



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, July 28, 2025

Re: BC Housing Progress Report on District's HTO – Reporting Period 1.2 (July 1, 2024 – June 30, 2025)

RECOMMENDATION(S):

1. *That the BC Housing Target Progress Report Form for Reporting Period 1.2 (July 1, 2024 to June 30, 2025) as presented in Appendix A be approved.*
2. *That staff be directed to submit the BC Housing Target Progress Report Form – Reporting Period 1.2 (July 1, 2024 to June 30, 2025) to the Ministry of Housing.*

PURPOSE:

This report provides Council with the District's BC Housing Target Progress Report for Reporting Period 1.2 (July 1, 2024 – June 30, 2025), for Council's information and approval, in accordance with the Ministerial Housing Target Order (HTO) issued by the Province of BC on June 25, 2024 (see Appendix B). Once Council receives the BC Housing Progress Report, and in line with the reporting form guidelines, staff will publish it on the District's Housing website and submit it to the Ministry of Housing, following Council's direction.

BACKGROUND:

On January 27, 2025, staff provided Council with the District's first (interim) BC Housing Target Progress Report as required by the Province, for the reporting period 1.1 (July 1, 2024 – December 31, 2024), for information and approval. Following Council's approval this interim Progress Report was submitted to the Province. See Appendix C.

In accordance with the Ministerial Housing Target Progress Reporting requirements (Appendix B – Schedule C), staff have completed the BC Housing Target Progress Report Form for the Reporting Period 1.2 (attached as Appendix A), to inform Council and receive direction to submit to the Ministry of Housing. The fundamental components of this report form are presented below.

DISCUSSION:

Sections 2 & 3: Number of Net New Units, and Housing Units by Category and Type

Starting July 1, 2024, staff have recorded the number of net units delivered to the community (Occupancy Permit issued minus Demolition) based on the unit breakdown guidelines defined within the BC Housing Progress Reporting Form. Records indicate that during the Reporting Period 1.2, a total number of **316** new units have been completed, and **2** units have been demolished in the District. Therefore, a total of **314 net new units** have been completed during this reporting period. See Appendix D for more

information. As per the Provincial Reporting requirements, the total of **314** units includes the **304** units previously reported in the Interim Report for Reporting Period 1.1 (July 1, 2024 – December 31, 2024), along with additional units that have since been issued occupancy permits.

The total number of **314 net new units** represents **53.4%** of the 2028 cumulative **housing target (588 units)** and exceeds the prescribed housing target order of 77 units for year one (See Appendix B – Schedule A). Additionally, the total net new units of 314 accounts for **28.1%** of **2028 housing need (1,117 units)** as presented in Appendix E – Interim Housing Needs Report), which is just above a quarter of the total housing needs (2025-2028), indicating that the District is on track for delivering housing needs in the community. See Appendix A for the unit breakdown guidelines within the BC Housing Progress Reporting Form.

Section 4: Municipal Actions and Partnerships to Enable More Housing Supply

The applicable actions that the District has taken within the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO includes, but are not limited to:

1. [Interim Housing Need Report](#) – Date: September 9, 2024
2. Application to CMHC Housing Accelerator Fund (HAF) Grant – Supported by Council on September 13, 2024
3. Hiring New Temporary Staff through Provincial Funding Dedicated to Housing Projects – October 2024
4. Expanding [Accessory Dwelling Units in Agricultural and Rural Areas](#) – November 4, 2024 (Zoning Bylaw amendment was adopted on January 13th, 2025)
5. Developing an Enhanced Housing Data Tracking System – Ongoing
6. 1183 Verdier Avenue Affordable Housing Project – Collaboration between the District and Capital Region Housing Corporation (CRHC) – Development Permit/Rezoning has been approved, and the Building Permit is in Progress
7. [Official Community Planning \(OCP\)](#) Land Use Designations and Zoning Capacity Analysis (Bill 44 Alignment) – December 2024 – Ongoing
8. Comprehensive [Zoning Bylaw](#) Update – December 2024 – Ongoing
9. [Official Community Planning \(OCP\)](#) Bill 44 Alignment – Ongoing
10. Initial planning for the Development Cost Charges (DCC) and Amenity Cost Charges (ACC) Review – Ongoing
11. Population Growth Projections and Distribution Analyses

Section 5: Approved Housing Development Applications

In addition to the net new number of housing units (Occupancy Permit), the District is required to report the number of approved applications issued by type since the effective date of the Housing Target Order (July 1, 2024). Per the BC Housing Target Report Form Guidelines, Table 1 provides the type of approved applications (Rezoning, Development Permit and Building Permit) and estimated number of net new units during the reporting period 1.2.

Table 1: Approved Housing Development Applications – Reporting Period 1.2

	Rezoning	Development Permit	Building Permit	Total
Applications	1	7	28	36
New Units	5	126	127	258

The total number of development applications approved for the reporting period 1.2 is **36** and **258** new units are estimated to be delivered to the community through these applications. The total of **258** includes the **101** units previously reported in the Interim Report for Reporting Period 1.1 (July 1, 2024 – December 31, 2024), along with additional units that have since been approved through Building Permit, Development Permit and Rezoning applications. See Appendix D for more information.

Section 6: Withdrawn or Not Approved Housing Development Applications

The District is required to report the number of proposed units withdrawn by applicants, and/or not approved by the District during the reporting period. Within Reporting Period 1.2, **zero** housing development applications have been withdrawn or not approved by the District.

IMPLICATIONS:

Strategic

The BC Housing Progress Report and the number of net new units within this report addresses the priority of “Expanding the Supply of Affordable, Attainable, and Rental Housing” identified in the 2024-2027 Strategic Plan.

Legislative/Policy

Following the introduction of Bill 44, the BC Government has the authority to set housing targets in municipalities with the greatest need and highest projected population growth. This authority comes from the new [Housing Supply Act](#) and [Housing Supply Regulation](#). Municipalities that are issued housing target orders, including District of Central Saanich, must report their progress annually. The deadline is 45 days after the end of the reporting period.

OCP

The Fundamental Principle “Provide a Range of Housing Opportunities and Protect Housing Affordability” and Section “Growth Management and Housing” are identified in the District’s OCP. Under Growth Management and Housing, the objective of “Housing for All” is described as:

‘Encourage the creation of affordable, rental and special needs housing in the District and support various tenure options to ensure adequate housing for a range of income levels and needs in the community, including housing for First Nations.’

The net new units delivered to the community addresses housing diversity and affordability, as described in the OCP.

OPTIONS:

Option 1 (recommended):

1. THAT the BC Housing Target Progress Report Form for Reporting Period 1.2 (July 1, 2024 to June 30, 2025) as presented in Appendix A be approved.
2. THAT staff be directed to submit the BC Housing Target Progress Report Form – Reporting Period 1.1 (July 1, 2024 to June 30, 2025) to the Ministry of Housing.

Option 2:

Alternative direction as provided by Council.

CONCLUSION:

This report along with the BC Report on District's Provincial Housing Target for the reporting period 1.2 (July 1, 2024 – June 30, 2025) are provided in accordance with the Ministerial Housing Target Order (HTO). Following Council direction, and per reporting form guidelines, staff will publish the BC Housing Target Progress Report on the District's Housing website and submit to the Ministry of Housing.

During the reporting period 1.2, 314 net new units (Occupancy Permit issued minus Demolitions) have been delivered to the community which accounts for 53.4% of the 2028 cumulative housing target (588 units) and 28.1% of 2028 housing needs (1,117 units). Additionally, 36 housing development applications have been approved within this reporting period, and 258 new units are estimated to be delivered to the community through these applications.

Report written by:	Nafiseh Rashidianfar, Community Planner
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Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: BC Housing Target Progress Report – DCS – Reporting Period 1.2

Appendix B: Ministerial Order – Housing Target Order for District of Central Saanich

Appendix C: RCM Staff Report – January 27, 2025

Appendix D: Approved Permits Information

Appendix E: Interim Housing Needs Report