

 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Sherlock, Planner 1

Subject: HOUSING TARGET ORDER YEAR ONE PROGRESS REPORT

Date: June 25, 2025 File No: 10-4720-20-0001/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated June 25, 2025, entitled
“Housing Target Order Year One Progress Report”:

THAT the City of North Vancouver’s Housing Target Progress Report: July 1,
2024 – June 30, 2025 be received, in accordance with the *Housing Supply Act*
and *Housing Supply Regulation*;

AND THAT the City of North Vancouver’s Housing Target Progress Report: July
1, 2024 – June 30, 2025 be submitted to the Minister of Housing and published
to the City of North Vancouver website, in accordance with the *Housing Supply*
Act and *Housing Supply Regulation*.

ATTACHMENTS

1. Housing Target Order Progress Report: July 1, 2024 – June 30, 2025 (CityDocs [2686312](#))
2. Province of British Columbia Ministerial Order No. M207 (CityDocs [2620338](#))
3. City of North Vancouver Housing Target Order: List of Completions and Demolitions
(July 1, 2024 – June 30, 2025) (CityDocs [2668297](#))
4. City of North Vancouver Housing Target Order 6-Month Interim Progress Report:
July 1, 2024 – December 31, 2024 (CityDocs [2635585](#))
5. Housing Target Order Letter of Acknowledgement from Minister Ravi Kahlon
(CityDocs [2653337](#))

SUMMARY

In June 2024, the Province issued a Housing Target Order (HTO) to the City of North Vancouver, mandating the completion of 3,320 net new housing units commencing July 1, 2024 and ending June 30, 2029. The City of North Vancouver is required to provide regular progress reports on the housing targets, beginning six months after the order and continuing annually. In Year 1 of the Housing Target Order, the City of North Vancouver has reported 547 net new units completed, compared to its Year 1 target of 581. This 94% completion rate places the City among the top-performing municipalities for which HTO reporting has been completed.

BACKGROUND

In May 2023, the BC Government introduced a new provincial authority to set housing targets in municipalities with the greatest perceived need, a power granted by the new Housing Supply Act and Housing Supply Regulation. In June 2024, the government issued a Housing Target Order (HTO) for the City of North Vancouver, mandating that it must facilitate the development of at least 3,320 homes by June 30, 2029; this represents 75% of the housing need for the area as identified by the Province at that time. Table 1 summarizes annual housing targets for the City of North Vancouver.

Table 1. City of North Vancouver Housing Target Order by Reporting Year

Reporting Period	Cumulative Target	Units per year
Year 1. July 1, 2024 – June 30, 2025	581	581
Year 2. July 1, 2025 – June 30, 2026	1,190	609
Year 3. July 1, 2026 – June 30, 2027	1,840	650
Year 4. July 1, 2027 – June 30, 2028	2,545	705
Year 5. July 1, 2028 – June 30, 2029	3,320	775

Relation to other housing legislation

In November 2023, the Province introduced new requirements for local governments to complete an Interim Housing Needs Report (HNR) by January 1, 2025 using a prescribed HNR method for identifying future housing needs. The new legislation also requires local governments to update their Official Community Plan (OCP) and Zoning Bylaw by December 31, 2025 to accommodate the identified 20-year housing need.

While both the HTO and the HNR are required by the Provincial Government, they differ in several key ways:

- Purpose: The HTO is a mandated target for unit completions, whereas the HNR defines what capacity the City’s OCP and Zoning Bylaw must accommodate according to projected housing need.
- Methodology: The HTO reflects 75% of the Province’s identified need and excludes the demand buffer, a measure used in the prescribed HNR method to account for healthy market demand.
- Timeframe: The HTO was issued from 2024 to 2029, whereas the HNR is calculated for both a 5 and 20 year timeframe, from 2021 to 2026 and 2041, respectively.

Progress Reports

The City is required to provide regular progress reports on the housing targets, beginning six months after the order and continuing annually until 2029. The City’s Interim 6-month progress report (Attachment 4) was received by Council in February 2025 and the City’s progress was acknowledged by the Minister of Housing and Municipal Affairs in a letter to Mayor Buchanan in April 2025 (Attachment 5). The Year 1 report is due to the Province on or before August 14, 2025, 45 days after the end of the reporting period.

The Province will measure the City’s progress toward achieving the housing target order using two performance indicators:

- 1. Annual cumulative housing target; and,
- 2. Actions taken by the municipality toward meeting the annual cumulative housing target.

Municipalities that do not make satisfactory progress toward meeting their targets may face additional actions from the Province, including the appointment of an advisor to review the municipality’s progress or the issuance of a directive to require the municipality to enact a bylaw or accept a permit to help meet the target.

Measuring Housing Units

The HTO tracks new housing based on completed units, defined as units that achieve occupancy. Following a review of Provincial reporting requirements, staff have updated the manner in which completions are counted for this first complete progress report to better align with the Provincial definition. Whereas the 6-month interim report counted units upon issuance of a final Certificate of Occupancy (COO), this report counts units when the first COO is issued, which may be interim. This change better reflects when residents can move in to a new housing unit, aligning more closely with the Provincial reporting definition of achieving occupancy. Table 2 highlights that this update accounts for an increase of 10 net new units for the interim 6-month reporting period.

Table 2. Impact of update to completions metric for interim 6-month reporting period (July 1 – December 31, 2024)

Unit Change	Original Reporting Approach	Updated Reporting Approach	Difference
Units Created	393	403	10
Units Demolished	42	42	0
Net New Units	351	361	10

Housing Completions in the City of North Vancouver

Housing in the City of North Vancouver continues to be completed in line with historical averages. Since 2016, the City has recorded over 5,000 net new units completed.

Housing completions data in the City of North Vancouver is characterized by significant year-over-year variability, or ‘lumpiness’. This pattern is largely driven by the outsized influence of multi-unit residential building developments, which can heavily skew annual

figures in a municipality of this size. As a result, housing delivery does not follow a steady pace within defined reporting periods. This variability is demonstrated in the City's historical housing delivery: since 2016, annual housing completions have ranged from approximately 70 to 770 net new units.

It should also be noted that the City does not directly deliver housing. Instead, the City is reliant on the development industry to deliver housing projects, meaning the pace of construction, and ultimately the timing of housing completions, are outside the City's control.

DISCUSSION

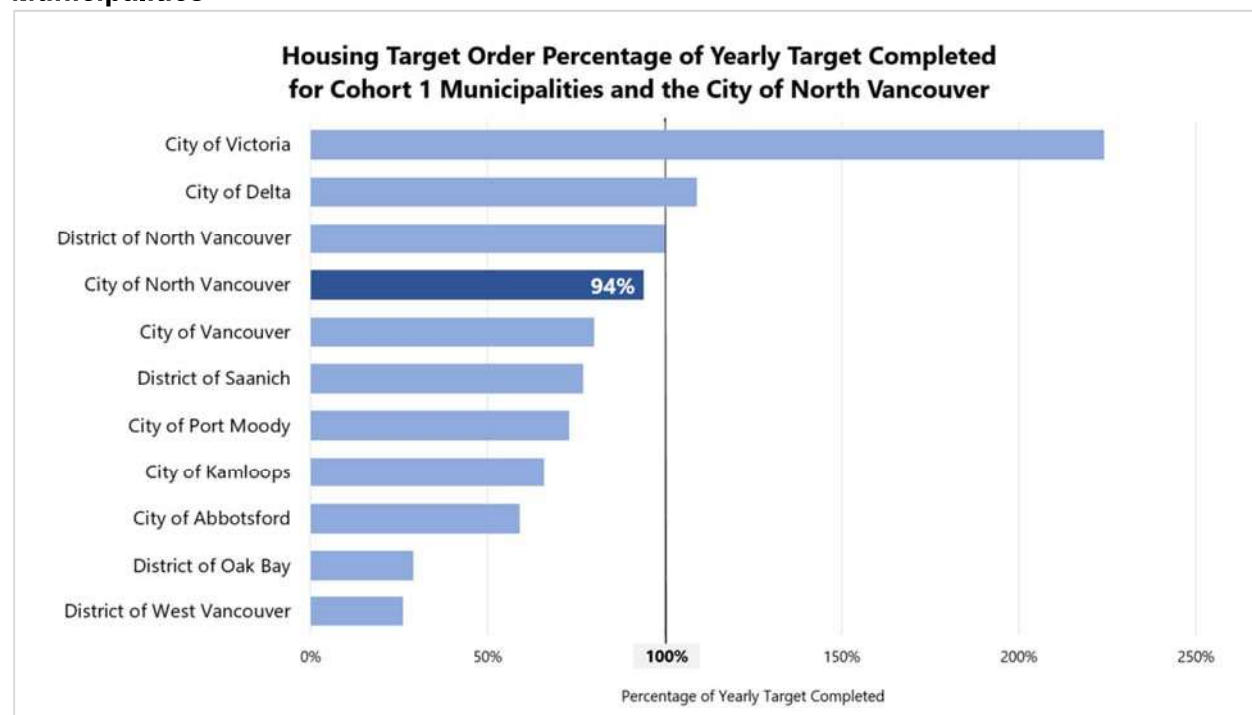
Year 1 Progress towards Provincial Target

The City's Year 1 HTO reporting period is from July 1, 2024 to June 30, 2025. In this time, the City recorded 547 net new units completed against the Year 1 target of 581 units. This 94% completion rate places the City among the top-performing municipalities for which HTO reporting has been completed. For a list of occupied and demolished units, please refer to Appendix 3.

Table 3. Net New Units Completed in Year 1

Unit Completed	Units Demolished	Net New Units	Year 1 Target
599	52	547	581

Figure 1. City of North Vancouver HTO Year 1 Progress Compared to Cohort 1 Municipalities



In addition to the 547 net new units completed during this reporting period, the following complex projects are in the final stages of achieving occupancy, with nearly 400 new units expected to be completed in the coming months:

- 422 East 3rd Street (170 units)
- 333 St. Davids Avenue (15 units)
- 18 Fell Avenue (167 units)
- 151 East Keith Road (40 units)

Actions taken by the municipality

The City is undertaking a number of housing initiatives to expand the supply and improve the quality, diversity and affordability of housing in the City. In the last 12 months, the City has progressed the following actions to increase housing supply and achieve housing targets:

- Progress toward BC Provincial housing legislation
- Progress toward the City's Housing Accelerator Fund (HAF) initiatives
- Housing Needs Report 2024
- Improvements to Housing Data Management

NEXT STEPS

In order to satisfy the HTO Year 1 reporting requirement, the Housing Target Order Progress Report: July 1, 2024 – June 30, 2025 must be received in a meeting that is open to the public and by Council resolution no more than 45 days after the end of the reporting period, in this case August 14, 2025, and must be submitted to the Minister of Housing and published to the City of North Vancouver website as soon as practicable after Council resolution.

Staff will continue to track the City's progress against the HTO, with the next reporting period concluding June 30, 2026.

RESPECTFULLY SUBMITTED:



Heather Sherlock,
Planner 1, Urban Regeneration & Analytics

**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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION

Municipality	City of North Vancouver
Housing Target Order Date	June 25, 2024
Reporting Period	July 1, 2024 – June 30, 2025
Date Received by Council Resolution	July 14, 2025
Date Submitted to Ministry	
Municipal Website of Published Report	http://www.cnv.org/
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Mike Friesen, Manager Planning, Urban Regeneration and Analytics, mfriesen@cnv.org 604-990-4206
Contractor Contact Info	<input type="checkbox"/> N/A (name, position/title, email, phone)

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	599	52	547	547

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	38	2	36	36
One Bedroom	244	10	234	234
Two Bedroom	129	23	106	106
Three Bedroom	168	9	159	159
Four or More Bedroom ¹	20	2	18	18

Units by Tenure				
Rental Units ² – Total	356	25	331	331
Rental – Purpose Built	302	23	279	279
Rental – Secondary Suite	51	2	49	49
Rental – Accessory Dwelling	3	0	3	3
Rental – Co-op	0	0	0	0
Owned Units	243	27	216	216
Units by Rental Affordability**				
Market	325	25	300	300
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0
<p>*Units by Size: Bedroom Mix is unknown for 6 demolitions; Net New Unit totals for Units by Size therefore do not add to total reported.</p> <p>**Units by Rental Affordability: 31 Mid-Market Rental Units were completed in Year 1; These units are excluded from the Units by Rental Affordability table as they do not meet the definitions for Market or Below Market units.</p>				

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.

Progress toward Housing Accelerator Fund Initiatives – 2024 to 2027

The City was awarded a federal grant to help expand the supply and improve the quality, diversity, and affordability of housing in the City. The nine HAF-funded initiatives are outlined below:

1. Zoning Bylaw Update: Accelerating the creation of a new zoning bylaw that incorporates a form-based code approach to enable new forms of residential development that provide more diverse housing choices.
2. Multiplex Housing: Consolidating current lower-density land use designations into a new multiplex land use designation that permits greater density.
3. Prezoning R5: Increasing the speed of development by allowing permitted density as-of-right in the R5 zone, where most of the City's existing rental apartments are located.
4. Parking Review: Reducing development costs and improving affordability by decreasing parking minimums and exploring the introduction of parking maximums.
5. Development Approvals Process Review: Improving timeliness and certainty of the development approvals process to encourage more development, particularly for multi-family and missing-middle housing.
6. Alternative Housing Construction: Supporting and enabling alternative housing construction by removing regulatory barriers for prefabricated housing.
7. Inclusionary Zoning Policy: Updating and consolidating inclusionary housing policies to increase the types of non-market housing in the City.
8. Mid Market Rental Policy Update: Increasing affordable housing supply and meeting the needs of low and moderate-income renters by updating the policy that sets out the City's approach for the administration and allocation of mid-market rental housing.
9. Affordable Housing Reserve Fund Review: Increasing affordable housing supply by enabling more project types to access the Affordable Housing Reserve Fund and updating practices for creating housing on municipally-owned lands.

Interim Housing Needs Report 2024 – December 2024

In December 2024, Council received the City's 2024 Interim Housing Needs Report which provides an overview of current and anticipated housing needs in the City of North Vancouver. The interim report was completed in accordance with the new Provincial legislation and methodology for estimating the City's housing needs over the next 20 years.

Improvements to Housing Data Management – December 2024

The City undertook a piece of work to update and centralize the systems and processes used for housing data collection and analysis. This project has added consistency and rigour to the City's building and planning data and will enable the City to better track requirements for HTO reporting as well as other metrics to inform and support future housing initiatives.

OCP and Zoning Bylaw Capacity Study – March 2025

In response to the new proactive planning legislation, the City retained a consultant to understand how much residential development could theoretically be accommodated under the current land use bylaws and whether there is sufficient capacity to address 20-year housing needs. The analysis, presented to Council on March 31, 2025, concluded that there is sufficient capacity in the City's current OCP to address the 20-year housing need and that the Zoning Bylaw is short by 6,556 housing units. This analysis will be used to inform work underway to update the City's Official Community Plan and Zoning Bylaw in line with Provincial legislation in order to accommodate the identified 20-year housing need.

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.

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 net 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	22	3	31	56
New Units	320	10	508	838
Unit Breakdown				
Units by Size				
Studio	34	0	79	113
One Bedroom	155	6	211	372
Two Bedroom	67	0	126	193
Three Bedroom	60	4	82	146
Four or More Bedroom ¹	4	0	10	14
Units by Tenure				
Rental Units ² – Total ²	262	6	492	760
Rental – Purpose Built	226	0	468	694
Rental – Secondary Suite	36	4	23	63
Rental – Accessory Dwelling	0	2	1	3
Rental – Co-op	0	0	0	0
Owned Units	58	4	16	78
Units by Rental Affordability*				
Market	245	6	421	672

Below Market ³ - Total	0	0	54	54
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0
*Units by Rental Affordability: 17 Mid-Market Rental Units received Planning Approval in Year 1 and 17 Mid-Market Rental Units had a Building Permit issued in Year 1. These units are excluded from the Units by Rental Affordability table as they do not meet the definitions for Market or Below Market units.				

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	21	0
Proposed Units	46	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.

PLN2022-00025: Rezoning from RS-1 to RT-1 to permit duplex; Application withdrawn at request of applicant (Applicant decided to sell their property and withdraw their application).

PLN2024-00026: RS-1 to RS-2 rezoning for future subdivision; Application withdrawn at request of applicant (Applicant decided to go forward with a Coach House instead).

PLN2022-00012: Rezoning for 5-plex with suites; Application cancelled by applicant, scope of application changed.

PLN2023-00013: RS-1 to RS-2 Rezoning; Application withdrawn at request of applicant (No reason provided).

DPA2023-00001: New Coach House; Reason unknown.

DPA2023-00010: Two-level wood framed Coach House; Application withdrawn at request of applicant (No reason provided).

DPA2018-00028: Coach house; Closed due to inactivity.

DPA2022-00008: Coach house (addition to garage); Closed due to inactivity.

DPA2023-00014: Coach House; Application withdrawn at request of applicant (No reason provided).

DPA2024-00013: A Coach house is proposed to be located at the rear of the site with adjacent surface stall parking; Application withdrawn at request of applicant (No reason provided).

DPA2021-00026: Coach house; Application withdrawn at request of applicant; Homeowner unable to obtain funding for project.

BLD2023-00017: New Triplex residential building and a detached garage; Application withdrawn at request of applicant (Applicant decided to wait to see if upcoming amendments to the zoning bylaw would offer more density).

BLD2024-00170: Renovate existing space to meet requirements for a secondary suite; Application withdrawn at request of applicant (Applicant changed their mind from secondary suite to accessory bed and breakfast).

BLD2024-00018: New Duplex with secondary suites; Application withdrawn at request of applicant (Applicant cancelled new construction permit and applied for a renovation permit instead).

BLD2024-00185: New Coach House; Reason unknown.

BLD2022-00291: New Single Family with secondary suite; Closed due to inactivity.

BLD2024-00245: New SFD w/ secondary suite and Garage; Application withdrawn at request of applicant (No reason provided).

BLD2022-00136: New Coach House attached to garage; Closed due to inactivity.

BLD2023-00114: Secondary Suite; Application withdrawn at request of applicant (No reason provided).

BLD2024-00220: Interior Renovation and Secondary Suite Creation; Closed due to inactivity.

BLD2022-00369: Creation of Secondary Suite; Application withdrawn at request of applicant (No reason provided).

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.

Quantity of Units Nearing Completion

The City of North Vancouver continues to support the delivery of new homes. In addition to the 547 net new units completed during the reporting period, the following complex projects are in the final stages of achieving occupancy, with nearly 400 new units expected to be completed in the coming months:

- 422 E 3rd Street (170 units)

- 333 St. Davids Avenue (15 units)
- 18 Fell Avenue (167 units)
- 151 E Keith Road (40 units).

At the time of writing there are over 1,600 units under construction in the City of North Vancouver.

Mid-Market Rental Units (MMRs)

To facilitate affordability in new market rental developments, the City's Housing Action Plan requires the provision of Mid-Market Rental units in all new market rental developments seeking a density bonus. Mid-Market Rental units are geared towards low and moderate income earners and secured through the City's Density Bonus and Community Benefits policy. The City's Mid-Market Rental (MMR) Policy requires that 10% of units in new market rental projects are rented at 10% of units in new market rental projects are rented at 10% below average rents in the City, as calculated by Canada Mortgage and Housing Corporation (CMHC).

There were 31 Mid-Market Rental (MMR) Units completed in the Year 1 reporting period. A further 34 MMR units were approved in this time.

Streamlined Secondary Suite Legalization Program

In the Year 1 reporting period, the City finalized building permits for 16 units through the legalization of existing unpermitted secondary suites. 15 of these units were legalized through the City's Streamlined Secondary Suite Legalization Program. These units have not been counted toward completions.

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.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action: Compliance with Provincial Legislation to increase housing

Description of Action: The City is currently undertaking work to update its Official Community Plan and Zoning Bylaw in line with Provincial legislation in order to accommodate the identified 20-year housing need of 21,301 units in addition to the existing 29,021 units in the City, as identified in its Interim Housing Needs Report in December 2024.

- On [March 31, 2025](#), Council directed staff to prepare options for areas that could be rezoned to satisfy the zoning capacity requirements in line with Provincial legislation.

<ul style="list-style-type: none"> On June 16, 2025, Council directed staff to initiate an amendment to the Official Community Plan to enable changes to the Zoning Bylaw that would allow for the 20-year housing need identified in the City's Housing Needs Report. 	
Completion/Milestone Date: December 2025	
Link: The most recent Council Report on this project is available at City of North Vancouver Council Agendas, Minutes and Videos	Number of Units: Market Dependent
Name of Action: Affordable Housing Reserve Fund Terms of Reference (HAF Initiative)	
Description of Action: This HAF initiative is aimed at increasing affordable housing supply by enabling more project types to access the Affordable Housing Reserve Fund and updating practices for creating housing on municipally-owned lands. This includes: <ul style="list-style-type: none"> Developing broader and clearer guidelines and criteria for project eligibility, evaluation criteria, grant funding assistance levels, and application requirements. The City is also updating its Land Acquisition and Disposition Practices enabling the creation of more affordable housing on municipally-owned lands. 	
Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 35
Name of Action: Rezoning Residential Level 5 (R5) (HAF Initiative)	
Description of Action: This HAF initiative is aimed at increasing the speed of development by allowing permitted density as-of-right in the R5 zone, where most of the City's existing rental apartments are located: <ul style="list-style-type: none"> Amending the zoning bylaw to allow 6-storey apartment buildings with a built-in requirement for inclusionary zoning. The City is also preparing new and simplified Development Permit Guidelines for the R5 lands to support an expedited an expedited development process. 	
Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 140
Name of Action: Alternative Housing Construction (HAF Initiative)	
Description of Action: This HAF Initiative is aimed at supporting and enabling alternative housing construction by removing regulatory barriers for prefabricated housing, including: <ul style="list-style-type: none"> Updating bylaws, policies and development permit guidelines to ensure compatibility with prefabricated construction methods, which will expedite the design, construction and municipal review process. Amending the Zoning Bylaw and other building-related bylaws while also promoting prefabricated construction to encourage the use of these methods. On June 16, 2025, Council gave first, second, and third readings to "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2025, No. 9118" (Amendments to Support Faster Housing Delivery). 	

Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 25
Name of Action: Zoning Bylaw Update (HAF Initiative)	
Description of Action: This HAF initiative aims to accelerate the creation of a new zoning bylaw that incorporates a form-based code approach, to enable new forms of residential development that provide more diverse housing choices, including: <ul style="list-style-type: none"> • Completing the draft of the new zoning bylaw and undertaking public engagement activities, which will include a review of city-wide parking standards. • Seeking Council approval of the zoning bylaw, followed by implementation. 	
Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 35
Name of Action: Development Approvals Process Review (HAF Initiative)	
Description of Action: This HAF initiative aims to improve timeliness and certainty of the development approvals process to encourage more development, particularly for multi-family and missing-middle housing, including: <ul style="list-style-type: none"> • Implementing new technological tools, such as e-permitting, to accelerate permit processing. • Reviewing Development Cost Charges, including waivers for affordable housing. • Prioritizing affordable and rental housing projects through the development approvals process review. 	
Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 65
Name of Action: Multiplex (HAF Initiative)	
Description of Action: This HAF Initiative is aimed at consolidating current lower-density land use designations into a new multiplex land use designation that permits greater density, including: <ul style="list-style-type: none"> • The OCP will be amended to include the land use designation. • The City is creating new development permit guidelines for the area, and promoting the new zone to the public to facilitate development. 	
Completion/Milestone Date: September 30, 2026	
Link: City of North Vancouver Housing Accelerator Fund	Number of Units: 135

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.

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING

Housing Supply Act

Ministerial Order No. M207

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 City 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 City of North Vancouver regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the City of North Vancouver.
 - ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City 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 City of North Vancouver, pursuant to section 4(2), Housing Supply Regulation, 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 City of North Vancouver, effective July 1, 2024 (the “**Effective Date**”).
2. The housing targets for the City of North Vancouver under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
3. The performance indicators by which progress by the City 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 June 30, 2029 (the “**End Date**”).

June 25, 2024

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 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

5. The City 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 City of North Vancouver is **3,320**, 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 City of North Vancouver.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:
 - a. Year 1: 581
 - b. Year 2: 1,190
 - c. Year 3: 1,840
 - d. Year 4: 2,545
 - e. Year 5: 3,320

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 the 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 net new housing units (completions 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 and policies, innovative approaches, and pilot projects undertaken 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 City of North Vancouver must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: July 1, 2024 – December 31, 2024

Reporting Period 1.2: July 1, 2024 – June 30, 2025

Reporting Period 2: July 1, 2025 – June 30, 2026

Reporting Period 3: July 1, 2026 – June 30, 2027

Reporting Period 4: July 1, 2027 - June 30, 2028

Reporting Period 5: July 1, 2028 – June 30, 2029

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

City of North Vancouver Housing Target Order Year 1 Progress Report: List of Completions and Demolitions (July 1, 2024 – June 30, 2025)

Table 1. Completions

List of addresses where at least one housing unit achieved occupancy in the City of North Vancouver from July 1, 2024 to June 30, 2025

Address	Type	Units
228 E 20TH ST NORTH VANCOUVER BC	Completion	2
632 E 3RD ST NORTH VANCOUVER BC	Completion	31
1126 HEYWOOD ST NORTH VANCOUVER BC	Completion	2
1132 HEYWOOD ST NORTH VANCOUVER BC	Completion	2
416 E 16TH ST NORTH VANCOUVER BC	Completion	2
418 E 16TH ST NORTH VANCOUVER BC	Completion	2
250 E 15TH ST NORTH VANCOUVER BC	Completion	279
812 E 7TH ST NORTH VANCOUVER BC	Completion	2
748 W 20TH ST NORTH VANCOUVER BC	Completion	2
620 JONES AVE NORTH VANCOUVER BC	Completion	2
3-2009 BOULEVARD CRES NORTH VANCOUVER BC	Completion	1
255 W 28TH ST NORTH VANCOUVER BC	Completion	2
627 E 16TH ST NORTH VANCOUVER BC	Completion	2
625 E 16TH ST NORTH VANCOUVER BC	Completion	2
1104 GRAND BLVD NORTH VANCOUVER BC	Completion	2
336 to 338 E 17TH ST NORTH VANCOUVER BC	Completion	2
340 to 342 E 17TH ST NORTH VANCOUVER BC	Completion	2
366 to 368 E KEITH RD NORTH VANCOUVER BC	Completion	4
312 E KEITH RD NORTH VANCOUVER BC	Completion	4
432 to 434 E 1ST ST NORTH VANCOUVER BC	Completion	8
614 E 9TH ST NORTH VANCOUVER BC	Completion	2
608 E 9TH ST NORTH VANCOUVER BC	Completion	1
3-730 E 17TH ST NORTH VANCOUVER BC	Completion	1
352 to 354 E 6TH ST NORTH VANCOUVER BC	Completion	4
133 E 4TH ST NORTH VANCOUVER BC	Completion	23
543 E 7TH ST NORTH VANCOUVER BC	Completion	2
502 W 24TH ST NORTH VANCOUVER BC	Completion	2
463 W 14TH ST NORTH VANCOUVER BC	Completion	2
619 E 22ND ST NORTH VANCOUVER BC	Completion	2
314 W 20TH ST NORTH VANCOUVER BC	Completion	2
2A-1450 CHESTERFIELD AVE NORTH VANCOUVER BC	Completion	1
819 W 20TH ST NORTH VANCOUVER BC	Completion	1
1970 CASANO DR NORTH VANCOUVER BC	Completion	1
740 E 14TH ST NORTH VANCOUVER BC	Completion	1

1521 RIDGEWAY AVE NORTH VANCOUVER BC	Completion	1
553 E 7TH ST NORTH VANCOUVER BC	Completion	1
639 E 4TH ST NORTH VANCOUVER BC	Completion	1
344 to 346 E 17TH ST NORTH VANCOUVER BC	Completion	2
257 to 261 E 23RD ST NORTH VANCOUVER BC	Completion	3
338 W 24TH ST NORTH VANCOUVER BC	Completion	2
3-518 E 8TH ST NORTH VANCOUVER BC	Completion	1
119 to 149 E 13TH ST NORTH VANCOUVER BC	Completion	162
322 to 324 E 18TH ST NORTH VANCOUVER BC	Completion	4
808 W 19TH ST NORTH VANCOUVER BC	Completion	1
324 RIDGEWAY AVE NORTH VANCOUVER BC	Completion	16
337 E 23RD ST NORTH VANCOUVER BC	Completion	1
352 to 354 E 11TH ST NORTH VANCOUVER BC	Completion	4
Total		599

Source: City of North Vancouver IPS Data July 1, 2024 – June 30, 2025, accessed July 2, 2025.

Table 2. Demolitions

List of addresses where at least one housing unit was demolished in the City of North Vancouver from July 1, 2024 to June 30, 2025

Address	Type	Units
1220 ST. GEORGES AVE NORTH VANCOUVER BC	Demolition	-18
602 E 2ND ST NORTH VANCOUVER BC	Demolition	-1
608 E 2ND ST NORTH VANCOUVER BC	Demolition	-1
612 E 2ND ST NORTH VANCOUVER BC	Demolition	-1
2612 LONSDALE AVE NORTH VANCOUVER BC	Demolition	-5
758 E 3RD ST NORTH VANCOUVER BC	Demolition	-1
762 E 3RD ST NORTH VANCOUVER BC	Demolition	-1
870 E 15TH ST NORTH VANCOUVER BC	Demolition	-1
618 E 2ND ST NORTH VANCOUVER BC	Demolition	-1
338 W 24TH ST NORTH VANCOUVER BC	Demolition	-1
412 E 11TH ST NORTH VANCOUVER BC	Demolition	-1
2024 MACKAY AVE NORTH VANCOUVER BC	Demolition	-1
361 E 22ND ST NORTH VANCOUVER BC	Demolition	-1
754 E 17TH ST NORTH VANCOUVER BC	Demolition	-1
462 E 11TH ST NORTH VANCOUVER BC	Demolition	-1
378 E 5TH ST NORTH VANCOUVER BC	Demolition	-1
325 E 21ST ST NORTH VANCOUVER BC	Demolition	-1
202 E 20TH ST NORTH VANCOUVER BC	Demolition	-1
743 E 7TH ST NORTH VANCOUVER BC	Demolition	-1
204 E 1ST ST NORTH VANCOUVER BC	Demolition	-1
508 E 16TH ST NORTH VANCOUVER BC	Demolition	-1

512 E 16TH ST NORTH VANCOUVER BC	Demolition	-1
410 W 15TH ST NORTH VANCOUVER BC	Demolition	-1
844 E 6TH ST NORTH VANCOUVER BC	Demolition	-1
355 E 23RD ST NORTH VANCOUVER BC	Demolition	-1
351 E 16TH ST NORTH VANCOUVER BC	Demolition	-1
864 E 14TH ST NORTH VANCOUVER BC	Demolition	-1
258 E 21ST ST NORTH VANCOUVER BC	Demolition	-2
652 E 4TH ST NORTH VANCOUVER BC	Demolition	-1
536 TEMPE CRES NORTH VANCOUVER BC	Demolition	-1
Total		-52

Source: City of North Vancouver IPS Data July 1, 2024 – June 30, 2025, accessed July 2, 2025.