



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, 2025 – June 30, 2026
Date Received by Council Resolution	July 13, 2026
Date Submitted to Ministry	
Municipal Website of Published Report	https://www.cnv.org
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Mike Friesen, (Acting) Director Planning, mfriesen@cnv.org 604-990-4206
Contractor Contact Info	☒ N/A

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

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

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	944	106	838	1385

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	76	3	73	109
One Bedroom	344	59	285	519
Two Bedroom	359	33	326	432
Three Bedroom	149	10	139	298
Four or More Bedroom ¹	16	1	15	33

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Units by Tenure				
Rental Units ² – Total	283	86	197	528
Rental – Purpose Built	246	84	162	441
Rental – Secondary Suite	33	2	31	80
Rental – Accessory Dwelling	4	0	4	7
Rental – Co-op	0	0	0	0
Owned Units	661	20	641	857
Units by Rental Affordability**				
Market	240	86	154	454
Below Market ³ - Total	27	0	27	27
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0
Notes: *Bedroom mix was unknown for 6 demolitions in the first reporting period. Net New Units since HTO Effective Date therefore do not add up to the total reported. **Units by Rental Affordability: 16 Mid-Market Rental (MMR) units were completed in the reporting period. These units are excluded from the Units by Rental Affordability table as they do not meet the definitions for Market or Below Market units. An additional 31 MMR Units were completed in the first reporting period; these units were likewise excluded and do not appear in the Net New Units since HTO Effective Date.				

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.

Alternative Housing Construction – July 2025

On July 7, 2025, the Council passed amendments 9118 to the [Construction Regulation Bylaw, 2003, No. 7390](#) to support faster housing delivery through the accommodation of prefabricated methods and streamlining of approvals for these projects.

Inclusionary Housing Policy – July 2025

On July 14, 2025, Council adopted the City's [Inclusionary Housing Policy](#) to set an approach for the administration and allocation of Inclusionary Housing (IH) units in the City, and adopted Zoning Bylaw amendments to bring the policy into effect.

Affordable and Special Needs Housing Funding Allocation Terms of Reference – July 2025

On July 14, 2025, Council approved the [Affordable and Special Needs Housing Funding \(AHRF\) Allocation Terms of Reference](#), thereby enacting a Council endorsed policy to guide future decision making and management of funds received through the City's Inclusionary Housing Policy.

Development Cost Charge (DCC) Bylaw – November 2025

On November 3, 2025, Council approved an update to the City's [Development Cost Charges \(DCCs\) Bylaw](#) to reflect updated DCC rates, and also established a DCC Reserve Fund. The 2025 DCC update includes no charges for not-for-profit rental uses.

Compliance with Provincial Legislation to increase housing – December 2025

The City undertook 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. This work included:

- On December 8, 2025, Council amended the Official Community Plan (OCP) and adopted the new [Ground Oriented \(GO\) Zone](#) and [Low Rise Development Permit Area Guidelines](#). The adoption of the new GO Zone has increased the number of units permitted on each lot from 3 to 4 on nearly 4,300 residential properties and allows up to 6 units per lot, up from 3 or 4 on approximately 600 residential properties. The adoption of the GO Zone has resulted in the rezoning of more than 4,900 properties that had previously had been limited to single-detached or duplex zoning and the elimination of more than 100 comprehensive development zones.
- On December 8, 2025, Council adopted both the Mid Rise Zone and the Mid Rise Development Permit Area Guidelines. As part of this work, the City rezoned 14 properties to the new Mid Rise Zone to permit this development typology (6 storeys and 2.6 FSR) as of right.

Completion of Phase 1 of the North Shore Neighbourhood House (NSNH) Hub Redevelopment – December 2025

The [North Shore Neighbourhood House Hub \(NSNH\) Redevelopment](#) is a multi-partner project on City-owned land that supports the City's ongoing commitment to increasing rental housing and community-based services. In December 2025, Phase 1 of the NSNH Hub was completed. It is comprised of 89 non-profit rental housing units, which will be operated by Catalyst Community Development Society and a new respite centre with 18 overnight beds and 25 adult daycare spaces, which will be operated by CareBC.

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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

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

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

	Rezoning	Development Permit	Building Permit	Total
Applications	5	1	40	46
New Units	59	18	550	627
Unit Breakdown				
Units by Size				
Studio	-2	10	124	132
One Bedroom	46	0	179	225
Two Bedroom	-1	0	138	137
Three Bedroom	16	8	102	126
Four or More Bedroom ¹	0	0	7	7
Units by Tenure				
Rental Units ² – Total ²	53	10	366	429
Rental – Purpose Built	46	0	323	369
Rental – Secondary Suite	5	10	35	50
Rental – Accessory Dwelling	2	0	8	10
Rental – Co-op	0	0	0	0
Owned Units	6	8	184	198
Units by Rental Affordability*				
Market	45	10	333	388
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

*Units by Rental Affordability: 8 Mid-Market Rental (MMR) units received Planning Approval and 33 Mid-Market Rental (MMR) Units had Building Permits issued in the reporting period. These units are excluded from the Units by Rental Affordability table as they do not meet the definitions for Market or Below Market units.
Note: Net new units approved was approximated for rezoning and development permit applications by removing existing units to be demolished from new approved units.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

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	8	0
Proposed Units	176	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.

BLD2023-00123: Main Construction permit for a 4-storey 44-unit multi-family residential building; withdrawn at the request of the property owner; no reason given

BLD2024-00169: Secondary suite creation; withdrawn at the request of the property owner; change of mind

BLD2024-00259 & DPA2024-00018: New Coach House; withdrawn at the request of the property owner; no reason given

BLD2025-00050: New coach house at rear of property; withdrawn at the request of the property owner; no reason given

BLD2024-00266: New construction of a single-family home with secondary suite; withdrawn at the request of the property owner; owner intends to reapply for a different project

BLD2025-00095: New construction of a single-family home with secondary suite; withdrawn at the request of the property owner; owner intends to reapply for a different project

PLN2025-00013: 21-Storey, Multi-family Residential Building with Community Facilities; withdrawn at the request of the applicant; no reason given

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.

Mid-Market Rental Units

To facilitate affordability for low to moderate income renters, the City's Housing Action Plan requires the provision of Mid-Market Rental (MMR) units in all new market rental developments seeking a density bonus. Mid-Market Rental units are geared towards low and moderate income renters and secured through the City's Density Bonus and Community Benefits policy. The policy requires that 10% of units in new market rental projects are rented at 10% below average market rents for the City for studio, 1 bedroom, 2 bedroom, and 3 bedroom units, as calculated by Canada Mortgage and Housing Corporation (CMHC).

In the reporting period, there were 16 Mid-Market Rental (MMR) units completed, and a further 33 MMR units were approved.

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:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

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.