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	District of Saanich
Housing Target Order Date	October 1, 2023
Reporting Period	Reporting Period 3 October 1, 2025 – September 30, 2026
Date Received by Council Resolution	November 23, 2026
Date Submitted to Ministry	November 27, 2026
Municipal Website of Published Report	November 27, 2026
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Pam Hartling, Manager, Housing Planning and Policy Pam.hartling@saanich.ca 250-475-5471
Contractor Contact Info	☒ N/A *(name, position/title, email, phone)*

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	428	113	315	1132*

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	29	7	22	125
One Bedroom	158	11	147	498
Two Bedroom	109	20	89	310

Three Bedroom	103	69	34	136
Four or More Bedroom[1]	29	6	23	63
Units by Tenure				
Rental Units[2] – Total	281	40	241	767
Rental – Purpose Built	194	40	154	531
Rental – Secondary Suite	64	0	64	151
Rental – Accessory Dwelling	23	0	23	85
Rental – Co-op	0	0	0	0
Owned Units	147	73	74	365
Units by Rental Affordability				
Market	193	0	193	584
Below Market[3] - Total	88	40	48	177
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 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.

Expanded Funding for Affordable Homeownership

- In June 2026 the District expanded eligibility for the Saanich Affordable Housing Reserve Fund, to include affordable home ownership. A $227,500 grant from the Reserve Fund was provided to Habitat for Humanity for a 13-unit non-profit affordable-homeownership townhouse project.

Housing Accelerator Fund

- In April, 2026, a new Housing Accelerator Fund initiative "Partnering for Non-Market Housing" was approved, and additional funding of almost 1.5 million dollars was awarded to the District of Saanich to support housing related projects, supports, and infrastructure. The initiative also involves advancing partnerships with local First Nations governments and Indigenous organizations, through engaging to better understand First Nations, Metis and Urban Indigenous housing priorities and related land and reconciliation interests.

Housing Strategy – Priorities Plan

- The Housing Strategy – Priorities Plan was endorsed by Council in December 2025 and outlines key actions to improve housing outcomes. It updates actions from the Saanich Housing Strategy to respond to recent changes in housing context and set clear priorities for the next three years. The 34 actions in the Priorities Plan utilize a range of local government tools, including policy and regulations, financial support and incentives, advocacy, and partnerships. The actions are grouped into seven Focus Areas and include both new initiatives and ongoing work. Together, these actions will advance more affordable, inclusive and secure housing across all Saanich neighbourhoods, addressing the District's key housing objectives.

Official Community Plan Updates

- In November 2025 the District updated the Official Community Plan to include the housing need identified in the Housing Needs Report.

Short-Term Rental Accommodations

- In July 2026, staff received a motion from Council to draft bylaws that would permit Short-Term Rentals to maximum of 120 nights per property. The intent is to balance flexibility for providing accommodation, while protecting long-term rental housing in the District.

Off-Street Parking and Loading Regulations

- The District of Saanich is updating its Off-Street Parking and Loading Regulations to reflect modern transportation trends, support sustainable development, and align with housing and mobility goals in the Official Community Plan (OCP). This work includes both technical analysis and community/stakeholder engagement and is intended to inform updates to the off-street parking and loading sections of the Zoning Bylaw. The project is underway and expected to go to Council in mid-2027.

Housing Dashboard

- In March 2026 the District launched a Housing Dashboard that provides a comprehensive view of new residential construction and future development across the District, improving transparency and helping residents follow progress on housing. It brings together data on Development Permit approvals, Building Permit approvals and Occupancy Permit approvals, to help users track development activity and new housing that is being delivered.

Development Process Guide

- In September 2026, an 18-month temporary position was filled to oversee the redevelopment of a new Development Process Guide and supporting website improvements. The aim is to further improve the efficiency of development approvals.

Development Application Improvements

- In the past year, work has continued on the District's Permitting and Application Management (PAM) improvements. Development applications materials were updated to make Saanich's process more consistent, transparent, and straightforward for applicants. A single combined application form now supports Development Permit, Variance, Subdivision, and Rezoning applications, with clearer requirements for plans and supporting documents. Application webpages have also been reorganized for easier navigation and now provide clearer information about when an application is required based on project scope.

Primary Growth Area Planning – Centre, Corridor and Village Plans

- The **Quadra McKenzie Plan was adopted in July, 2026.** The Plan envisions vibrant, walkable Centres and Villages linked by Corridors with frequent transit services, and all ages and ability cycling and walking facilities.

- The **Shelbourne Valley Plan** was adopted in May, 2026.

- The **Tillicum Burnside Plan** is currently underway with adoption expected in early 2027. The Plan will guide future changes in the area over the short, medium, and long term (20 years) to build a livable, vibrant, and transit-connected community. The long-term vision for the area will be influenced by the Official Community Plan's direction of One Planet Living and the 15-Minute Community.

- The **Uptown Douglas Pre-zoning & Network Design Project** is underway with adoption expected in early 2027. Once complete, it will allow for development applications which are consistent to be processed through a Development Permit, greatly reducing the processing times for development applications in the area. As the Uptown Core has policy for the highest intensity of mixed-use development in the District, the expedited approvals process in this area is intended to encourage housing in an area well served by public transportation, commercial and services.

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's Indigenous and Reconciliation team is actively engaging with the Songhees Nation and Xʷsepsəm Nation, and seeking ways in which the District can support them with their housing needs and challenges.

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		41	493	534
New Units		1959*	2933	4,892
Unit Breakdown				
Units by Size				
Studio		235	598	833
One Bedroom		790	985	1,775
Two Bedroom		567	782	1,349
Three Bedroom		349	431	780
Four or More Bedroom[1]		18	137	155
Units by Tenure				
Rental Units[2] – Total[2]		1,118	2,409	3,527
Rental – Purpose Built		1,118	2,109	3,227
Rental – Secondary Suite		0	199	199
Rental – Accessory Dwelling		0	101	101
Rental – Co-op		0	0	0
Owned Units		841	524	1,365
Units by Rental Affordability				
Market		292	1869	2,161
Below Market[3] - Total		826	540	1,366
Below Market - Rental Units with On-Site Supports[4]		0	0	0

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	13	2
Proposed Units	331	426

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.

1. DPR00289: Application to rezone a portion of a parcel from rs-6 to rd-1 to accommodate a two-family dwelling. The application was withdrawn by the applicant.

2. DPR00971: Application to rezone from c-2 commercial zone to a site-specific mixed-use zone to construct a mixed use 80-unit building. The application was withdrawn by the applicant.

3. DPR01002: Application to rezone from rm-5 zone to allow the construction of a six-story, 101 residential development. The application was withdrawn by the applicant.

4. DPR01067: Application to rezone from rs-6 and rs-10 to construct a nine-storey 85-unit residential building. The application was withdrawn by the applicant.

5. DPR01076: Development Permit application to construct a 6-unit houseplex. The application was withdrawn by the applicant.

6. DPR01086: To rezone from rs-6 to rt-7 to construct a 18-unit townhouse project. The application was withdrawn by the applicant.

7. DPR01110: Development Permit application to construct a 5-unit houseplex. The application was withdrawn by the applicant.

8. DPR00990: To rezone from the P-2 Utility and RS-6 Zones to the RA-11 Zone to construct a 77-unit building and telecommunications room. An OCP Amendment was also required. The application was denied by Council.

9. DPR01077: Application to rezone from rs-6, rs-12 and rs-14 (single family) zones to ra-11 (apartment) zone to construct 349 units in two 6-storey buildings with underground parking. The application was denied by Council.

10. RBP00739: Building Permit application to construct a single-detached building. The application was withdrawn by the applicant.

11. RBP00537: Building Permit application to construct a garden suite. The application was withdrawn by the applicant.

12. RBP00496: Building Permit application to construct a garden suite. The application was withdrawn by the applicant.

13. RBP0027: Building Permit application to construct a garden suite. The application was withdrawn by the applicant.

14. RBP00135: Building Permit application to construct 2-unit Houseplex. The application was withdrawn by the applicant.

15. BLD21098-BLD21102: Building Permit application to construct a 28-unit Townhouse Development. The application was withdrawn by the applicant.

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.

***Improved data capture**
Due to data capture improvements, staff note 7 units issued by occupancy permit, and 220 units issued by Development Permit in Reporting Period 2 that were not counted. These units have been added to the "net new units since effective HTO Date" in Section 3 and "Development Permit" column in Section 5. The District of Saanich has been working steadily across departments to improve how data on development applications and approvals is captured and reported on.

Section 5: Development Permit Application Tenure
No applications for Secondary Suites or Accessory Dwelling Units in the Reporting Period required a Development Permit, resulting in no tenure being listed under "Development Permit" in Section 5.

Section 5: Rezonings
Development Permit applications noted under Section 5 also received rezoning approval at the same time.

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 planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

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

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action: Advancing Nellie McClung Library and Capital Region Housing Corporation (CRHC) Housing Project	
Description of Action: The District signed a nominal lease with the CRHC. The project is currently under construction.	
Completion/Milestone Date: Summer 2025-2029 – Demolition of current building and construction of new project	
Link: Library and Affordable Housing Project | District of Saanich	**Number of Units:** 210

Name of Action: Disposition of West Saanich lands	
Description of Action: The rezoning on the District-owed land on West Saanich road was completed, and was designed to support significant residential development, mixed-use commercial, and affordable housing on the 2.7 acre parcel. The land is on the market for sale.	
Completion/Milestone Date: 2026	
Link: West Saanich Road | District of Saanich	**Number of Units:** 400 through Development Permit

Name of Action: Small-Scale Multi-Unit Housing Regulation Amendments
Description of Action: The District continues to monitor SSMUH regulations based on the type and amount of applications received. The District has approved occupancies on approximately 65 homes in the first 2 years of the program, and has received applications for Building Permits for 114 units in 2026 so far.. A two-year review of regulations is currently underway that would improve design outcomes, while maintaining an efficient approval process.
Completion/Milestone Date: December 2026 – Two-year review of regulations

Link: Small-Scale Multi-Unit Housing | District of Saanich	**Number of Units:** 150

Name of Action: Advancing Nigel Valley Development	
Description of Action: The District continues to advance applications as a part of the Nigel Valley Development, a comprehensive development comprised of several non-profit housing providers over nine acres of land. These non-profit applications receive the full suite of supports to non-market housing, including priority review by the dedicated non-market housing planner. • Nigel House, an 88-unit development offering long-term care, independent-living, and affordable housing units received occupancy this reporting period. • Nigel Corners, a 70-unit development offering affordable housing, is under the final stages of construction, with an anticipated occupancy date in Q4 2026.	
Completion/Milestone Date: September 2027	
Link: Saanich - Nigel Valley | Let's Talk Housing BC	**Number of Units:** 158

**Copy/Paste above description tables as needed*

[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.