

BC Housing Progress Report on District of Central Saanich Provincial Housing Target Orders

Reporting Period 1.1 (July 1, 2024 – December 31, 2024)

January 27, 2025

5-Year **Housing Target Order** for the District of Central Saanich

Reporting Period	Year	Number of Units Per Reporting Period/Year	Cumulative Number of units
1.1	July 1, 2024 – December 31, 2024*	77	77
1.2	July 1, 2024 – June 30, 2025		
2	July 1, 2025 – June 30, 2026	90	167
3	July 1, 2026 – June 30, 2027	111	278
4	July 1, 2027 – June 30, 2028	138	416
5	July 1, 2028 – June 30, 2029	172	588

* Current Reporting Period

- The Provincial Housing Target Order: total minimum number of net new completed units from July 1, 2024 to June 2029
- To meet the ‘current’ housing demand for the District

Reporting Period 1.1 – Number of New Net Housing Units and Types



	Completion	Demolition	New Net Units
Total	304	0	304

- Per Provincial HTO Progress Report Guidelines:

- Net new units are calculated as completions (occupancy permits issued) minus demolitions.
- Legalizing existing unpermitted secondary suites or other housing types are not counted toward completions.

- 51.7% of the 2029 cumulative housing target of 588 units

Approved Permits – Reporting Period 1.1

Housing Applications Types	New Net Units
Occupancy Permits	304

Housing Applications Types	Number of Applications	Proposed New Units
Building Permits	9	71
Development Permits	6	25
Rezoning	1	5
Total Proposed New Units		101



Housing Needs for the District of Central Saanich – Next 5 & 20 Years

	Component	5 Year Need	20 Year Need
A	Extreme Core Housing Needs	60.66	242.66
B	Persons Experiencing Homelessness	43.19	86.38
C	Suppressed Household Formation	82.52	330.09
D	Anticipated Growth	724.14	1990.64
E	Rental Vacancy Rate Adjustment	5.22	20.90
F	Additional Local Demand	201.26	805.06
Total New Units – 5 Years		1,117	
Total New Units – 20 Years			3,476

- The total net new units of 304 accounts for 27.2% of 2029 housing need (1,117 units)

Municipal Actions and Partnerships to Enable More Housing Supply

1. Modernized [Online Application Permitting](#) – January 2024
2. [Development Approval Process and Efficiencies](#) – January 22, 2024
3. Introducing the [Priority Application Policy](#) – January 22, 2024
4. Zoning Amendments: [Small-Scale Multi Unit Housing \(SSMUH\) Bylaws and Regulations](#) – June 24, 2024
5. [Interim Housing Need Report](#) – September 9, 2024
6. Application to CMHC Housing Accelerator Fund (HAF) Grant – Supported by Council on September 13, 2024
7. Expanding [Accessory Dwelling Units in Agricultural and Rural Areas](#) – November 4, 2024
8. [Official Community Planning \(OCP\)](#) Land Use Designations Capacity Analysis (Bill 44 Alignment) – December 2024 – Ongoing
9. Comprehensive Zoning Bylaw Update – Ongoing
10. Developing an Enhanced Housing Data Tracking System – Ongoing
11. 1183 Verdier Avenue Affordable Housing Project – Collaboration between the District and Capital Region Housing Corporation (CRHC) – Ongoing
12. Hiring New Staff through Provincial Funding Dedicated to Housing Projects

Next Steps

- As required by the Province, the District must publish on the District's website, and submit the Housing Target Progress Report to the Ministry of Housing
- As per staff report, the District could send a letter to the Province to request additional grant funding for Housing related initiatives and resources
- Through 2025, the District will continue working on Housing Initiatives in accordance with Council's Strategic Plan
- Next BC Housing Target Progress Report will be provided to Council after June 30, 2025 (Reporting Period 1.2)

Central Saanich

Thank You

