

Staff Report for Decision

DATE OF MEETING JULY 28, 2025

AUTHORED BY LISA BRINKMAN, MANAGER COMMUNITY PLANNING

**SUBJECT HOUSING TARGET PROGRESS REPORT
JULY 1, 2024 TO JUNE 30, 2025**

OVERVIEW

Purpose of Report

To present to Council a Housing Target Progress Report for the reporting period 2024-JUL-01 to 2025-JUN-30.

Recommendation

That Council receive the Housing Target Progress Report for the reporting period 2024-JUL-01 to 2025-JUN-30 in accordance with Ministerial Order M203-2024.

BACKGROUND

In accordance with the *Housing Supply Act*, 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 Ministerial Order M203-2024 in Attachment A). The targets reflect 75 per cent of the Province's total estimated housing need for Nanaimo, which is 4,703 housing units from 2024 to 2029 (Table 1). At the 2025-FEB-24 meeting Council received the six month progress report for the reporting period 2024-JUL-01 to 2024-DEC-31.

Table 1 – City of Nanaimo Reporting Periods and Housing Targets

	Reporting Period	Cumulative Target of Required Net New Housing Units (75 % of estimated need)	Total Housing Units Issued Occupancy Permit
1.1	2024-JUL-01 – 2024-DEC-31	No target	n/a
1.2	2024-JUL-01 – 2025-JUN-30	783	875
2	2025-JUL-01 – 2026-JUN-30	1,618	tbd
3	2026-JUL-01 – 2027-JUN-30	2,533	tbd
4	2027-JUL-01 – 2028-JUN-30	3,552	tbd
5	2028-JUL-01 – 2029-JUN-30	4,703	tbd

In addition, the Province has provided target guidelines for housing unit types. The targets are based on 75% of the Province's estimated housing need for specific unit sizes (bedrooms), rental units, below market units, and supportive housing units (Attachment B).

Each progress report must include information about actions taken by the City, and progress toward meeting the housing targets. Progress reports must be received by a Council resolution within 45 days after the end of each reporting period. The progress report for this reporting period

is in Attachment C. 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

|Highlights for the year one reporting period (2024-JUL-01 to 2025-JUN-31) are:

- The City has approved occupancy of 875 new housing units, exceeding the required year one target of 783 housing units. In addition, the Province used statutory exemption for the occupancy of 100 HEARTH temporary supportive units in the reporting period.
- The City has issued occupancy for the following units by size:
 - 346 units with one bedroom/studio, which is less than the guideline target of 625 per year;
 - 315 units with two bedrooms, exceeding the guideline target of 155 per year; and,
 - 214 units with three or more bedrooms, exceeding the guideline target of 161 per year.
- The City has issued occupancy for 825 rental units, exceeding the guideline target of 554 units per year.
- A total of 100 supportive units were issued occupancy, which is more than the guideline target of 22 supportive units per year. A total of 0 below market units were issued occupancy during the reporting period, and the guideline target is 386 below market units per year. Note that a significant increase in federal and provincial investment would be required to achieve the target for below market units. However, the City continues to work cooperatively with BC Housing to increase the number of below market and supportive housing units, as shown in Attachment D.
- The City has issued building permits for a combined total of 631 housing units. Note that the length of time between building permit issuance and completion (occupancy) can vary significantly depending on the size of the development and the scope of the project.
- The City has approved 2 rezoning applications that have a combined total of 150 housing units. An approved rezoning application means the rezoning amendment bylaw has been adopted by Council.
- The City has approved 15 development permit applications that have a combined total of 754 housing units. After the development permit is approved, an applicant can proceed to the building permit application stage.

The City of Nanaimo has met the required targets and guideline targets of the Ministerial Order for the reporting period July 2024 to June 2025, except for one bedroom/studio units and below market housing units. The progress report also provides a short description of the many actions taken by the City to support housing in the reporting period timeframe (see Attachment C). The next progress report will be presented to Council in July 2026, for the reporting period of July 2025 to June 2026. |

OPTIONS

1. That Council receive the Housing Target Progress Report for the reporting period 2024-JUL-01 to 2025-JUN-30 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: Considerable 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.
- The City has exceeded all required targets and guideline targets for all housing categories in the Ministerial Order, except one bedroom/studio units and below market housing units.
- It is recommended that Council receive the Housing Targets Progress Report for the reporting period 2024-JUL-01 to 2025-JUN-30 as required by the Ministerial Order M203-2024.

ATTACHMENTS

ATTACHMENT A: Ministerial Order M203-2024

ATTACHMENT B: Housing Unit Guidance (Size, Tenure, Below Market, Supportive)

ATTACHMENT C: Housing Target Progress Report – July 2024 to June 2025

ATTACHMENT D: City of Nanaimo and BC Housing Recent Projects July 2025 Update

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