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.

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Vernon
Housing Target Order Date	September 1, 2025
Reporting Period	September 1, 2025 – August 31, 2026
Date Received by Council Resolution	November 10, 2026
Date Submitted to Ministry	November 17, 2026
Municipal Website of Published Report	https://www.vernon.ca/homes-building/community-planning/housing-needs
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Caitlyn Wiltsie, Senior Planner communityplanning@vernon.ca
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	488	20	468	468

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	63	0	63	63
One Bedroom	180	0	180	180
Two Bedroom	106	5	101	101

Three Bedroom	102	9	93	93
Four or More Bedroom[1]	37	6	31	31
Units by Tenure				
Rental Units[2] – Total	305	1	304	304
Rental – Purpose Built	232	0	232	232
Rental – Secondary Suite	67	1	66	66
Rental – Accessory Dwelling	6	0	6	6
Rental – Co-op	0	0	0	0
Owned Units	183	19	164	164
Units by Rental Affordability				
Market	243	1	242	242
Below Market[3] - Total	62	0	62	62
Below Market - Rental Units with On-Site Supports[4]	62	0	62	62

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.

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.

- Two Zoning Bylaw amendments were initiated to improve interpretation by clarifying landscaping regulations (Bylaw 6082) and facilitating general updates to reduce common variances (Bylaw 6083). The amendments were initially presented to Council in June and adopted on September 8, 2026.

Community Partnerships

- Turning Points Collaborative Society applied for a Development Permit 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.

- Two learning and outreach events, one for the general public and one for the real estate community, were held in March of 2026. These events communicated policy priorities and empowered the community to promote local housing development. Follow-up events were held at two real estate brokerages to provide live demonstrations of the City's new public-facing interactive web map.

- A Co-Executive Director of the Social Planning Council of the North Okanagan (SCPNO) position was filled in July of 2026. This position is funded by the City of Vernon, and two of the mandates of the SPCNO are to decrease homelessness and facilitate attainable housing in the community.

New Initiatives

- A series of informational 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 public-facing 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 land use and zoning designations 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 published an online housing identification tool in August of 2026. This tool will simplify and streamline the housing development process in Vernon by allowing homeowners to assess financial and spatial feasibility for infill development in a one-click

process. This tool may be expanded in the future to incorporate fast-track building designs from the CMHC Housing Design Catalogue.

- Building Permit e-apply for single and multi-family dwellings was introduced in March of 2026 to improve transparency, reduce processing delays, and provide greater certainty for construction timelines. A similar online application process for Development Permits is anticipated to be introduced in 2027.

Resourcing

- The City applied for funding from the Union of British Columbia Municipalities' Local Government Development Approvals Program in February of 2026. Staff were notified that this application was successful in July of 2026. 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 26 Ave in Vernon. The project, which lost its funding when the Community Housing Fund was cancelled, is exploring other funding options in the hopes of moving from Development Permit to Building Permit stage. If the project is able to move forward, it would deliver more than 90 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 could be reflected in future housing target reporting if funding can be secured.

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	2	12	128	142
New Units	38	447	295	780

Unit Breakdown				
Units by Size				
Studio	See Section 7	92	42	134
One Bedroom		120	82	202
Two Bedroom		80	74	154
Three Bedroom		143	78	221
Four or More Bedroom[1]		12	19	31
Units by Tenure				
Rental Units[2] – Total[2]	See Section 7	341	206	547
Rental – Purpose Built		340	138	478
Rental – Secondary Suite		1	64	65
Rental – Accessory Dwelling		0	4	4
Rental – Co-op		0	0	0
Owned Units		106	89	195
Units by Rental Affordability				
Market	See Section 7	94	158	252
Below Market[3] - Total		247	48	295
Below Market - Rental Units with On-Site Supports[4]		231	48	279

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	9	0
Proposed Units	113	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.

Rezoning

- Two applications (31 units and 62 units) were withdrawn due to applicant inactivity.
- One application (5 units) was withdrawn at the applicant's request.

Development Permit

- One application (4 units) was withdrawn due to applicant inactivity.
- One application (5 units) was withdrawn at the applicant's request. The applicant has since revised their project from 5 to 4 units, allowing them to proceed to Building Permit approval without requiring a Development Permit.

Building Permit

- Four applications (2 units, 2 units, 1 unit, and 1 unit) were withdrawn at the applicant's request.

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. For example, two significant affordable housing projects, representing nearly 200 units, proposed by local non-profit housing providers are currently shelf-ready.

For both projects, the non-profit societies have secured the land, completed the necessary design work, and received the required development approvals. Despite their readiness and local support, the cancellation of the Community Housing Fund has stalled both projects, forcing them to explore funding alternatives. Without a stable funding source, these projects may be unable to move from the Development Permit to the Building Permit stage.

The City continues to support opportunities to advance non-market housing on suitable public lands. Leveraging provincially owned land for affordable, supportive, and non-market housing can help reduce development costs, accelerate project timelines, and increase housing options for vulnerable residents while supporting both local and provincial housing objectives.

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.