

Attachment 1 *Background*

BACKGROUND

Summary of Housing Unit Approvals Data 2021

Occupancy Permits

The tables below summarize the City's 2021 and 2022 occupancy permit issuance by type of housing, as identified in the Housing Needs report, and compared to the unit goal for that type. This illustrates the net number of new housing units completed in 2021 and 2022.

2021	Market Ownership¹	Market Rental²	Affordable Rental³	Supportive/ Transitional Housing	Shelter Spaces	Total
Occupancy Permits Issued	211	40	0	0	50	301
Demolitions Completed	40	3	0	0	0	43
Net Units Completed	171	37	0	0	50	258
Annual unit goal	195	138	208	36	7	584
Variance	-24	-101	-208	-36	43	-326

¹ Market ownership includes single detached ownership homes, missing middle ownership homes (townhomes, multiplexes), and apartment condo ownership homes.

² Market rental includes laneway homes, secondary suites and rental apartments.

³ Includes below market (\$30-\$75k income); and non market (<\$30k income) units.

2022	Market Ownership¹	Market Rental²	Affordable Rental³	Supportive/ Transitional Housing	Shelter Spaces	Total
Occupancy Permits Issued	152	97	0	0	0	249
Demolitions Completed	39	4	0	0	0	43
Net Units Completed	113	93	0	0	0	206
Annual unit goal	195	138	208	36	7	584
Variance	-82	-45	-208	-36	-7	-378

¹ Market ownership includes single detached ownership homes, missing middle ownership homes (townhomes, multiplexes), and apartment condo ownership homes.

² Market rental includes laneway homes, secondary suites and rental apartments.

³ Includes below market (\$30-\$75k income); and non market (<\$30k income) units.

Zoning Approvals and Building Permits

The table below summarize the 2021 and 2022 zoning approvals and building permit issuance by housing type, and against unit goals. This shows how many new units were under development in the given year but not completed.

2021	Market Ownership	Market Rental	Affordable Rental	Supportive/ Transitional Housing	Shelter Spaces	Total
Zoning/HRA Approvals	4	349	96	0	0	449
Building Permits Issued	514	105	66	0	0	685
Total Units Under Development	518	454	162	0	0	1,134
Annual unit goal	195	138	208	36	7	584
Variance	323	316	-46	-36	-7	550

2022	Market Ownership	Market Rental	Affordable Rental	Supportive/ Transitional Housing	Shelter Spaces	Total
Zoning/HRA Approvals	769	46	58	52	0	925
Building Permits Issued	365	387	192	0	0	944
Total Units Under Development	1,134	433	250	52	0	1,869
Annual unit goal	195	138	208	36	7	584
Variance	939	295	42	16	-7	1,285

* Note: in order to avoid double-counting, if a project received both Zoning/HRA Approvals and Building Permit Issuance in a given year, it will be counted in the latest stage of development only for that year (i.e. Building Permits Issued). To avoid further double-counting, projects that also received occupancy in the same year as the building permit was issued were only counted in occupancy granted. However, projects counted in one category in 2021 may also be counted in another category in 2022 as development often spans multiple years (e.g. one project may have received Zoning/HRA approval in 2021 and be counted in the 2021 table in that category, but received their building permit in 2022, so be counted again in the 2022 table in the building permit category), so the 2021 and 2022 tables cannot be added together to get total units.

Historic Housing Approvals, All Permits Combined (2010-2019)

The table below summarizes average annual approvals (occupancy, building permit and zoning approval combined) between 2010 and 2019, by housing type. This shows how current approvals compare to historic approvals.

	Market Ownership	Market Rental	Affordable Rental	Supportive/ Transitional Housing	Shelter Spaces	Total
Total Units Approved (2010-2019)	4,675	1,847*	111	24	0	6,657
Demolitions Completed (2010-2019)	494	171	0	0	0	665
Net Units Created (2010-2019)	4,181	1,676	111	24	0	5,992
Average/ Year	418	168	11	2	0	599

* This was a period where the City was successful in attracting and approving the first secured market rental projects, whereas rental had not been constructed for some time.

Net Market Housing Approvals, by tenure and housing type

The tables below summarize total 2021 and 2022 market housing approvals and demolitions, by unit type and tenure. This shows what kinds of housing needs (e.g. market rental, family friendly, missing middle) were being addressed by new units in 2021 and 2022.

Latest stage of development approval in 2021	Market Ownership				Market Rental			
	Total	Single Detached Dwelling	Missing Middle (duplex, triplex, townhs)	Condo apartment	Total	Missing Middle (laneway/ carriage house)	Secondary Suite	Apartment
Zoning/HRA Approvals	4	4	0	0	349	14	3	332
Building Permits Issued	514	39	131	344	105	7	38	60
Occupancy Permits Issued	211	27	130	54	40	11	24	5
Total Units Created	729	70	261	398	494	32	65	397
Demolitions Completed	40	40	0	0	3	0	2	1
Net Units Created	689	30	261	398	491	32	63	396

Latest stage of development approval in 2022	Market Ownership				Market Rental			
	Total	Single Detached Dwelling	Missing Middle (duplex, triplex, townhs)	Condo apartment	Total	Missing Middle (laneway/ carriage house)	Secondary Suite	Apartment
Zoning/HRA Approvals	769	1	16	752	46	5	2	39
Building Permits Issued	365	37	39	289	388	18	33	337
Occupancy Permits Issued	152	33	119	0	97	6	31	60
Total Units Created	1,286	71	174	1,041	531	29	66	436
Demolitions Completed	39	39	0	0	4	0	4	0
Net Units Created	1,247	32	174	1,041	526	29	62	436

Methodology for Measuring Housing Unit Approvals Data

New Unit Approvals Data

Each unit is counted in only one category, which represents the most advanced permit that project has received (i.e. a project that has received both a building and occupancy permit in 2021 is only counted in the occupancy permit category).

In regards to unit types, housing was broken down into market ownership, market rental, affordable rental, supportive and transitional housing, and shelter spaces. In order to further understand the housing being created, the following additional sub-categories of housing were analyzed:

Market ownership housing:

- Number of single detached ownership homes;
- Number of missing middle ownership homes (townhomes, multiplexes); and,
- Number of apartment condo homes.

Market rental housing:

- Number of laneway homes;
- Number of secondary suites; and,
- Number of market rental apartments.

Affordable rental housing:

- Number of below-market rental housing units (for households with \$30k-\$75k incomes); and,
- Number of non-market rental units (with households with <\$30k incomes).

Data was collected using a variety of City data sources, including the City's Tempest-Prospero system and Intellisearch query (used for tracking permits and development processes), the City's building permit statistics (provided to CMHC (Canada Mortgage and Housing Corporation) and BC Stats), and the City's list of development applications under review.

Historic Housing Completions Data

As 2021 and 2022 are the first years the City is monitoring housing data specific to housing needs, there is no easily comparable historic data to evaluate how we have done in the past. Comparing 2010-2019 housing completions to 2021-2023 housing needs provides a very high level sense of how past residential unit development would have performed against current housing needs.

The City's current system for tracking housing units was not in place prior to the creation of the Housing Needs Report. For 2010 to 2019, the best data source is CMHC's Housing Starts and Completions Report, which does not distinguish between non-market rental and market rental, or include data on supportive housing or shelters. To overcome this, CMHC data was combined with the City's records to create the above table titled Historic Housing Approvals (2010-2019).

The data in this analysis is considered very high level, as it compares two different time periods with different population dynamics (i.e. 2010-2019 housing completions to 2021-2023 housing needs).

Demolition Data

A full understanding of housing stock dynamics must also look at housing units lost as part of development process. Therefore, in regards to meeting housing unit creation goals, the concept of net housing unit creation was used. In other words, net housing unit creation equals housing units granted occupancy minus housing units demolished.

Housing unit demolition information was gathered through the City's Tempest system using Intellisearch (for final inspection-demolition inquiries), Prospero and Land (to find out units lost, including secondary suites lost, which were determined through review of utility billing data).