



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.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vernon
Housing Target Order Date	September 1, 2025
Reporting Period	September 1, 2025 – February 28, 2026
Date Received by Council Resolution	March 23, 2026
Date Submitted to Ministry	March 24, 2026
Municipal Website of Published Report	https://www.vernon.ca/homes-building/community-planning/housing-needs
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Caitlyn Wiltsie, Senior Planner communityplanning@vernon.ca
Contractor Contact Info	<input checked="" type="checkbox"/> 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. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
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	270	12	258	258

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	13	0	13	13
One Bedroom	130	0	130	130
Two Bedroom	61	2	59	59

Three Bedroom	47	5	42	42
Four or More Bedroom ¹	19	5	14	14
Units by Tenure				
Rental Units ² – Total	197	0	197	197
Rental – Purpose Built	167	0	167	167
Rental – Secondary Suite	28	0	28	28
Rental – Accessory Dwelling	2	0	2	2
Rental – Co-op	0	0	0	0
Owned Units	73	12	61	61
Units by Rental Affordability				
Market	187	0	187	187
Below Market ³ - Total	10	0	10	10
Below Market - Rental Units with On-Site Supports ⁴	10	0	10	10

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.

The City of Vernon's Housing Target Order took effect six months ago on September 1, 2025. As a result, the actions below speak to initiatives undertaken since order implementation.

Policy Updates

- A new [Official Community Plan](#) (OCP) was adopted on December 15, 2025. The OCP establishes a vision for how Vernon will accommodate 20,000 new residents and 11,000 new housing units over the next twenty years while offering people choices in how and where they want to live. Key housing-related objectives include the establishment of an urban containment boundary to promote housing where infrastructure already exists, urban and neighbourhood centres to achieve the residential and employment density required to support a thriving city, and new form and character guidelines to provide clarity through development approval processes.

Community Partnerships

- Turning Points Collaborative Society applied for a Development Permit (DP001136) at 2504 43 Ave which was approved on September 17, 2025. The Development Permit seeks to replace an existing 19-bed supportive housing facility with a new facility that would expand capacity to 36-beds, and is pending final funding approval. It is anticipated that this partnership will be reflected in future housing target reporting once issued.

New Initiatives

- A series of information bulletins have been developed to communicate housing objectives and answer common questions from community members. These include the [Official Community Plan Resident's Summary](#) and the [Official Community Plan and Zoning FAQ](#) which were published online on December 17, 2025.
- A new interactive web map, the [City of Vernon Map](#), and an engagement platform, [Lets Talk Vernon](#), were published on February 23, 2026. These tools will improve the accessibility of regulations for property owners and provide a direct avenue for feedback on city initiatives and policy updates.
- A consulting company specialized in creating accessible tools to encourage infill housing development has been engaged to create a housing identification tool. This online tool is being developed to simplify and streamline the housing development process in Vernon by allowing homeowners to assess compatibility with pre-approved building plans for infill development in a one-click process. It is anticipated that this tool will be publicly available in the late spring of 2026.

Resourcing

- Council passed a [resolution](#) to allow for the submission of a grant application for the Union of British Columbia Municipalities' Local Government Development Approvals Program on February 23, 2026. Should the application be successful, funding will go towards improving application processes such as creating a formalized policy for pre-application meetings to assist applicants in identifying necessary information or requirements prior to application submissions.

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.

Vernon is not directly engaged in any agreements that support the delivery of housing on First Nation land. However, the city is aware and supportive of a project by the Vernon Native Housing Society and BC Housing at 3610 25 Ave in Vernon. The project, which is currently awaiting final funding approval to move from Development Permit (DP001089) to Building Permit stage, seeks to deliver 96 new affordable and attainable housing units within the community.

The city supported this housing initiative by fast-tracking the associated development applications and waiving development cost charges (DCCs) for the proposal. It is anticipated that this partnership will be reflected in future housing target reporting once issued.

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	1	7	63	71
New Units	96	145	104	345
Unit Breakdown				
Units by Size				
Studio	See Section 7	36	0	36
One Bedroom		41	17	58
Two Bedroom		36	45	81
Three Bedroom		19	33	52
Four or More Bedroom ¹		13	9	22
Units by Tenure				
Rental Units ² – Total ²		143	61	204
Rental – Purpose Built		142	25	167
Rental – Secondary Suite		1	35	36



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Rental – Accessory Dwelling	See Section 7	0	1	1
Rental – Co-op		0	0	0
Owned Units		2	43	45
Units by Rental Affordability				
Market	See Section 7	13	61	74
Below Market ³ - Total		130	0	130
Below Market - Rental Units with On-Site Supports ⁴		130	0	130

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	3	0
Proposed Units	9	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.

Two Building Permits (BP008661 and BP008969) were withdrawn at the applicant’s request.

One Development Permit (DP001132) was also withdrawn at the applicant’s request. The applicant has since revised their proposal to decrease the unit count from five to four, allowing them to proceed to Building Permit approval without requiring a Development Permit.

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.

Section 5 Information

Detailed information, such as the number of units by size, tenure, and affordability is not typically known or provided by the applicant at the rezoning stage, so it has not been recorded. Note that unit counts are subject to change between planning approval and occupancy, due to market conditions and other circumstances outside the City of Vernon's control.

Section 6 Information

Only non-duplicate housing development applications, for which an application package has been accepted and the associated fees paid, have been included.

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.