

DATE OF MEETING February 3, 2025

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING

**SUBJECT HOUSING TARGET PROGRESS REPORT
JULY TO DECEMBER 2024**

OVERVIEW

Purpose of Report

To present to Council the first Housing Target Progress Report for the reporting period of 2024-JUL-01 to 2024-DEC-31.

Recommendation

That Council receive the Housing Target Progress Report for the reporting period of 2024-JUL-01 to 2024-DEC-31 in accordance with Ministerial Order M203 2024.

BACKGROUND

In accordance with the *Housing Supply Act* the Province has issued housing target Ministerial Orders to 30 municipalities since September 2023. On 2024-JUN-25, the Province issued a Ministerial Order to the City of Nanaimo that set out targets for the annual net new housing units to be achieved from 2024 to 2029, (see Table 1, and the Ministerial Order M203 in Attachment A).

The targets in the Order reflect 75 per cent of the Province’s total estimated housing need, which is 4,703 housing units for Nanaimo (2024 to 2029). The City is to submit housing target progress reports for the reporting periods as outlined in Table 1.

Table 1 – City of Nanaimo Reporting Periods and Housing Targets

	Reporting Period	Cumulative Target of Net New Housing Units <i>(75 % of estimated need)</i>
1.1	2024-JUL-01 – 2024-DEC-31	No target
1.2	2024-JUL-01 – 2025-JUN-30	783
2	2025-JUL-01 – 2026-JUN-30	1,618
3	2026-JUL-01 – 2027-JUN-30	2,533
4	2027-JUL-01 – 2028-JUN-30	3,552
5	2028-JUL-01 – 2029-JUN-30	4,703

The first progress report is for a six-month timeframe, and the following five reports are for a one-year timeframe. The progress report must include information about actions taken and progress toward meeting the housing targets and must be received by a Council resolution within 45 days after the end of each reporting period. The progress report for the first reporting period is in Attachment B. After the report is received by Council, it must be submitted to the Minister and be published on the City website. When assessing the City’s progress toward achieving housing

targets, the Province advises they will take into account external factors and market conditions that impact housing development. |

DISCUSSION

For the first six-month reporting period, the City has demonstrated a solid performance, and is well on its way to achieving the required housing target of 783 units by June 2025. The progress report also provides a short description of the many actions taken by the City to support housing in 2024 (see Attachment B).

Highlights for the reporting period 2024-JUL-01 to 2024-DEC-31 are:

- The target for July 2024 to June 2025 is 783 net new housing units. In six months (July to December 2024), the City has approved occupancy of 582 new housing units and is well on its way to achieving the required one-year target.
- The City has issued building permits for a combined total of 237 housing units (July to December 2024). Note that the length of time between building permit issuance and completion can vary significantly depending on the size of the development and the scope of the project.
- The City has approved two rezoning applications (July to December 2024) that have a combined total of 248 housing units. An approved rezoning application means that the rezoning amendment bylaw has been adopted by Council.
- The City has approved 25 development permit applications that have a combined total of 797 housing units (July to December 2024). After the development permit is approved, an applicant can proceed to the building permit application stage.
- The City has denied 0 rezoning and 0 development permit applications during the reporting period.

Note that the Order does not require the City to report on the Housing Unit Breakdowns, such as total bedrooms and tenure data, as these are only guidance measures and municipalities have not traditionally gathered this data during the planning and building permit application processes. Gathering the requested data requires Staff resources, and for this first six-month reporting period, Staff have done their best to provide some of the requested Housing Unit Breakdown data. While not a strict requirement of the Order, it will be beneficial for the City to track the requested bedroom and tenure data moving forward, and for this reason planning and building application processes are being reviewed and Staff will strive to provide the requested data for the next five reporting periods.

The City of Nanaimo has met the requirements of the Ministerial Order during the first reporting period, and Staff will continue to work towards improving housing data collection for future housing target progress reports. The next progress report will be presented to Council in July 2025, for the reporting period of July 2024 to June 2025. |

OPTIONS

1. That Council receive the Housing Targets Progress Report for the reporting period 2024-JUL-01 to 2024-DEC-31 in accordance with Ministerial Order M203 2024.
 - The advantages of this option: The Ministerial Order M203 states that Council must receive the progress report by resolution within 45 days of the end of the reporting period.
 - The disadvantages of this option: none
 - Financial Implications: Staff resources are required to gather the data required by the Ministerial Order.
2. That Council provide alternate direction to Staff.

SUMMARY POINTS

- On 2024-JUN-25, the Province issued a Ministerial Order to the City of Nanaimo which set out targets for the annual net new housing units to be achieved from 2024 to 2029.
- For the first six-month reporting period, the City has approved 582 new units of housing, demonstrating that it is well on its way to achieving the required housing target of 783 housing units by June 2025.
- It is recommended that Council receive the Housing Targets Progress Report (in Appendix B) for the reporting period 2024-JUL-01 to 2024-DEC-31 as required by the *Housing Supply Act* and Ministerial Order M203.

ATTACHMENTS:

ATTACHMENT A: Order of the Minister of Housing - Ministerial Order M203

ATTACHMENT B: Housing Target Progress Report Form – July to December 2024

Submitted by:

Lisa Brinkman
Manager, Community Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Darcy Fox
Manager, Building

Jeremy Holm
Director, Planning & Development