

# Provincial Housing Targets: Year One Progress Report

David Hawkins, Senior Manager, Community Planning & Sustainability

Council Meeting, October 28, 2024

# What Provincial legislation is in question?



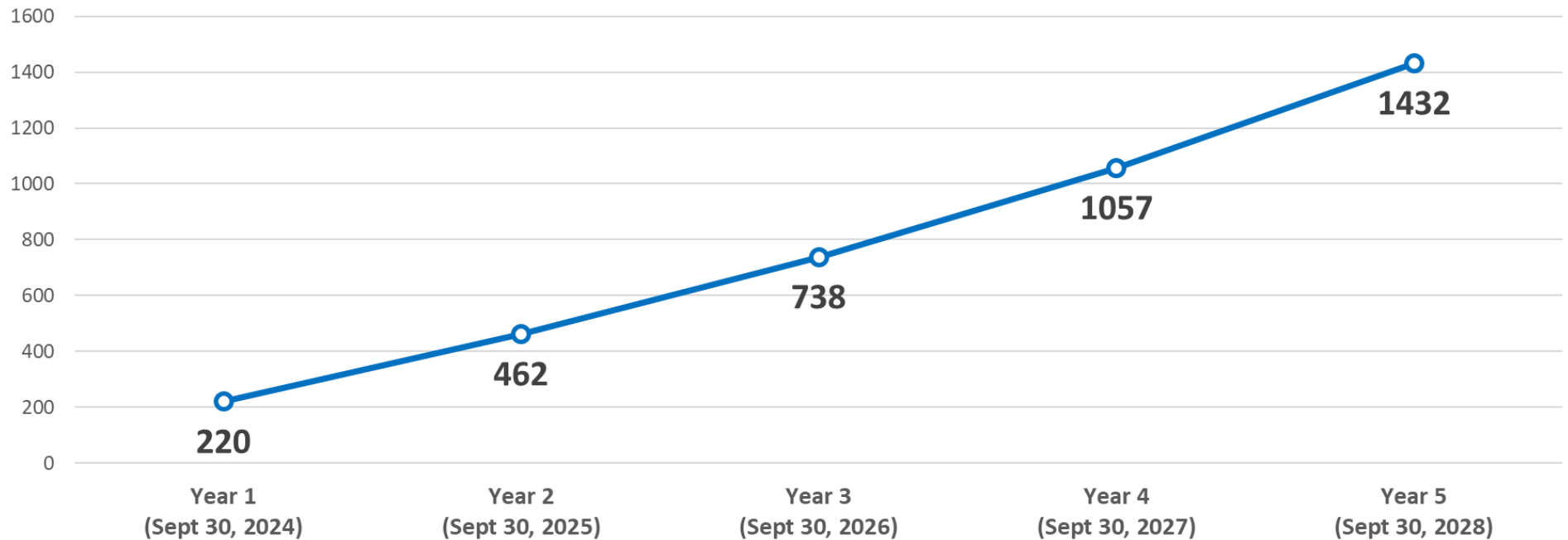
## Bill 43 (2022): Housing Supply Act

- Established 5 annual targets commencing October 2023 (2024-2028)
- 6-month “interim” report (submitted to the Province, May 2024)
- Year 1: annual report deadline of November 14, 2024
- Annual reports by every November until 2028



## What are WV's Housing Targets?

5-year net new units (2024-2028) came into effect Oct 1, 2023





## What will the Province be monitoring?

**STEP 1** – Assess whether municipalities are meeting annual targets threshold

On Track for Targets

**Has WV met the annual target?**

i.e. net new occupancy permits granted minus demolitions

**STEP 2 – IF NEEDED**  
Ministry review process

Municipal Efforts

**If targets not met, has WV done what it can?**

e.g. Council has made approvals; supportive policies are being used or prepared (versus – e.g. defeated applications; not planning for new housing)

External Factors

**Are there factors WV cannot control?**

e.g. construction activity; labour shortages; cost of financing; market conditions



## How is compliance determined?

- The Minister of Housing will determine if WV has either:
  - a. Met the net new unit target (occupancy permits minus demolitions), or
  - b. Made satisfactory progress towards the target (e.g., building and development permits issued, ongoing initiatives)
- If not compliant, the Minister may:
  1. Appoint advisor(s) to review WV policies, practices, processes
  2. Direct WV to enact/amend bylaws, and/or accept/reject permits
  3. Recommend Lieutenant Governor enforce the directive



## How many new net units in the first year?

between Oct 1, 2023, and Sept 30, 2024

 **99**  
units completed

–

 **41**  
units demolished

=


 **58**  
net new units

- 58 units is 26% of Year 1 Target (220 units)
  - Short on all unit sizes
  - Short on all tenures (rental and ownership)



## What about “in-stream” units?

Province also tracks permits between Oct 1, 2023, and Sept 30, 2024

 **302** gross units  
under construction  
**51 Issued BPs**

 **45** gross units  
pending BPs  
**11 Issued DPs**

- Issued BPs for 58 single-family, secondary suites & coach houses units
  - → may add to Year 2 (Sept 2025)
- Other units → may contribute to the five-year reporting period
  - 244 apartment units with issued BPs require multi-year construction
  - 45 units with issued DPs still require BPs + construction time



## What happened before Oct 1, 2023?

Staff have provided information on units in process before Oct 1, 2023

Units in  
BP stage

227 issued BPs



**155** net new  
units  
under construction

103 BPs applications



**75** net new  
units  
under review

Units in  
DP stage

7 Issued DPs



**264** net new  
units  
Not in BP stage

39 DPs applications



**287** net new  
units  
under review

**These 781 net new units could contribute to future reporting years (and/or after 2028)...**

(If completed and pending e.g. Council approvals, market conditions, interest rates...)





## What is WV doing to enable housing supply?

- Ongoing WV initiatives will have a 5- or 20-year impact, notably:
  - Ongoing development applications that come to Council
  - Cypress Village at 3<sup>rd</sup> reading (~3,700 net new units)
  - Ambleside LAP in process (1,000-1,200 estimated net new units)
- Future initiatives can also contribute to housing, notably:
  - Taylor Way LAP (including Park Royal North)

*These initiatives are Council-driven, part of our OCP, “made in West Vancouver”*

# Recommendation

## Staff recommend

- That the Year One Housing Target Progress Report (**Appendix A**) be received, published on the District's website, and submitted to the BC Minister of Housing as per legislative requirements.