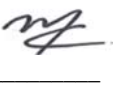




 A/Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Sherlock, Planner 1

Subject: HOUSING TARGET ORDER YEAR TWO PROGRESS REPORT

Date: July 2, 2026 File No: 10-4720-20-0003/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated July 2, 2026, entitled "Housing Target Order Year Two Progress Report":

THAT the City of North Vancouver's Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be received for information, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*;

AND THAT the City of North Vancouver's Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be submitted to the Minister of Housing and Municipal Affairs 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, 2025 – June 30, 2026 (CityDocs [2806618](#))
2. Province of British Columbia Ministerial Order No. M207 (CityDocs [2620338](#))
3. City of North Vancouver Housing Target Order: Year 2 List of Completions and Demolitions (CityDocs [2806673](#))
4. City of North Vancouver Housing Target Order Year One Progress Report (CityDocs [2698831](#))
5. Housing Target Order Letter of Acknowledgement from Minister Boyle (CityDocs [2730089](#))

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 has exceeded its Year 2 cumulative target of 1,190 net new units with 1,385 net new units 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 completion of at least 3,320 net new homes by June 30, 2029. This represents 75% of the housing need for the area as identified by the Province at the time. Table 1 summarizes the 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: Net New Units	Net New 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

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 Year Two report is due to the Province on or before August 14, 2026, 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 Completions

The HTO tracks new housing based on completed units, defined as units that achieve occupancy. 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.

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. Reliance on the development industry for the delivery of housing projects means that the pace of construction, and ultimately the timing of housing completions, are outside the City’s control.

Year One Progress Report

The City’s Year One progress report (Attachment 4) was received by Council on July 14, 2025. In Year One, the City reported 547 net new units, completing 94% of the Year One housing target. The Minister of Housing and Municipal Affairs determined that the City had made satisfactory progress toward meeting its year one housing target in a letter to Mayor Buchanan in October 2025 (Attachment 5).

DISCUSSION

Year Two Progress towards Provincial Target

The City of North Vancouver has surpassed its annual cumulative housing target for Year Two, with 838 net new units completed between July 1, 2025 and June 30, 2026, for a cumulative total of 1,385 net new units. This exceeds the Province’s Year Two cumulative target for the City of 1,190 net new units by 195 units.

Figure 2. Progress Against the HTO by reporting period and Year 2 cumulative total

	Units Completed	Units Demolished	Net New Units	Target	Progress
Reporting Period 1 July 1, 2024 to June 30, 2025	599	52	547	581	94%
Reporting Period 2 July 1, 2025 to June 30, 2026	944	106	838	609	138%
Year 2 Cumulative Total July 1, 2024 to June 30, 2026	1,543	158	1,385	1,190	116%

Source: City of North Vancouver Building Permit Data, accessed 2 July 2026

Actions taken by the municipality

In addition to reporting on units, the City is required to report on actions taken by the municipality toward meeting the annual cumulative housing target. 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 progressed the following housing policy and regulatory actions:

- Alignment with BC Provincial housing legislation, including adoption of the City's new Ground-Oriented (GO) Zone and Mid-Rise Zone and Development Permit Guidelines;
- Adoption of Inclusionary Zoning and endorsement of the City's Inclusionary Housing Policy;
- Adoption of the City's Affordable and Special Needs Housing Funding (AHRF) Allocation Terms of Reference;
- Update to the City's Development Cost Charges (DCC) Bylaw;
- Amendments to the City's Construction Regulation Bylaw to support faster housing delivery through the accommodation of prefabricated methods;
- Completion of Phase 1 of the North Shore Neighbourhood House (NSNH) Hub Redevelopment.

NEXT STEPS

In order to satisfy the HTO Year Two reporting requirement, the Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 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, and must be submitted to the Minister of Housing and Municipal Affairs 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, 2027.

RESPECTFULLY SUBMITTED:



Heather Sherlock
Planner 1



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.

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.

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	Satisfactory progress demonstrated by: 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.	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 2 Progress Report: List of Completions and Demolitions (July 1, 2025 – June 30, 2026)

Table 1. Completions

List of addresses where at least one housing unit achieved occupancy in the City of North Vancouver from July 1, 2025 to June 30, 2026):

Address	Type	Units
333 ST. DAVIDS AVE NORTH VANCOUVER BC	Completion	15
422 E 3RD ST NORTH VANCOUVER BC	Completion	170
332 to 334 E 18TH ST NORTH VANCOUVER BC	Completion	4
753 E 15TH ST NORTH VANCOUVER BC	Completion	2
3-753 E 15TH ST NORTH VANCOUVER BC	Completion	1
646 E 4TH ST NORTH VANCOUVER BC	Completion	2
648 E 4TH ST NORTH VANCOUVER BC	Completion	2
755 E 15TH ST NORTH VANCOUVER BC	Completion	2
340 E KEITH RD NORTH VANCOUVER BC	Completion	2
452 E 16TH ST NORTH VANCOUVER BC	Completion	2
151 E KEITH RD NORTH VANCOUVER BC	Completion	40
502 E 5TH ST NORTH VANCOUVER BC	Completion	2
504 E 5TH ST NORTH VANCOUVER BC	Completion	2
261 to 265 W 6TH ST NORTH VANCOUVER BC V7M	Completion	3
18 FELL AVE NORTH VANCOUVER BC	Completion	163
3-721 E 16TH ST NORTH VANCOUVER BC	Completion	1
144 ST. GEORGES AVE NORTH VANCOUVER BC	Completion	89
3-411 E KEITH RD NORTH VANCOUVER BC	Completion	1
229 to 231 E 22ND ST NORTH VANCOUVER BC	Completion	4
124 W 20TH ST NORTH VANCOUVER BC	Completion	57
971 ADDERLEY ST NORTH VANCOUVER BC	Completion	2
3-459 E 16TH ST NORTH VANCOUVER BC V7L 2T4	Completion	1
459 E 16TH ST NORTH VANCOUVER BC V7L 2T4	Completion	2
1712 LONSDALE AVE NORTH VANCOUVER BC	Completion	64
2762 LONSDALE AVE NORTH VANCOUVER BC	Completion	60
518 E 17TH ST NORTH VANCOUVER BC	Completion	2
18 FELL AVE NORTH VANCOUVER BC	Completion	104
254 to 256 E 18TH ST NORTH VANCOUVER BC	Completion	4
432 W 28TH ST NORTH VANCOUVER BC	Completion	2
402 W 26TH ST NORTH VANCOUVER BC	Completion	2
128 W 15TH ST NORTH VANCOUVER BC	Completion	136
266 W 6TH ST NORTH VANCOUVER BC	Completion	1
Total		944

Source: City of North Vancouver Building Permit Data; July 1, 2025 – June 30, 2026; 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, 2025 to June 30, 2026):

Address	Type	Units
322 W 14TH ST NORTH VANCOUVER BC	Demolition	-1
203 E 20TH ST NORTH VANCOUVER BC	Demolition	-1
245 W 27TH ST NORTH VANCOUVER BC	Demolition	-1
642 E 6TH ST NORTH VANCOUVER BC	Demolition	-1
939 RIDGEWAY AVE NORTH VANCOUVER BC	Demolition	-1
205 to 211 ST. PATRICKS AVE NORTH VANCOUVER BC	Demolition	-6
140 W 19TH ST NORTH VANCOUVER BC	Demolition	-33
329 E 9TH ST NORTH VANCOUVER BC	Demolition	-1
1804 FELL AVE NORTH VANCOUVER BC	Demolition	-1
332 W 16TH ST NORTH VANCOUVER BC	Demolition	-1
328 W 17TH ST NORTH VANCOUVER BC	Demolition	-1
528 E 7TH ST NORTH VANCOUVER BC	Demolition	-1
353 E 8TH ST NORTH VANCOUVER BC	Demolition	-1
446 W 28TH ST NORTH VANCOUVER BC	Demolition	-1
1612 ST. GEORGES AVE NORTH VANCOUVER BC	Demolition	-22
255 E 20TH ST NORTH VANCOUVER BC	Demolition	-1
115 E KEITH RD NORTH VANCOUVER BC	Demolition	-23
439 E 17TH ST NORTH VANCOUVER BC	Demolition	-1
442 E 16TH ST NORTH VANCOUVER BC	Demolition	-1
409 E 6TH ST NORTH VANCOUVER BC	Demolition	-1
707 SUTHERLAND AVE NORTH VANCOUVER BC	Demolition	-1
442 to 444 E 1ST ST NORTH VANCOUVER BC	Demolition	-2
331 W 22ND ST NORTH VANCOUVER BC	Demolition	-1
464 W 28TH ST NORTH VANCOUVER BC	Demolition	-1
429 E 15TH ST NORTH VANCOUVER BC	Demolition	-1
Total		-106

Source: City of North Vancouver Building Permit Data; July 1, 2025 – June 30, 2026; accessed July 2, 2025

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 14, 2025

REPORT

13. Housing Target Order Year One Progress Report – File: 10-4720-20-0001/1

Report: Planner 1, June 25, 2025

Moved by Councillor Bell, seconded by Councillor Valente

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*.

CARRIED UNANIMOUSLY

R2025-07-14/13



 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

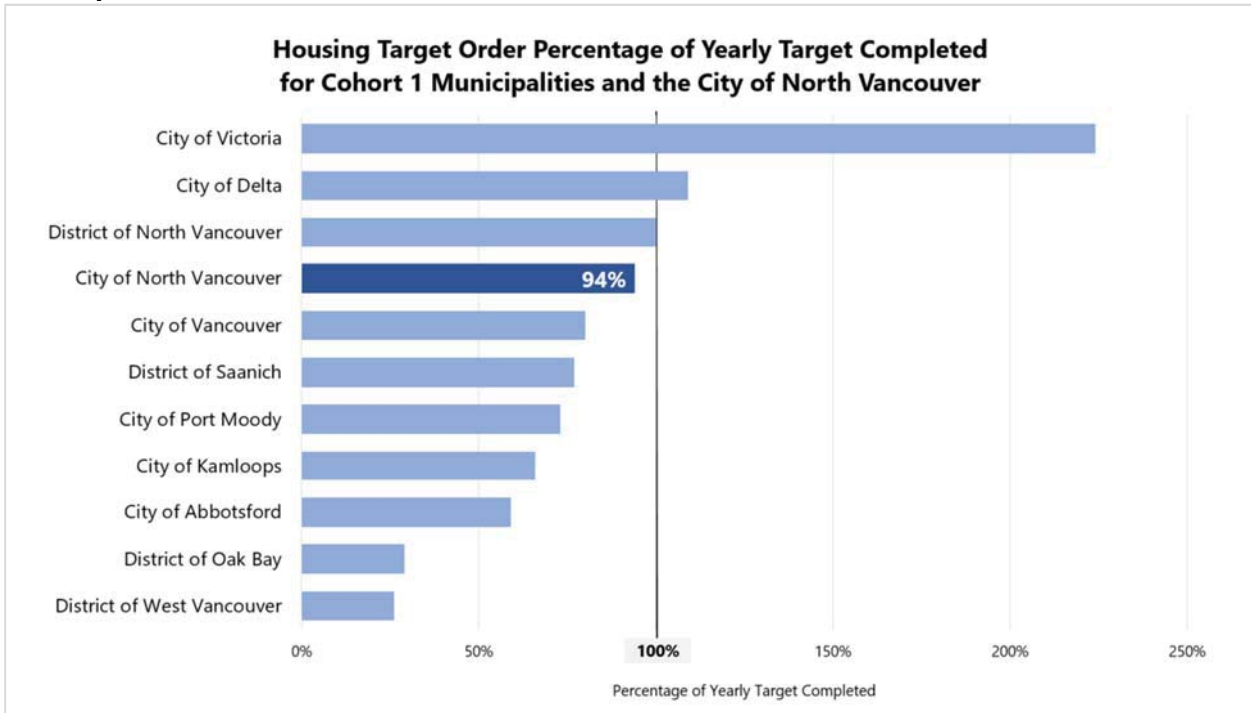
Year 1 Progress towards Provincial Target

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



BRITISH
COLUMBIA

Reference: 188186

October 8, 2025

Her Worship Linda Buchanan
Mayor of the City of North Vancouver
141 West 14th Street
North Vancouver BC V7M 1H9
Email: lbuchanan@cnv.org

Dear Mayor Buchanan:

Thank you for submitting the City of North Vancouver's first annual housing targets progress report. I am pleased to acknowledge receipt of the report and appreciate the effort made in its preparation.

I am pleased to see that the City delivered 547, or 94 percent of the 581 net new unit first-year target. Although the target was not met, I am encouraged that 508 new units have received building permits along with other development approvals, which, if delivered, would support the City meeting its future housing targets. I also recognize that nearly 400 new units currently under construction are expected to receive occupancy in the coming months.

I commend the City of North Vancouver's actions to enable more housing in the community through undertaking a variety of policy and planning initiatives, including those funded through the Housing Accelerator Fund (HAF). These HAF initiatives, such as updating the Mid-Market Rental Policy, enabling alternative housing construction, creating a multiplex land use designation, and conducting reviews of the development approvals process, Affordable Housing Reserve Fund, and residential parking requirements, all showcase the City's dedication to increasing and diversifying housing options in the community. I also note that the City is currently undergoing an OCP and Zoning Bylaw update to meet anticipated housing needs over 20 years by December 31, 2025.

Page 1 of 2

I have determined that the City of North Vancouver has made satisfactory progress toward meeting its year one housing target. Going forward, I encourage the City of North Vancouver to continue to implement its planned actions and other policy and process initiatives to meet future year targets.

Thank you for the time and attention taken by your staff to provide the detailed Year 1 progress report. I look forward to receiving the second annual Progress Report by August 14, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', with a stylized flourish at the end.

Christine Boyle
Minister of Housing and Municipal Affairs

CC: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs
TJ Parhar, Assistant Deputy Minister, Ministry of Housing and Municipal Affairs
Leanne McCarthy, Chief Administrative Officer
Sean Galloway, Director of Planning and Development
Mike Friesen, Manager of Planning
Housing Targets Branch