



*Vancouver Charter*

VANCOUVER HOUSING NEEDS  
REPORT REGULATION

**B.C. Reg. 91/2019**

Deposited and effective April 16, 2019  
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**Consolidated Regulations of British Columbia**

*This is an unofficial consolidation.*

B.C. Reg. 91/2019 (O.C. 206/2019), deposited and effective April 16, 2019, is made under the *Vancouver Charter*, S.B.C. 1953, c. 55, ss. 2.2, 565.08, 574.6 and 628.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at [www.bclaws.ca](http://www.bclaws.ca).

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Prepared by:  
Office of Legislative Counsel  
Ministry of Attorney General  
Victoria, B.C.

*Vancouver Charter*

**VANCOUVER HOUSING NEEDS REPORT REGULATION**

**B.C. Reg. 91/2019**

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**SCHEDULE** [Repealed]

**Definitions**

- 1** (1) In this regulation:
  - “**Act**” means the *Vancouver Charter*;
  - “**adequate**”, in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing;
  - “**BC Assessment**” means the British Columbia Assessment Authority continued under the *Assessment Authority Act*;
  - “**census**” means a census of population undertaken under the *Statistics Act* (Canada);
  - “**census division**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
  - “**census report**” means the information contained in a return of a census;
  - “**census subdivision**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
  - “**CMHC**” means the Canada Mortgage and Housing Corporation established by section 3 of the *Canada Mortgage and Housing Corporation Act*;
  - “**core housing need**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;

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- “**dwelling structural type**” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;
- “**extreme core housing need**” has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;
- “**form of tenure**” has the same meaning as in section 559 of the Act;
- “**household**” means a person or a group of persons who occupy the same housing unit;
- “**housing suitability**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**migrant**” means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**mobility status**” means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**NAICS**” means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;
- “**NAICS sector**” means a sector established by the NAICS;
- “**non-migrant**” means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**non-mover**” means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**owner household**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**participation rate**” means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;
- “**population**” means the population of the city;
- “**primary rental market**” means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;
- “**private household**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**rental vacancy rate**”, in relation to the city, means
- (a) the rental vacancy rate published by CMHC for the city on the date closest to the most recent census, or
  - (b) if the rental vacancy rate referred to in paragraph (a) is not published by CMHC, the rental vacancy rate published by CMHC for the Province on the date closest to the most recent census;

- “**renter household**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**secondary rental market**” means a market for rental housing units that were not purpose-built as rental housing;
- “**shelter cost**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**short-term rental**” means the rental of a housing unit, or any part of it, for a period of less than 30 days;
- “**subsidized housing**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada.

- (2) If a definition in subsection (1) refers to a meaning in the Dictionary, Census of Population, 2016, published by Statistics Canada, the meaning, so far as it is applicable in this regulation, must be applied with the necessary changes.

[am. B.C. Reg. 152/2024, App. 2, s. 1.]

#### Prescribed types of housing units

- 2 For the purposes of section 574.6 (2) (b) [*prescribing types of housing units*] of the Act, the following types of housing units are prescribed:
- (a) housing with no bedrooms;
  - (b) housing with one bedroom;
  - (c) housing with 2 bedrooms;
  - (d) housing with 3 or more bedrooms.

#### Statistical information about population

- 3 (1) For the purposes of section 574.2 (2) (a) [*collection of statistical information about current population*] of the Act, the Council must collect the following statistical information about the current population of the city:
- (a) the following information, as set out in each of the 4 most recent census reports:
    - (i) the population;
    - (ii) the average age of the population;
    - (iii) the median age of the population;
    - (iv) Repealed. [B.C. Reg. 152/2024, App. 2, s. 2 (b).]
    - (v) the number of households;
    - (vi) the average number of persons in a household;
    - (vii) the number and percentage of households of 1-person households, 2-person households, 3-person households, 4-person households and households with 5 or more persons;
    - (viii) the number and percentage of households for each form of tenure;

- (ix) the number and percentage of renter households in subsidized housing;
  - (x) the number of persons in the city who had the following mobility statuses:
    - (A) migrant;
    - (B) non-migrant;
    - (C) non-mover;
  - (b) Repealed. [B.C. Reg. 152/2024, App. 2, s. 2 (b).]
  - (c) the number of students enrolled in post-secondary institutions located in the city.
  - (d) Repealed. [B.C. Reg. 152/2024, App. 2, s. 2 (b).]
- (2) As an exception to section 574.2 of the Act, the Council need not collect statistical information about projected population.  
[am. B.C. Reg. 152/2024, App. 2, s. 2.]

#### Statistical information about household income

- 4** For the purposes of section 574.2 (2) (b) [*collection of statistical information about household income*] of the Act, the Council must collect the following statistical information, as set out in each of the 4 most recent census reports, about before-tax household income in the city:
- (a) the average household income;
  - (b) the median household income;
  - (c) to (e) Repealed. [B.C. Reg. 152/2024, App. 2, s. 3 (b).]
  - (f) the average and median household income of renter households;
  - (g) the average and median household income of owner households.
- [am. B.C. Reg. 152/2024, App. 2, s. 3.]

#### Exception for significant economic sectors

- 5** As an exception to section 574.2 [*collection of housing information*] of the Act, the Council need not collect the information described in subsection (2) (c) of that section.  
[en. B.C. Reg. 152/2024, App. 2, s. 4.]

#### Information about housing units

- 6** (1) For the purposes of section 574.2 (2) (d) [*collection of information about housing units*] of the Act, the Council must collect the following information about currently available housing units in the city:
- (a) the number of housing units;
  - (b) the number and percentage of housing units of each dwelling structural type;
  - (c) the number of housing units of each type prescribed under section 2;

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- (d) the number and percentage of housing units built in each of the following periods:
- (i) 1970 or before;
  - (ii) 1971-1980;
  - (iii) 1981-1990;
  - (iv) 1991-2000;
  - (v) 2001-2010;
  - (vi) 2011-2020;
  - (vii) 2021 onwards;
- (e) the number of housing units that are subsidized housing;
- (f) and (g) Repealed. [B.C. Reg. 152/2024, App. 2, s. 5 (b).]
- (h) in relation to rental prices of housing units, the average and median monthly rent;
- (i) and (j) Repealed. [B.C. Reg. 152/2024, App. 2, s. 5 (d).]
- (k) in relation to the rental of housing units, if available,
- (i) the number of housing units in the primary rental market,
  - (ii) the number of housing units in the secondary rental market, and
  - (iii) the number of short-term rental units;
- (l) if applicable, the number of housing units in a housing cooperative;
- (m) and (n) Repealed. [B.C. Reg. 152/2024, App. 2, s. 5 (d).]
- (o) the number of beds provided by post-secondary institutions located in the city;
- (p) the number of beds provided by shelters for individuals experiencing homelessness and the number of housing units provided for individuals at risk of experiencing homelessness.
- (2) Repealed. [B.C. Reg. 152/2024, App. 2, s. 5 (d).]
- (3) For the purposes of section 574.2 (2) (d) of the Act, the Council must collect the following information in relation to new homes registered under the *Homeowner Protection Act* from 2016 onwards in the city:
- (a) the number of new homes registered;
  - (b) the number of new homes registered of each dwelling structural;
  - (c) the number of new homes registered that were purpose-built as rental housing.
- (4) As an exception to section 574.2 of the Act, the Council need not collect statistical information about housing units that are anticipated to be available.  
[am. B.C. Reg. 152/2024, App. 2, s. 5.]

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**Additional information**

- 7 (1) For the purposes of section 574.2 (2) (e) [*collection of other information*] of the Act, the Council must collect the following information for the city:
- (a) if available, the following information in relation to core housing need, as set out in each of the 4 most recent census reports:
    - (i) the number and percentage of households in housing that is not affordable;
    - (ii) the number and percentage of households in housing that is not affordable by form of tenure;
    - (iii) the number and percentage of households in housing that is not adequate;
    - (iv) the number and percentage of households in housing that is not adequate by form of tenure;
    - (v) the number and percentage of households in housing that does not meet housing suitability;
    - (vi) the number and percentage of households in housing that does not meet housing suitability by form of tenure;
  - (b) the unemployment rate;
  - (c) the participation rate;
  - (d) the number and percentage of employees in the labour force who commute within a census subdivision;
  - (e) the number and percentage of employees in the labour force who commute to a different census subdivision within a census division of residence;
  - (f) the number and percentage of employees in the labour force who commute to a different census division within British Columbia;
  - (g) the number and percentage of employees in the labour force who commute to another province or territory.
- (2) For the purposes of section 574.2 (2) (e) of the Act, the Council must collect the following information about housing units in the city for each of the 10 years before the date the city is required to receive a housing needs report:
- (a) if available, the information described in section 6 (1) (h);
  - (b) if available, the following information in relation to the demolition, in whole, of housing units:
    - (i) the number of housing units demolished;
    - (ii) the number of housing units of each dwelling structural type demolished;
    - (iii) the number of housing units of each form of tenure demolished;
    - (iv) the number of housing units of each type of housing unit prescribed under section 2 demolished;



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- (c) if available, the following information in relation to the completion of housing units:
- (i) the number of housing units substantially completed;
  - (ii) the number of housing units of each dwelling structural type substantially completed;
  - (iii) the number of housing units of each form of tenure substantially completed;
  - (iv) the number of housing units of each type of housing unit prescribed under section 2 substantially completed.

[am. B.C. Reg. 152/2024, App. 2, s. 6.]

#### Content of housing needs report

- 8** (1) For the purposes of section 574.3 (c) (ii) [*information about housing needs*] of the Act, the Council must include in a housing needs report for the city all of the following:
- (a) the following information, as set out in each of the 4 most recent census reports:
    - (i) the number and percentage of households in core housing need;
    - (ii) the number and percentage of households in core housing need by form of tenure;
    - (iii) the number and percentage of households in extreme core housing need;
    - (iv) the number and percentage of households in extreme core housing need by form of tenure;
  - (b) a statement about current and anticipated needs for each of the following:
    - (i) affordable housing;
    - (ii) rental housing;
    - (iii) special needs housing;
    - (iv) housing for seniors;
    - (v) housing for families;
    - (vi) the number of beds in shelters for individuals experiencing homelessness and the number of housing units for individuals at risk of experiencing homelessness;
    - (vii) housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation;
  - (c) Repealed. [B.C. Reg. 152/2024, App. 2, s. 7 (d).]
  - (d) a description of the actions taken by the Council, since the date the Council last received a housing needs report under section 574.4 [*when and how housing needs report must be received*] of the Act, to reduce housing needs;

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- (e) a summary of the changes in, and related to, housing need since the date the Council last received a housing needs report under section 574.4 of the Act.
- (2) For the purposes of subsection (1) (d) and (e), an interim report on housing needs received by the Council under section 628 (2) [*transition – interim report on housing needs*] of the Act is a housing needs report received by the Council under section 574.4 of the Act.

[am. B.C. Reg. 152/2024, App. 2, s. 7.]

**Zoning bylaw review and update**

- 9** For the purposes of section 565.08 (2) [*zoning bylaws and housing needs reports*] of the Act, the prescribed period is the period that ends on the date that is 2 years after December 31 of the year in which the Council received the most recent housing needs report under section 574.4 of the Act.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

**Calculating 5-year total number of housing units**

- 10** (1) For the purposes of a 5-year period referred to in section 574.3 (c) (i) [*content of housing needs report*] of the Act, the total number of housing units in relation to the city is the sum, rounded to the nearest whole number, of all of the following numbers calculated in relation to the city:
- (a) the number of housing units for households in extreme core housing need, calculated by dividing the number obtained under section 11 (a) by 4;
  - (b) the number of housing units for individuals experiencing homelessness, calculated by dividing the number obtained under section 11 (b) by 2;
  - (c) the number of housing units for households the formation of which has been suppressed by housing market conditions, calculated by dividing the number obtained under section 11 (c) by 4;
  - (d) the number of housing units required to meet the anticipated growth in households, calculated under section 11 (d) as modified by subsection (2) of this section;
  - (e) the number of housing units required, if any, to increase the rental vacancy rate to 3%, calculated by dividing the number obtained under section 11 (e) (i) or (ii), as applicable, by 4;
  - (f) the number of housing units that reflects the demand for housing in the city, calculated by dividing the number obtained under section 11 (f) by 4.
- (2) For the purposes of calculating the number under subsection (1) (d) of this section, the reference in section 15 (1) to “20 years” must be read as if it were a reference to “5 years”.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

**Calculating 20-year total number of housing units**

- 11** For the purposes of a 20-year period referred to in section 574.3 (c) (ii) [*content of housing needs report*] of the Act, the total number of housing units in relation to the

city is the sum, rounded to the nearest whole number, of all of the following numbers calculated in relation to the city:

- (a) the number of housing units for households in extreme core housing need, calculated under section 12;
- (b) the number of housing units for individuals experiencing homelessness, calculated under section 13;
- (c) the number of housing units for households, the formation of which has been suppressed by housing market conditions, calculated under section 14;
- (d) the number of housing units required to meet the anticipated growth in households, calculated under section 15 [*housing units and anticipated household growth*];
- (e) one of the following:
  - (i) if the rental vacancy rate for the city is 3% or higher, zero housing units;
  - (ii) if the rental vacancy rate for the city is less than 3%, the number of housing units required to increase the rental vacancy rate to 3%, as calculated under section 16 [*housing units and rental vacancy rate*];
- (f) the number of housing units that reflects the demand for housing in the city, calculated under section 17 [*housing units and demand*].

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

### Housing units and extreme core housing need

- 12** (1) For the purposes of section 11 (a), the number of housing units for households in extreme core housing need is the number calculated by the following formula:

$$\text{number} = (\text{average RHECHN rate} \times \text{RH}) + (\text{average OHECHN rate} \times \text{OH})$$

where

- average RHECHN rate = the average rate of renter households in extreme core housing need, calculated under subsection (2);
- RH = the number of renter households in the city, as set out in the most recent census report;
- average OHECHN rate = the average rate of owner households, with mortgages, in extreme core housing need, as calculated under subsection (3);
- OH = the number of owner households in the city, as set out in the most recent census report.

- (2) For the purposes of applying the formula in subsection (1), the average rate of renter households in extreme core housing need is calculated by the following formula:

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$$\text{average rate} = \left( \sum \left( \frac{\text{RHECHN}}{\text{RH}} \right)_{y1,y2,y3,y4} \right) \div 4$$

where

$\text{RHECHN}_{y1,y2,y3,y4}$  = the number of renter households in extreme core housing need in the city, as set out in each of the 4 most recent census reports;

$\text{RH}_{y1,y2,y3,y4}$  = the number of renter households in the city, as set out in each of the 4 most recent census reports.

- (3) For the purposes of applying the formula in subsection (1), the average rate of owner households in extreme core housing need is calculated by the following formula:

$$\text{average rate} = \left( \sum \left( \frac{\text{OHECHN}}{\text{OH}} \right)_{y1,y2,y3,y4} \right) \div 4$$

where

$\text{OHECHN}_{y1,y2,y3,y4}$  = the number of owner households, with mortgages, in extreme core housing need in the city, as set out in each of the 4 most recent census reports;

$\text{OH}_{y1,y2,y3,y4}$  = the number of owner households in the city, as set out in each of the 4 most recent census reports.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

### Housing units and homelessness

- 13** (1) In this section, “**annual estimate report**” means the annual report estimating the homeless population in British Columbia that is
- prepared under the provincial project known as the Preventing and Reducing Homelessness Integrated Data Project, and
  - published on a publicly accessible website maintained by or on behalf of the government.
- (2) For the purposes of section 11 (b), the number of housing units for individuals experiencing homelessness is the number calculated by the following formula:

$$\text{number} = \left( \frac{\text{local population}}{\text{regional population}} \right) \times \text{regional homeless population}$$

where

local population = the population of the city, as determined by the most recent census;

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regional population	=	the population of the applicable regional district census division, as determined by the most recent census;
regional homeless population	=	the number of individuals experiencing homelessness in the applicable regional district census division, as set out in the annual estimate report published on the date closest to the most recent census.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

### Housing units and suppressed household formation

**14** (1) In this section:

“**age category of primary household maintainer**” means the following age categories of primary household maintainer:

- (a) 15 to 24 years of age;
- (b) 25 to 34 years of age;
- (c) 35 to 44 years of age;
- (d) 45 to 54 years of age;
- (e) 55 to 64 years of age;
- (f) 64 to 74 years of age;
- (g) 75 years of age or older;

“**primary household maintainer**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada.

- (2) For the purposes of section 11 (c), the number of housing units for households the formation of which has been suppressed by housing market conditions is the sum of the numbers each of which is a number calculated by the following formula for an age category of primary household maintainer:

$$\text{number} = (\text{potential RH} - \text{actual RH}) + (\text{potential OH} - \text{actual OH})$$

where

potential RH	=	the number of potential renter households in the age category of primary household maintainer in the city, calculated under subsection (3);
actual RH	=	the number of renter households in the age category of primary household maintainer in the city, as set out in the most recent census report;
potential OH	=	the number of potential owner households in the age category of primary household maintainer in the city, calculated under subsection (4);

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actual OH = the number of owner households in the age category of primary household maintainer in the city, as set out in the most recent census report.

- (3) For the purposes of applying the formula in subsection (2), the number of potential renter households in an age category of primary household maintainer in the city is the number calculated by the following formula:

$$\text{number} = \text{population} \times \text{renter headship rate}$$

where

population = the population of the city for the age category of primary household maintainer, as determined by the most recent census;

renter headship rate = the 2006 headship rate for the age category of primary household maintainer, calculated under subsection (5).

- (4) For the purposes of applying the formula in subsection (2), the number of potential owner households in an age category of primary household maintainer in the city is the number calculated by the following formula:

$$\text{number} = \text{population} \times \text{owner headship rate}$$

where

population = the population of the city for the age category of primary household maintainer, as determined by the most recent census;

owner headship rate = the 2006 headship rate for the age category of primary household maintainer, calculated under subsection (6).

- (5) For the purposes of applying the formula in subsection (3), the headship rate for an age category of primary household maintainer is the rate calculated by the following formula:

$$\text{rate} = \frac{\text{renter households}}{\text{population}}$$

where

renter households = the number of renter households in the age category of primary household maintainer, as set out in the 2006 census report;

population = the population of the city for the age category of primary household maintainer, as determined by the 2006 census.

- (6) For the purposes of applying the formula in subsection (4), the headship rate for an age category of primary household maintainer is the rate calculated by the following formula:

$$\text{rate} = \frac{\text{owner households}}{\text{population}}$$

where

- owner households = the number of owner households in the age category of primary household maintainer, as set out in the 2006 census report;
- population = the population of the city for the age category of primary household maintainer, as determined by the 2006 census.

- (7) If a number calculated under subsection (2) for an age category of primary household maintainer would, but for this subsection, be a negative number, the number is deemed to be zero.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

#### Housing units and anticipated household growth

- 15** (1) In this section, “**projected number of private households**” means the number of private households in an area 20 years after the most recent census as projected by the most recent report published by the minister, for the purposes of this regulation, on a publicly accessible website maintained by or on behalf of the government.
- (2) For the purposes of section 11 (d) [*calculating 20-year total number of housing units*], the number of housing units required to meet the anticipated growth in households is the average of
- (a) local household growth calculated under subsection (3), and
  - (b) regionally based household growth calculated under subsection (4).
- (3) For the purposes of subsection (2), local household growth is the number calculated by the following formula:

$$\text{number} = \text{local projected private households} - \text{private households}$$

where

- local projected private households = the projected number of private households in the city;
- private households = the number of private households in the city, as set out in the most recent census report.

- (4) For the purposes of subsection (2), regionally based household growth is the number calculated by the following formula:

$$\text{number} = \left[ \text{PH} \times \left( \frac{\text{RPPH} - \text{RPH}}{\text{RPH}} \right) \right]$$

where

PH = the number of private households in the city, as set out in the most recent census report;

RPH = the number of private households in the applicable regional district census division, as set out in the most recent census report;

RPPH = the projected number of private households in the applicable regional district census division.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

### Housing units and rental vacancy rate

- 16** For the purposes of section 11 (e) (ii) [*calculating 20-year total number of housing units*], the number of housing units required to increase a rental vacancy rate to 3% is the number calculated by the following formula:

$$\text{number} = \left( \frac{\text{renter households}}{.97} \right) - \left( \frac{\text{renter households}}{1 - \text{rental vacancy rate}} \right)$$

where

renter households = the number of renter households in the city, as set out in the most recent census report;

rental vacancy rate = the rental vacancy rate for the city.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

### Housing units and demand

- 17** (1) In this section, “**factor**” means the factor for the city that is
- (a) determined by the minister by reference to the price, by square foot, and the density of particular multi-family dwelling structural types, in the city, and
  - (b) most recently published by the minister, for the purposes of this section, on a publicly accessible website maintained by or on behalf of the government.
- (2) For the purposes of section 11 (f) [*calculating 20-year total number of housing units*], the number of housing units that reflect demand for housing is the number calculated by the following formula:

$$\text{number} = \text{factor} \times (\text{A} + \text{B} + \text{C} + \text{E})$$



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where

factor = the factor for the city;

A = the number of housing units calculated under section 11 (a) in relation to the city;

B = the number of housing units calculated under section 11 (b) in relation to the city;

C = the number of housing units calculated under section 11 (c) in relation to the city;

E = the number of housing units calculated under section 11 (e) (i) or (ii) in relation to the city.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

**Prescribed date for the receipt of interim report on housing needs**

**18** For the purposes of section 628 (2) [*transition – interim report on housing needs*] of the Act, the prescribed date is January 1, 2025.

[en. B.C. Reg. 152/2024, App. 2, s. 8.]

**SCHEDULE**

Repealed. [B.C. Reg. 152/2024, App. 2, s. 9.]