24, 2023	<p>The District's Housing Needs Report (originally completed in 2021) was updated to reflect the most current 2021 Census data and recent development information. The updated Housing Needs Report provides the most up-to-date information and projections on the District's housing needs and largely aligns with the provincial housing targets. The staff report to Council and updated Housing Needs Report can be found below:</p> <ul style="list-style-type: none"> Staff report to Council: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064287 Updated Housing Needs Report: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064306
Application to CMHC Housing Accelerator Fund	Supported by Council on July 24, 2023	<p>Council supported the District's application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund to assist local governments in undertaking initiatives that speed up permit approvals and increase housing supply. The funding was identified as critical to the District achieving its housing growth needs and provincial housing targets. Upon receiving formal approval from Council, the District submitted its application to CMHC in August 2023. The staff report to Council can be found here: http://app.dnv.org/OpenDocument/Default.aspx?docNum=6064288</p> <p>(The District was notified by CMHC in March 2024 that its application to the Fund was unsuccessful.)</p>

Section 5: APPROVED DEVELOPMENT APPLICATIONS

Provide the information below to establish the quantity of new housing currently proposed 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	2 multi-family	1 multi-family	17: 16 single family 1 multi-family	20: 16 single family 4 multi-family
New Units	231 new multi-family units	31 new multi-family units	156 new units: 16 single family 140 multi-family	418 new units: 16 single family 402 multi-family
	<i>See Section 7 for more details about approvals complete and/or in progress.</i>			

Unit Breakdown (Supplemental Information as per Guidelines)

Units by Size

Studio	85	-	16	101
One Bedroom	80	-	55	135
Two Bedroom	50	-	64	114
Three Bedroom	16	4	5	25
Four or More Bedroom ¹	-	27	-	27
	<i>Unit size is not available for single family homes, secondary suites, and coach houses. See Section 7 for counts of impacted units.</i>			

Units by Tenure

Rental Units ² – Total ²	231	-	140	371
Rental – Purpose Built	231	-	140	371
Rental – Secondary Suite	-	-	-	-
Rental – Accessory Dwelling	-	-	-	-
Rental – Co-op	-	-	-	-
Owned Units	-	31 (multi-family)	16 (single family)	47

Units by Rental Affordability				
Market	-	-	134	134
Below Market ³	<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 DEVELOPMENT APPLICATIONS		
A) Indicate the number of applications (and associated proposed units) that have been withdrawn by applicants, and the same information for applications not approved by staff or Council during this reporting period. Please capture rezoning applications, development permits, and building permits.		
	Applications Withdrawn	Applications Not Approved
Applications	1	0
Proposed Units	65	0
B) For each project that was withdrawn or not approved, provide a summary of relevant project information, including application type and reasons why each project was withdrawn or not approved. Please capture rezoning applications, development permits, and building permits.		
A detailed application for 59 market rental units and six social housing units in a six-storey building was scheduled for consideration for adoption by Council January 8 th , 2024. At the request of the applicant, the item was removed from Council agenda and the application subsequently withdrawn. The proponent stated they would explore a more dense project under Bill 47 legislation.		

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 completed with a building permit.

Demolitions category

Includes:

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

Units by Size

Unit size is not available for single family homes, secondary suites and coach houses. Data will be available for reporting period 1.2. The following is the unit count breakdown for which size is unknown:

- Completions (Reporting Period): 45
- Demolitions (Reporting Period): 21
- Net New Units (Reporting Period): 24
- Net New Units (Since Effective HTO Date): 24

Units by Rental Affordability

The District does not track rental affordability based on the definition provided for Below Market. Rather, the District tracks unit rental affordability in response to different needs in the community and a project's ability to afford different solutions. 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 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 Size

Unit size is not available for single family homes, secondary suites and coach houses. Data will be available for reporting period 1.2. The following is the unit count breakdown for which size is unknown:

- Rezoning: 0
- Development Permit: 0
- Building Permit: 16
- Total: 16

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: 0
- Building Permit: 6
- Total: 172

The District does not record supportive housing as defined by 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 information

Approvals complete and/or in progress

As of March 31, 2024, the District had 6,553 new multi-family housing units in progress:

- Preliminary Stage – 59 new units
- Concluded Preliminary Stage – 1,432 new units
- Rezoning Stage – 2,373 new units
- Development Permit Stage – 1,152 new units
- Approved, No Building Permit – 274 new units
- Building Permit in Process – 537 new units
- Under Construction – 726 new units

Of those 6,553 new multi-family units, there are 1,263 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.

Approvals complete and/or in progress stages:

- *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.

Development Approval Process Review (DAPR)

At the [March 27, 2023, Council Workshop](#), Council indicated support for staff to proceed with the Development Approvals Process Review (DAPR) Project. The goal of this project is to further streamline development approval processes at the District, while continuing to prioritize the delivery of affordable and rental housing.

Provincial Housing Initiatives

The District will be bringing forward bylaw updates related to Bills 44, 46, and 47 in the coming months. Through the designation of Transit Oriented Areas, the creation of Small-Scale Multi-Unit Housing zones, the streamlining of rezonings and other permitting processes, and the implementation of new Development Cost Charges (DCC) and Amenity Cost Charges (ACC), the District will be implementing changes to facilitate the increase in housing supply in our municipality.

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 and secondary rental (e.g., secondary suites, accessory dwellings, etc.).

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.

PROVINCE OF BRITISH COLUMBIA

Ministerial Order No. M280

ORDER OF THE MINISTER RESPONSIBLE FOR THE
Housing Supply Act

WHEREAS

- A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the Corporation of the District of North Vancouver (District of North Vancouver).
- B. In accordance with section 3(2) and (3), *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the District of North Vancouver regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the District of North Vancouver; and
 - ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the District of North Vancouver an opportunity to provide written comments to the minister.
- D. An extension to the consultation period, if any, granted by the minister to the District of North Vancouver, pursuant to section 4(2), Housing Supply Regulation, B.C. Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing orders as follows:

- 1. A housing target order is made for the District of North Vancouver, effective October 1, 2023 (the "**Effective Date**").
- 2. The housing targets for the District of North Vancouver under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).

September 23, 2023

Date



Minister of Housing

(This part is for administrative purposes only and is not part of the Order)

Authority under which Order is made:Act and section: Housing Supply Act, S.B.C. 2022, c. 38, s 2Other: Housing Supply Regulation, B.C. Reg. 133/2023

3. The performance indicators by which progress by the District of North Vancouver toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
4. This Housing Target Order begins on the Effective Date and ends on September 30, 2028 (the “**End Date**”).
5. The District of North Vancouver must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the District of North Vancouver is **2,838 Units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of the total Provincial Housing Needs Estimate for the District of North Vancouver.
3. For each Progress Reporting Period as set out in Schedule C, the net new number of completed housing units will be measured annually and cumulatively, as follows:
 - a. Year 1: 499
 - b. Year 2: 1,021
 - c. Year 3: 1,577
 - d. Year 4: 2,179
 - e. Year 5: 2,838

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:
 - a. Progress toward achieving the annual cumulative housing target; and
 - b. Actions taken by municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of new completed housing units (minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	<p>Satisfactory progress demonstrated by:</p> <ol style="list-style-type: none"> 1. update of land use planning documents to align with housing targets; 2. adoption of policies and initiatives to meet housing targets; and 3. residential approvals complete and/or in progress that met or will meet housing targets. 	<ol style="list-style-type: none"> 1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update, and related policies that align with achieving annual housing targets. 2. Description of new/amended bylaws & policies adopted to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The District of North Vancouver must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: October 1, 2023 – March 31, 2024

Reporting Period 1.2: October 1, 2023 – September 30, 2024

Reporting Period 2: October 1, 2024 – September 30, 2025

Reporting Period 3: October 1, 2025 – September 30, 2026

Reporting Period 4: October 1, 2026 – September 30, 2027

Reporting Period 5: October 1, 2027 – September 30, 2028

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.

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VIA EMAIL

Ref. 61122

September 26, 2023

His Worship Mike Little
 Mayor of the District of North Vancouver
 Email: mayor@dnv.org

Dear Mayor Little:

RE: Housing Target Order for the District of North Vancouver

Thank you for your letter of August 28, 2023, in response to the proposed Housing Target Order (Order). I appreciate the feedback about the housing targets and have addressed them in this letter below.

I have attached the Order for the District of North Vancouver effective October 1, 2023 (see Appendix A). The Order sets out the total five-year housing target to be met by September 30, 2028, and annual cumulative housing targets (Schedule A), housing target performance indicators (Schedule B), and progress reporting dates (Schedule C). The Order will be published on BC Laws and must also be published on the District of North Vancouver's internet site.

I want to thank your staff for working with the provincial team through the target-setting process and the commitment from the District of North Vancouver to address the housing crisis in your community. To address the housing crisis, strong action is required from all levels of government.

.../2

Office of the
Minister of Housing

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc.ca

In February 2023, the Province launched the \$1 billion Growing Communities Fund, providing grants to every local and regional government to deliver infrastructure projects necessary to enable growth in their communities. In addition, the Province recently announced \$61 million to support local governments in meeting new density initiatives, including updating Housing Needs Reports, Official Community Plans, and zoning and development finance bylaws. BC Housing's Community Housing Fund and other funding programs give consideration to non-profits, co-operative and municipal housing providers, and First Nations delivering housing in municipalities where housing need is significant. Together, these funding initiatives provide a foundation for local governments to move forward with the implementation of housing targets within their communities, as well as contribute to the wider goal of addressing the housing crisis in B.C.

Housing Targets

Housing targets set out in the Order reflect 75% of the Province's total estimated housing need for the District of North Vancouver. This is the minimum number of completed net new units to be delivered annually and cumulatively for the five-year period of the Order. The District of North Vancouver to achieve 100% of the estimated housing need over the duration of the Order.

Appendix B includes the unit breakdown (size, tenure, unit affordability and supportive housing) as interim guidance for the District of North Vancouver. I encourage the District of North Vancouver to strive toward meeting and monitoring the unit breakdown to deliver the right type of housing needed in your community. The unit breakdown is currently not required but can be reported as supplemental information.

Progress Reporting

Housing target progress reports must be received by Council resolution within 45 days after the end of each reporting period as set out in Schedule C. As soon as practicable after receiving the housing target progress report, the District of North Vancouver must submit the report to the Minister and publish the report on its municipal website.

In addition to reporting on the net new completed units, the District of North Vancouver must also report on information about actions taken and progress toward meeting the housing target order (see housing target performance indicators in Schedule B). If a housing target has not been met, the District of North Vancouver must also report any planned actions toward meeting the housing target within the 2-year period following the report.

.../3

His Worship Mike Little
Page 3

In response to your feedback, as part of evaluating municipal efforts to increase housing supply, we will consider municipalities' role in supporting and servicing housing projects outside of municipal jurisdiction, including on Indigenous lands and for post-secondary institutions. In addition to assessing progress towards meeting a housing target, the Province may analyze market conditions, and external factors concerning housing development.

First Nations Engagement

Municipalities have an important role to play in Reconciliation, particularly with First Nations whose territory includes your municipality and Indigenous peoples living in or near your community. I strongly encourage the District of North Vancouver to frequently and meaningfully engage with First Nations on land use planning to ensure that increased housing supply is responsive to Indigenous housing needs and does not negatively impact on culturally and environmentally sensitive lands.

We appreciate your commitment to working toward our shared housing outcomes.

Sincerely,



Ravi Kahlon
Minister of Housing

Attachments:

Appendix A: Housing Target Order for the District of North Vancouver

Appendix B: Housing Unit Breakdown as Guidance for the District of North Vancouver

pc: Teri Collins, Deputy Minister, Ministry of Housing
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
David Stuart, Chief Administrative Officer, District of North Vancouver

Appendix B – Housing Unit Breakdown as Guidance for the District of North Vancouver

The following guidelines are based on 75% of the Province's estimated housing need by unit size, tenure, rental affordability, and rental units with on-site supports. Needs are estimated over a five-year timeframe between 2023 and 2028.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom*	1,605* (1 Bedroom Minimum 586)
Two Bedroom	534
Three or More Bedroom	698

UNITS BY TENURE	GUIDELINE
Rental Units	1,541
Owned Units	1,297

Rental units: Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g., secondary suites, accessory dwellings, etc.).

RENTAL AFFORDABILITY	GUIDELINE
Below Market	657
Market	884

Below Market: Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per size.

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	78

Supportive rental units with On-Site Supports: Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.

Housing Target Progress Report

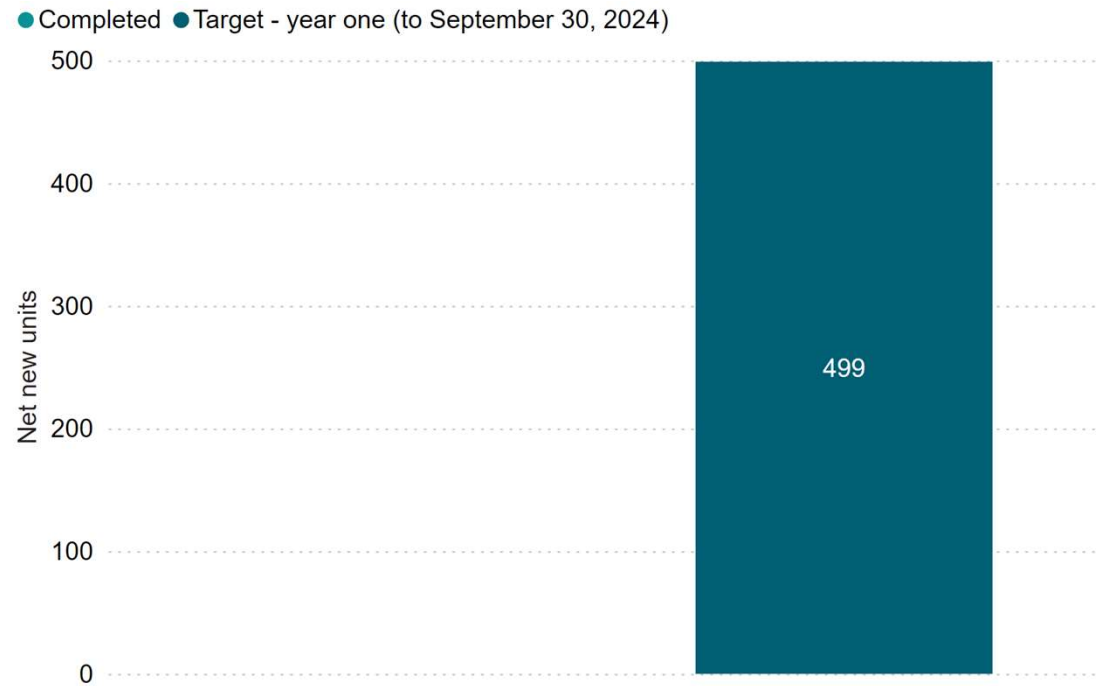
October 1, 2023 – March 31, 2024

Council Meeting

April 22, 2024

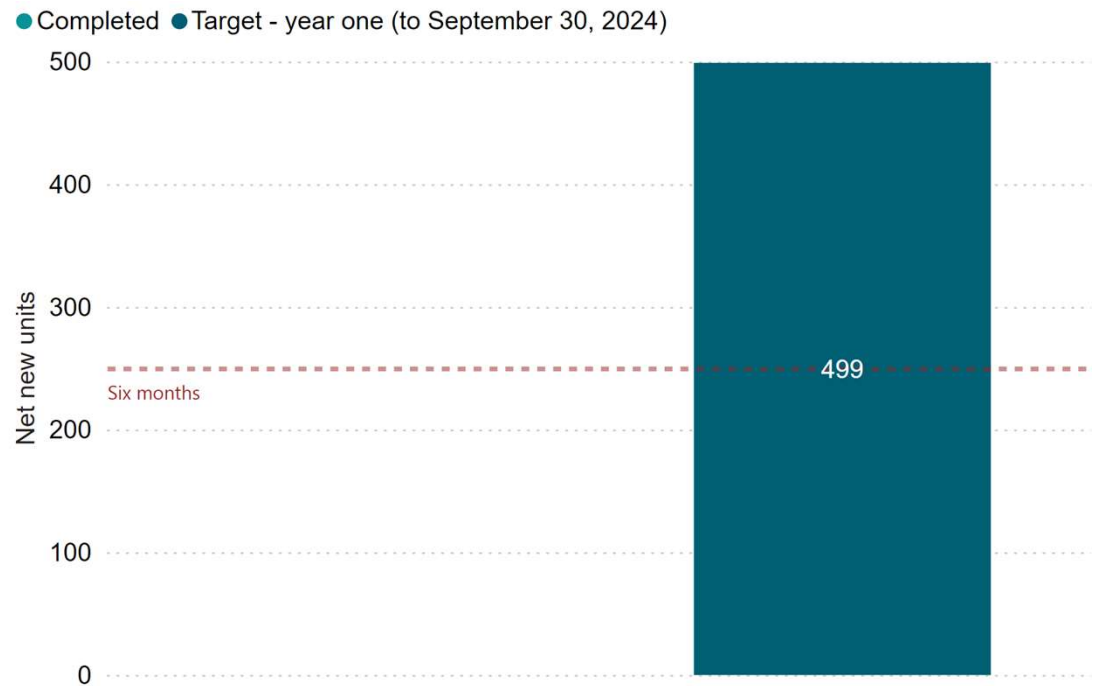
Housing Target Order - Progress

- September 23, 2023 - Target Order issued
- 499 units completed in 1 year (by September 30, 2024)
- 2,838 units completed in 5 years (by September 30, 2028)



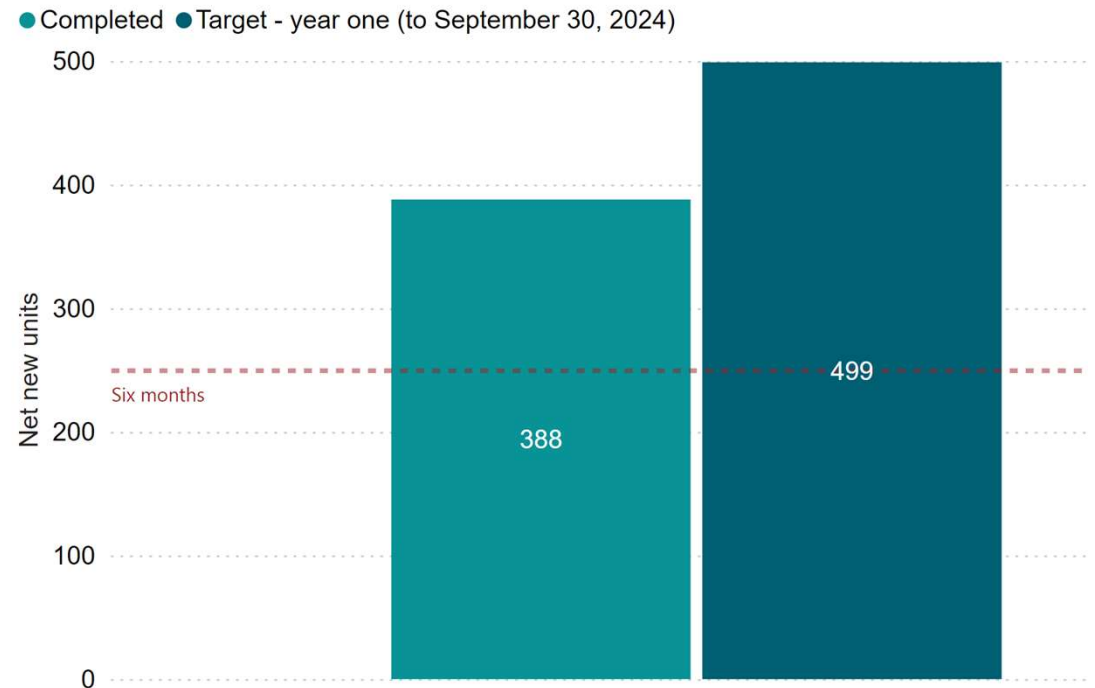
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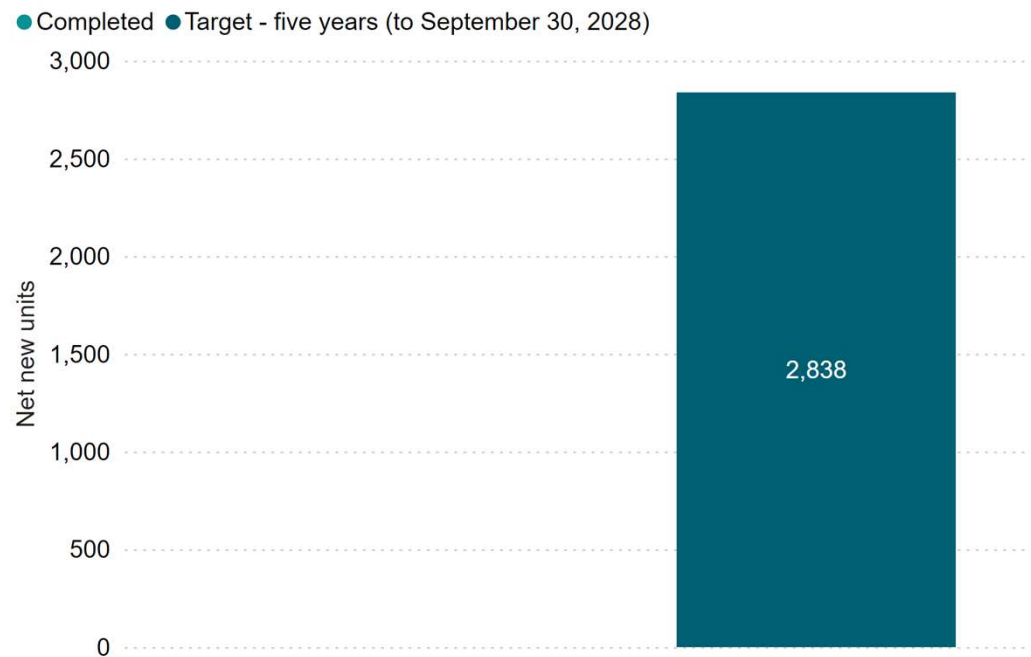
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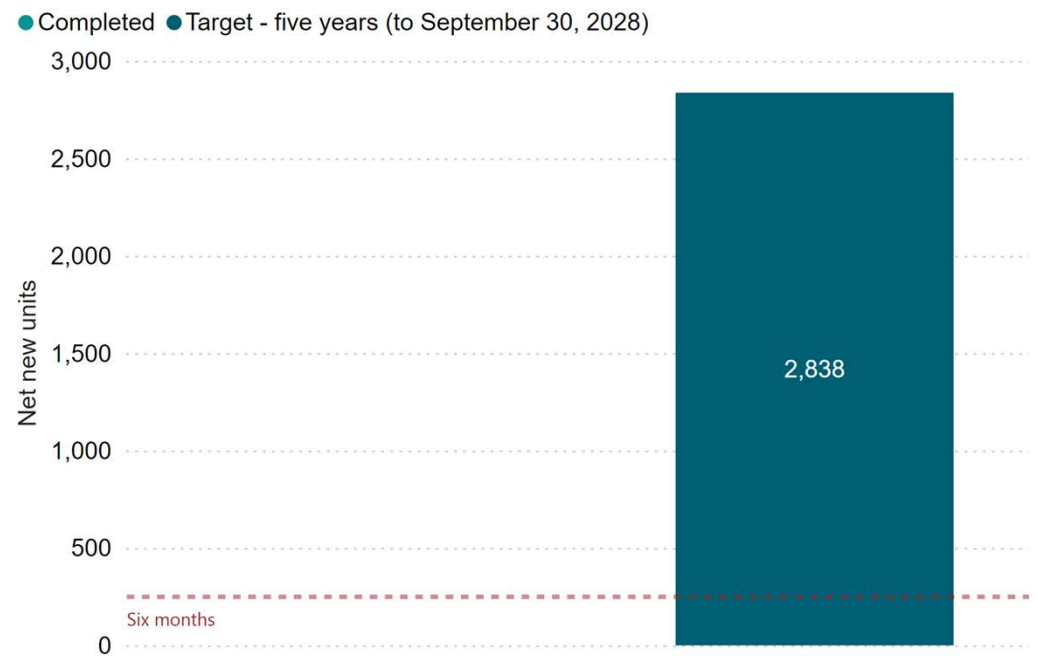
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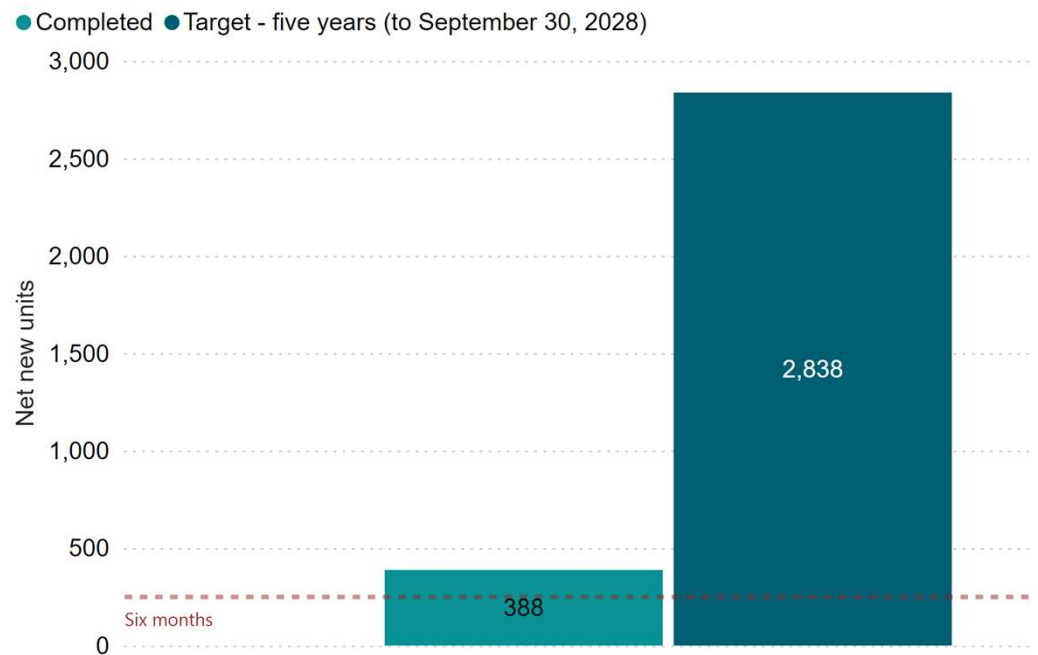
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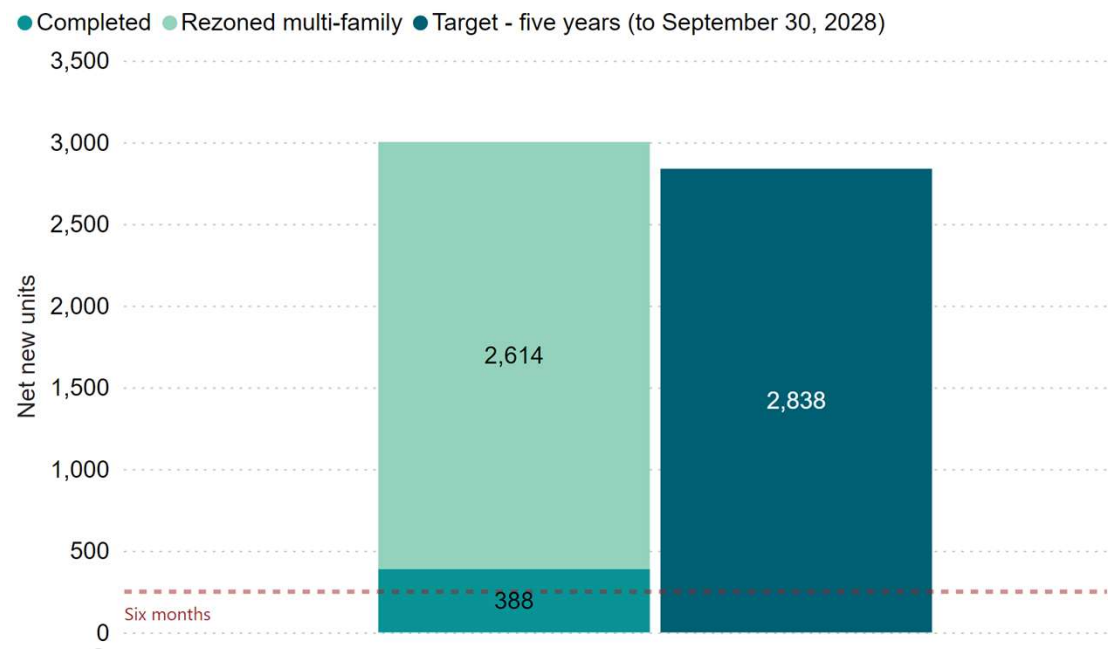
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