

4. **HOUSING TARGET PROGRESS REPORT - REPORTING PERIOD 1.2**

Report of the Director of Planning dated October 7, 2024.

To receive the report for information and direct staff to submit the Progress Report to the Minister of Housing.

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will 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 will review the progress report to assess if a municipality has met its housing target and, if not, whether it has made satisfactory progress toward meeting the housing target. Progress report evaluation is based on the performance indicators described in Schedule B of the HTO. If 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.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

Section 1: MUNICIPAL INFORMATION	
Municipality	District of Saanich
Housing Target Order Date	October 1, 2023
Reporting Period	Reporting Period 1.2: October 1, 2023 – September 30, 2024
Date Received by Council Resolution	
Date Submitted to Ministry	
Municipal Website of Published Report	
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Carley Friesen, Acting Manager, Housing Planning and Policy Carley.friesen@saanich.ca 250-475-5494 ext. 3411
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS				
<p>Report a count of net new housing units realized 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 units does not count toward completions.</p> <p><u>If a municipality has not met the housing target for the reporting period</u>, it must provide information about any actions that it intends to take toward meeting the housing target within the two-year period following the progress report (<i>see section 8 for summary of planned actions</i>).</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	381	43	338	338

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)

Please 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	4			
One Bedroom	204			
Two Bedroom	108			
Three Bedroom	65			
Four or More Bedroom ¹	Included above			
Units by Tenure				
Rental Units ² – Total	149	0	149	149
Rental – Purpose Built	97	0	97	97
Rental – Secondary Suite	26	0	26	26
Rental – Accessory Dwelling	26	0	26	26
Rental – Co-op	0	0	0	0
Owned Units	232	43	189	189
Units by Rental Affordability				
Market	52	0	52	52
Below Market ³	97	0	97	97
Below Market Rental Units with On-Site Supports ⁴	0	0	0	0

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe actions in the last 12 months that have been taken to achieve housing targets. For example:

- Updated land use planning documents (e.g., Official Community Plan, Zoning Bylaw);
- Updated Housing Needs Report
- New or amended policies, innovative approaches, pilot projects, or partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations).

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.

Permissive Tax Exemption Policy

- Completed: June 2023
- Link: [COUNCIL POLICY \(saanich.ca\)](#)
- A new Permissive Tax Exemption Policy for Supportive and Affordable Rental Housing was adopted in June 2023. In 2024, the policy provided tax exemptions to housing providers representing 17 affordable rental housing properties. In 2025, the policy will provide two new housing projects with permissive tax exemptions.

Strategic Plan Update

- Completed: November 2023
- Link: [Council Strategic Plan 2023-2027 Revision May06-2024.pdf \(saanich.ca\)](#)
- Council's Strategic Plan 2023-2027 was updated in November 2023, to incorporate action items related to meeting the Provincial Housing Targets.

Strategic Housing Advisor

- A Strategic Housing Advisor was hired in 2023 for a term position. Their focus is to review and provide policy advice to increase the housing supply in Saanich. This includes advice on all types of policy and proposed regulations, the development review and approval process, organizational structure and alignment and project management and governance. A key focus in 2024 has been advancing projects on Saanich owned lands and potential partnerships.

Development Cost Charge Exemptions

- Completed: January 2024
- Link: [DEVELOPMENT COST CHARGE REDUCTION BYLAW, 2020, NO. 9607](#)
- Updated the DCC exemption bylaw to give non-profit housing providers 100% exemption and broadened the category of available projects.

Saanich Land Capacity Study

- Completed: February 2024
- A Land Capacity Analysis was conducted to ensure sufficient residential, commercial, and industrial land-use capacity within the new Official Community Plan based on future projections.

Priority for Non-Market Housing Development Approvals

- Completed: March 2024
- Link: [COUNCIL POLICY \(saanich.ca\)](#)
- A new Non-market Housing Policy was adopted to expedite eligible development applications through all stages of the development review and permitting processes.

Official Community Plan Update

- Completed: May 2024
- Link: [Official Community Plan \(OCP\) | District of Saanich](#)
- An updated Official Community Plan (OCP) was adopted on May 7, 2024. The purpose of this strategic update was to modernize the land use framework and align with other recently adopted plans including the Housing Strategy, Climate Plan, and Active Transportation Plan. The new OCP identifies primary growth areas which support higher levels of housing density linked with transit and other sustainable forms of transportation. The framework also supports greater diversity in housing forms and tenures across all urban land use designations, encourages non-market and rental housing, and aligns with recently adopted Provincial housing legislation. A new section focuses on developing and strengthening relationships with housing partners, including non-profit agencies and Indigenous organizations.

Transit Oriented Development Areas

- Completed: May 2024 (update September 2024)
- Link: [TRANSIT-ORIENTED AREA BYLAW, 2024, NO. 10015.doc \(saanich.ca\)](#)
- Zoning Bylaw Amendments to comply with Transit Oriented Development Area legislation were completed in May 2024. Additional amendment to add Victoria General Hospital TOA to Bylaw given three readings on September 9, 2024 (no change to development potential as impacted Saanich properties are exempt due to Agricultural Land Reserve status).

Rezoning for Non-Market Housing on Saanich-owned land

- Completed: June 2024
- Link: [Nellie McClung Library Redevelopment | District of Saanich](#)
- The rezoning of the site for the future Nellie McClung Library and Capital Regional Housing Corporation (CRHC) housing project was approved. This is an exemplary project which co-locates municipal facilities with affordable housing. Funding was secured to support the incorporation of a new library and 200 units of affordable rental housing in partnership with CRHC.

Neighbourhood Homes Study

- Completed: June 2024
- Link: [Small-Scale Multi-Unit Housing | District of Saanich](#)
- Zoning Bylaw amendments to comply with small-scale multi-unit housing legislation were completed in June 2024. The amendments allow 3, 4, or 6 units on residential lots within the Urban Containment Boundary (UCB) and provide permissive zoning regulations to support a variety of typologies on the lot. Parcels with 4 units or fewer are exempt from requiring a

Development Permit. Within the UCB, each lot in applicable zones is now allowed both a secondary suite and a garden suite and may have more than one secondary suite. Outside the UCB, secondary suites are now permitted.

Rapid Deployment of Non-Market Housing

- Completed: June 2024
- Link: [Support for Non-Market Housing | District of Saanich](#)
- In July 2024, Council approved zoning bylaw amendments to allow non-market housing providers to build to the upper limits in the Official Community Plan without the need for rezoning, and to delegate Development Permit approvals for non-market housing to staff. The amendments include removing parking requirements for non-market providers, and allow alternate forms of bonding for off-site works.

Saanich Affordable Housing Reserve Fund

- Completed: August 2024
- Link: [Support for Non-Market Housing | District of Saanich](#)
- In August 2024, a new Saanich Affordable Housing Reserve Fund was established, with more clearly defined eligibility criteria and funding amounts. The new fund provides two grant streams, Pre-Development and Capital, which will provide municipal funding both early in the development process and during construction. The pre-existing Housing Fund has supported non-market housing projects since 2008 – notably the District committed \$333,200 to a CRHC project on 2249 McCoy Rd which received rezoning and development permit approvals in 2024.

Building Permit Digitization Pilot Project

- Completed: August 2024
- Link: [Residential Permits | District of Saanich](#)
- Saanich was the fourth local government to participate in the Ministry of Housing's pilot project for building permit digitization. The Provincial BC Permit Hub online portal was live in August 2024, and applicants can currently submit any building permits for up to 4 dwelling units. Continuing in 2024, the District is expanding its digital submission capability for building permits related to residential and commercial development through other pre-existing channels (e.g. Sharepoint and eApply).

Implementing new parking standards

- Completed: September 2024
- Link: [Support for Non-Market Housing | District of Saanich](#)
- Proposed Interim Zoning Bylaw Amendments were endorsed by Council in September 2024. These will reduce off-street parking minimums for residential projects with 12 or fewer units and establish parking maximums, TDM plan requirements and on-site loading space requirements for residential projects with more than 12 units. The amendments are focused on residential use, with future work proposed to comprehensively update all parking-related elements of the Zoning Bylaw, 2003.

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.

The District of Saanich has no initiatives to report related to delivery of housing on First Nation land.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Provide the number of housing units below to establish the quantity of anticipated new housing based on completed development applications. For each housing project in progress, please report on the most recent development approval which has been issued since the effective date of your Housing Target Order. Each housing project should only be captured once through the **most current** development application type, and units which have received occupancy permits should not be included (*see Section 2 above for occupancy permits*).

	Rezoning	Development Permit	Building Permit	Total
Applications	1	20	120	141
New Units	210	239	1081	1530
Unit Breakdown (Supplemental Information as per Guidelines)				
Units by Size				
Studio	NA	17	317	334
One Bedroom	NA	103	337	440
Two Bedroom	NA	27	308	335
Three Bedroom	NA	92	119	211
Four or More Bedroom ¹	NA	Included above	Included above	Included above
Units by Tenure				
Rental Units ² – Total ²	210	133	661	1004
Rental – Purpose Built	210	119	581	910
Rental – Secondary Suite	0	0	55	55
Rental – Accessory Dwelling	0	14	25	39
Rental – Co-op	0	0	0	0
Owned Units	0	106	420	526
Units by Rental Affordability				
Market	0	14	661	675

Below Market ³³	210	119	0	329
Below Market Rental Units with On-Site Supports ⁴⁴	0	0	0	0

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and 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	16	0
Proposed Units	192	0

B) For each project that was withdrawn or not approved, provide a summary of relevant information including application type and reasons why each project was withdrawn or not approved. Please include rezoning applications, development permits, and building permits.

A total of 16 applications for Development Permit or Rezoning were cancelled:

1. Rezone from Single Family to Two Family (duplex) Zone, withdrawn by applicant.
2. Rezone from Single Family to Two Family (duplex) Zone, inactive application - file closed.
3. Rezone from Single Family to Site Specific Zone for 11 townhouse units + 7 rental units (heritage conversion), withdrawn by applicant to submit new revised application with additional building.
4. Rezone from Single Family to Site Specific Zone for 4 townhouse units, withdrawn by applicant in the light of upcoming SSMUH zoning permissions.
5. Rezone from Single Family to Apartment Zone for 84-unit multi-family building, cancelled and replaced with a new Rezoning and Development Permit application to build 113 apartment units.
6. Rezone from Single Family to Site Specific Zone for 71-unit development, with variances – replaced by a new application received May 2024 for 85-unit development.
7. Rezone from Single Family to allow a duplex – cancelled by applicant.
8. 9 Garden Suite Development Permit files were cancelled within the reporting period, all of which were withdrawn by applicants. As of June 24th, 2024, garden suites no longer require development permit approval.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to your municipality's effort and progress toward achieving the housing target.

Regarding Section 4

The actions taken listed under Section 4 have all been initiated and/or completed in the last 12 months. They may not yet have had a direct impact on the number of dwelling units completed within that same period. It is anticipated that cumulatively, all these actions will have significant impacts on the number of net new dwellings completed within the full five years of the Housing Target Order.

Many of these initiatives specifically support the non-market housing sector, to rapidly increase the number of new affordable and supportive housing units in Saanich, as per the Housing Target Guidelines.

Regarding Section 5

Note that most development applications noted under “Development Permit” also received rezoning approval at the same time, as applicable.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of actions the municipality intends to take during the two-year period following this report to meet its housing targets. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- the number of units anticipated by completing the action;
- dates of completion or other major project milestones; and
- links to any publicly available information.

Housing Needs Report

- Anticipated completion: November 2024
- Link: [Housing Division | District of Saanich](#)
- An updated Housing Needs Report (HNR) is being prepared, which will meet the legislative requirements of the Interim Housing Needs Report as well as incorporate new data and information such as the 2021 Census. The updated HNR is scheduled to be received by Saanich Council in November 2024.

Implementation of Small-Scale Multi-Unit Housing

- Anticipated completion: November 2024
- Link: [Small-Scale Multi-Unit Housing | District of Saanich](#)
- Following zoning bylaw amendments to allow small-scale multi-unit housing, staff are working on implementation including updating guidance documents and ensuring accurate information on SaanichMAP. In fall 2024, staff will be holding webinars to inform property owners of the zoning regulations, and the application and approval process.

Quadra McKenzie Plan

- Anticipated completion: March 2025
- Link: [Quadra McKenzie Study | District of Saanich](#)
- Staff are currently drafting the Quadra McKenzie Plan and will present a Draft Plan for public review in October 2024. The Quadra McKenzie Plan will build on the Official Community Plan to provide more detailed land use direction within the study area, improving certainty for stakeholders. The Plan will offer a greater land use mix and housing density along Corridors and within Centres and Villages with convenient access to frequent/rapid transit.

Delegation of Development Variance Permits

- Anticipated completion: June 2025
- Staff are preparing amendments that would allow minor development variance permit approvals to be delegated to staff. Guidelines would be developed first for application on non-market and small-scale multi-unit housing projects.

Shelbourne Valley Action Plan Update

- Anticipated completion: Fall 2025
- Terms of Reference for an update to the Shelbourne Valley Action Plan was endorsed by Council on September 23, 2024. This work will ensure that the SVAP is in alignment with the Official Community Plan and Provincial Housing Targets.

Housing Needs Assessment and Official Community Plan and Zoning Bylaw Alignment

- Anticipated completion: December 2025
- Following the completion of the Housing Needs Report in November 2024, staff will work to comply with the legislative requirement of aligning the Official Community Plan and the Zoning Bylaw to the housing needs assessment.

Housing Accelerator Fund

- Anticipated completion: All initiatives to be complete by February 15th, 2027
- Saanich was awarded \$14,936,100 in funding over a four-year period. The funding plan includes a mix of project funding, staff positions, and parkland acquisition.
- Saanich has committed to 513 HAF incented housing units over the first three years. As part of the funding agreement, Saanich committed to an Action Plan comprised of eight initiatives, of which the following are still *in progress*.
 - **Interdepartmental development approval staffing review**
Two new 3-year term positions were created within planning - Senior Planner (Non-Market Housing) and Senior Planner (Implementation). Several additional staff positions will be filled in various District departments as HAF work progresses.
 - **Preparation of Saanich-owned land and University of Victoria-owned land for housing**
The District owns several parcels which are suitable for development as non-market and/or mixed-market housing. This initiative involves technical and development planning work to make these parcels ready for development.
 - **Infrastructure and Servicing Planning**
This initiative will inform decisions when pre-zoning for infill growth and identifying areas for additional density, while ensuring that municipal servicing is in place, supporting timely and feasible development.
 - **Primary Growth Area/Rapid Transit Corridor Plan Implementation**
Staff are undertaking the Uptown Douglas Pre-Zoning and Network Design Project to implement the long-term vision of the Uptown Douglas Plan, catalyze development, and deliver targeted density and housing supply. Additional pre-zoning projects are anticipated as other Centre, Corridor and Village Plans are completed.

- **Digitizing the development application process**

Completed a cross-department review of the current Development and Rezoning Application process to decrease application review and processing timelines. Work is underway on improvements continuing throughout 2024 with the completion of a digitized application process anticipated in early 2025.

¹ If needed due to data gaps, you may 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.

PROVINCE OF BRITISH COLUMBIA

Ministerial Order No. M284

ORDER OF THE MINISTER RESPONSIBLE FOR THE

Housing Supply Act

WHEREAS

- A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the Corporation of the District of Saanich (District of Saanich).
- B. In accordance with section 3(2) and (3), *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the District of Saanich regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the District of Saanich; and
 - ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the District of Saanich an opportunity to provide written comments to the minister.
- D. An extension to the consultation period, if any, granted by the minister to the District of Saanich, pursuant to section 4(2), Housing Supply Regulation, B.C. Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing orders as follows:

- 1. A housing target order is made for the District of Saanich, effective October 1, 2023 (the “**Effective Date**”).
- 2. The housing targets for the District of Saanich under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).

September 23, 2023

Date



Minister of Housing

(This part is for administrative purposes only and is not part of the Order)

Authority under which Order is made:

Act and section: Housing Supply Act, S.B.C. 2022, c. 38, s 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

3. The performance indicators by which progress by the District of Saanich toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
4. This Housing Target Order begins on the Effective Date and ends on September 30, 2028 (the “**End Date**”).
5. The District of Saanich must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the District of Saanich is **4,610 Units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of the total Provincial Housing Needs Estimate for the District of Saanich.
3. For each Progress Reporting Period as set out in Schedule C, the net new number of completed housing units will be measured annually and cumulatively, as follows:
 - a. Year 1: 440
 - b. Year 2: 1,041
 - c. Year 3: 1,882
 - d. Year 4: 3,045
 - e. Year 5: 4,610

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:
 - a. Progress toward achieving the annual cumulative housing target; and
 - b. Actions taken by municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of new completed housing units (minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	<p>Satisfactory progress demonstrated by:</p> <ol style="list-style-type: none"> 1. update of land use planning documents to align with housing targets; 2. adoption of policies and initiatives to meet housing targets; and 3. residential approvals complete and/or in progress that met or will meet housing targets. 	<ol style="list-style-type: none"> 1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update, and related policies that align with achieving annual housing targets. 2. Description of new/amended bylaws & policies adopted to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The District of Saanich must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: October 1, 2023 – March 31, 2024

Reporting Period 1.2: October 1, 2023 – September 30, 2024

Reporting Period 2: October 1, 2024 – September 30, 2025

Reporting Period 3: October 1, 2025 – September 30, 2026

Reporting Period 4: October 1, 2026 – September 30, 2027

Reporting Period 5: October 1, 2027 – September 30, 2028

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.

BACKGROUND

For Immediate Release

Ministry of Housing

Sept. 26, 2023

Housing Target Guidelines

Housing targets include guidelines for the different types of units to support delivering the right type of housing in each community, including a recommended number of below market rental units.

COMMUNITY	TOTAL UNITS*	UNITS BY SIZE			UNITS BY TENURE		RENTAL UNITS BY MARKET RATE		SUPPORTIVE RENTAL UNITS (with on-site supports)
		Studio /1-bed	2- bed	3 or more bed	Rental	Owned	Below Market	Market	
Abbotsford	7240	3991	1213	2034	3753	3487	2331	1421	198
Delta	3607	2021	682	904	2030	1577	830	1199	95
District of North Vancouver	2838	1605	534	698	1541	1297	657	884	78
Kamloops	4236	2642	739	854	2227	2009	1320	907	115
Oak Bay	664	446	100	118	246	418	141	104	20
Port Moody	1694	903	328	462	704	989	238	466	30
Saanich	4610	3001	780	828	2495	2115	1161	1334	131
Vancouver	28900	17459	5231	6209	20886	8015	7894	12992	583
Victoria	4902	3365	801	736	3483	1419	1798	1685	102
West Vancouver	1432	854	256	321	985	446	435	551	39

Contacts:

Ministry of Housing
Media Relations
236 478-0251

*Breakdown totals may not add up exactly to total units, due to rounding.



June 26, 2024

Reference: 68853

His Worship Dean Murdock and Members of Council
Mayor of the District of Saanich
770 Vernon Avenue
Saanich BC V8X 2W7
Email: mayor@saanich.ca

Dear Mayor Murdock and Members of Council:

Thank you for your correspondence of May 10, 2024, and submission of the District of Saanich's six-month housing targets progress report. I am pleased to acknowledge receipt of your report.

I commend you and your staff for the 195 net new units created since the issuance of the housing target order. I recognize that this figure is below the first annual target of 440 net new units, but your reported approved development application figures show good progress in the first year. I also note that the District's development pipeline indicates good diversity of housing units by tenure and size.

I note that the District has taken several actions that will contribute toward meeting housing targets including updating the Official Community Plan to enable 18-storey buildings on primary corridors, increased building height in Royal Oak and Broadmead Village, and identification of three additional Transit Oriented Development areas (University Centre, Quadra-McKenzie, and Tillicum-Burnside). Measures such as hiring staff dedicated to the housing portfolio, participating in the building permit digitization pilot, and establishing new policies aimed at easing the development of non-market, supportive, and affordable housing are all worthy initiatives, and I encourage the efforts toward these developments.

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I would also like to highlight the District's partnership with the Capital Regional Housing Corporation related to the 119-unit non-market rental project is an important step toward achieving your housing target, and a standout example of the kind of measures I hope to see in other municipalities.

I encourage the District of Saanich to continue to implement a full suite of actions and initiatives to increase diverse housing supply. I look forward to receiving your first annual progress report in mid-November 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravi Kahlon', written over a light gray rectangular background.

Ravi Kahlon
Minister of Housing

pc: Amanda Blick-McStravick
Pam Hartling
Lindsay Chase
Housing Targets Branch



Housing Target Progress Report, Reporting Period 1.2

Council Meeting Monday Oct 28, 2024

Carley Friesen, Acting Manager Housing Planning & Policy



Background

- Housing Target Order came into effect on October 1, 2023
- Required to reach target of 4,610 net new housing units by 2028
 - Year 1 (2024): 440
 - Year 2 (2025): 1,041
 - Year 3 (2026): 1,882
 - Year 4 (2027): 3,045
 - Year 5 (2028): 4,610
- Reporting Period 1.1 – Report received by Council on April 29th, 2024
- Minister acknowledged Report and progress

Progress Report 1.2: October 1, 2023 – September 30, 2024

- A total of 381 new housing units were completed (received occupancy permit) within the Reporting Period, and 43 units were lost through demolition, for a net total of 338 new units
- This total is below the Housing Target for this Reporting Period, which is a total of 440 net new units
- The construction of 1081 new housing units approved through building permits issued

Progress Report 1.2: October 1, 2023 – September 30, 2024

- The report includes significant actions taken, or underway that that will assist in meeting the housing targets (e.g. Small-scale multi-unit housing, Rapid Deployment of Non-Market Housing, Official Community Plan update, housing on District-owned land etc.)
- It is anticipated that full effects of recently adopted policies and zoning bylaw amendments will be seen in subsequent reporting periods
- Staff recommend that Council receive the Progress Report, and direct staff to submit the Progress Report to the Minister, and post on the District of Saanich's website, as required by the Order



Housing Target Progress Report, Reporting Period 1.2

Council Meeting Monday Oct 28, 2024

Carley Friesen, Acting Manager Housing Planning & Policy

