

PREPARED FOR: Council
FROM: Julie Cooke, Senior Planner – Housing Delivery and Implementation
MEETING DATE: September 08, 2026
SUBJECT: Housing Supply Act - Interim Housing Target Order Report (April 1, 2026 to June 30, 2026)

RECOMMENDATION(S)

That Council direct staff to provide the "Housing Supply Act - Interim Housing Target Order Report (April 1, 2026 to June 30, 2026)" included as attachment 4 of this report to the Minister of Housing and Municipal Affairs by September 15, 2026.

PURPOSE OF REPORT

The purpose of this report is to provide Council with information and analysis regarding additional Interim Housing Target Order progress reports requested by the Provincial Ministry of Housing and Municipal Affairs on March 27, 2026.

BACKGROUND/HISTORIC CONTEXT

On November 24, 2022, Bill 43 – 2022 the *Housing Supply Act* received Royal Assent and came into force by regulation on May 31, 2023. This legislation enables the Province to set housing targets for individual municipalities, and to take certain actions if those targets are not being met.

On September 26, 2023 the District formally received its Housing Target Order from the Ministry of Housing. The District has submitted progress reports to the Province for the following reporting periods:

- 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

On March 27, 2026, Council received a letter from the Minister of Housing and Municipal Affairs, the Honourable Christine Boyle (Minister), requesting new interim reports for the following periods:

- October 1, 2025, to December 31, 2025, due April 17, 2026
- January 1, 2026, to March 31, 2026, due May 15, 2026
- April 1, 2026, to June 30, 2026, due August 14, 2026

This letter is included is Attachment 1.

On April 27, 2026 at a Regular Council Meeting, Council received an Interim Housing Report for the period October 1, 2025 to March 31, 2026 and passed the following motion:

2026-185 THAT the "Interim Housing Target Order Report (October 1, 2025 to March 31, 2026)" Included as Attachment 4 to this report be sent to the Minister of Housing and Municipal Affairs by May 15, 2026

On July 27, 2026, the Mayor, on behalf of Council, sent a letter to the Minister (Attachment 2) advising that the District was unable to meet the initial deadline of August 14, 2026 for reporting on the April 1, 2026, to June 30, 2026 reporting period . The Minister sent a letter on August 12, 2026 in response to the Mayor accepting the proposal to submit the report before or on September 15, 2026 (Attachment 3).

LEGISLATIVE REQUIREMENTS

Section 13 of the *Housing Supply Act* requires a municipality, on the request of the Minister, to collect and provide to the minister any prescribed information related to the demand for and supply of housing.

ANALYSIS

In the letter from the Minister requesting interim housing target progress reporting (Attachment 1), the Minister requested specific details to be provided, including:

- Net new units delivered in Q2 2026: April 1, 2026, to June 30, 2026
- Withdrawn or Denied Rezoning and Development Permit Applications
- Update on CPP78 - Optimize Development Processes
- Delegated Variance Decisions
- Further Updates to the OCP following December 11, 2025 adoption
- Status of work to develop a Master Plan and advance development of Cedar Hills Corner

The analysis and reporting on the above items to the Minister is included as Attachment 4.

FINANCIAL IMPACT

There are no financial impacts associated with this report.

OPTIONS

Option #1 (Recommended)

Council could choose to direct that the report be sent to the Minister of Housing and Municipal Affairs; the following motion would be in order:

That Council direct staff to provide the "Housing Supply Act - Interim Housing Target Order Report (April 1, 2026 to June 30, 2026)" included as attachment 4 of this report to the Minister of Housing and Municipal Affairs by September 15, 2026.

Option #2

Council could choose to make revisions to the report prior to submission to the Minister of Housing and Municipal Affairs; the following motion would be in order:

That Council direct staff to provide the "Housing Supply Act - Interim Housing Target Order Report (April 1, 2026 to June 30, 2026)" to the Minister of Housing and Municipal Affairs by September 15, 2026. with the following revisions: [Council to advise].

COUNCIL PRIORITY SUPPORTED

Housing

IAP2 FRAMEWORK ENGAGEMENT

☒ **INFORM** ☐ **CONSULT** ☐ **INVOLVE** ☐ **COLLABORATE**

TIMELINE/PROCESS/NEXT STEPS

The interim progress report will be submitted to the Ministry of Housing and Municipal Affairs by September 15, 2026.

Respectfully submitted,

Julie Cooke, Senior Planner – Housing Delivery and Implementation

With respect to the Financial Impact described in this report, I concur with the staff recommendation.

Jennifer Lockhart

Jennifer Lockhart, Director of Finance

Reviewed and approved by the Director of Corporate Services.

Crystal Anderson

Crystal Anderson, Director of Corporate Services

I have read and consider staff's recommendation to be supportable for Council's consideration.

Michelle Hunt

Michelle Hunt, Chief Administrative Officer

ATTACHMENT(S):

[Attachment 1 - Letter to the Mayor - March 27, 2026](#)

[Attachment 2 - Letter to Minister - July 27, 2026](#)

[Attachment 3 - Letter to Mayor - August 12, 2026](#)

[Attachment 4 - Interim HTO Report - Q2](#)



March 27, 2026

Reference: 190071

His Worship Kevin Murdoch
and Members of Council
District of Oak Bay
2167 Oak Bay Avenue
Email: mayor@oakbay.ca

Dear Mayor Murdoch and Members of Council:

Thank you for submitting the District of Oak Bay's second annual housing target progress report. I confirm receipt of the report and appreciate the effort made in its preparation.

I acknowledge that bylaw amendments for both directives issued to the District on July 24, 2025, were adopted by Council on November 10, 2025. Staff reports and the consolidated Development Application Procedures Bylaw and Parking Facilities Bylaw were submitted to the Ministry by the District on November 14, 2025. I have now reviewed the content of the bylaw amendments and confirm that the District is compliant with both directives. Thank you for your commitment to working with the Province to promptly implement the Directives.

While the District did not meet its Year 2 housing target of 138 net-new units, I acknowledge the delivery of 36 net-new units, representing 26 per cent of the target. I note the District's active development pipeline, including 69 building permit applications and 22 rezoning applications. I also note that there are an additional 32 in-stream applications that, if approved and built, could provide a total of 242 new units, including 118 units from the Camosun College Lansdowne Campus student housing project.

I commend the District's completed actions, including endorsement of the 2024 Interim Housing Needs Report, scoping of 12 improvement initiatives and an implementation plan for development approval processes, hiring two new senior planners, and further refinements to the Zoning Bylaw in relation to Small Scale, Multi-Unit Housing and updating the Official Community Plan, which I note was adopted by Council at the December 12, 2025 meeting. These actions demonstrate the District's commitment to enabling housing for its anticipated 20-year housing need of 3,761 additional units.

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To support continued progress and ensure transparency during implementation, I am requesting that the District submit interim reports for the following periods:

1. October 1, 2025, to December 31, 2025, due April 17, 2026.
2. January 1, 2026, to March 31, 2026, due May 15, 2026.
3. April 1, 2026, to June 30, 2026, due August 14, 2026.

Reports are to be submitted to the Housing Targets Branch at Housing.Targets@gov.bc.ca and should provide updates on the following initiatives that have the potential to support development and improve housing delivery:

- Net-new units delivered during the interim reporting period.
- Number of applications and the estimated number of proposed units withdrawn by the applicant or not approved by Council for rezoning or development permits. Please include a description of each application, processing time, and why each project was withdrawn or not approved. For any files subject to the Uplands Design Guidelines, include whether they were supported by staff or the Advisory Design Panel.
- Status of the 12 improvement initiatives to optimize development processes. Please include information on efforts to acquire funding for implementation of the initiative.
- Number of delegated variance decisions and the corresponding number of net-new units enabled.
- Status of further updates to the Official Community Plan to address amendments to the Land Use Framework Map and any other identified changes.
- Status of work to develop a Master Plan and advance development of the Cedar Hills Corner site.

Thank you again for the time and attention taken by your staff to prepare the Year 2 progress report. I look forward to receiving your first interim report by April 17, 2026.

Sincerely,



Christine Boyle
Minister of Housing and Municipal Affairs

cc: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs
Jessica Brooks, Acting Assistant Deputy Minister, Housing and Land Use Policy Division, Ministry of Housing and Municipal Affairs
Michelle Hunt, Chief Administrative Officer
Brian Green, Deputy Director of Community Building and Planning Services
Housing Targets Branch



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OFFICE OF THE MAYOR

Via email: HMA.Minister@gov.bc.ca
HMA.DMO@gov.bc.ca
housing.targets@gov.bc.ca
ADMHousingLandUsePolicy@gov.bc.ca

July 27, 2026

Honourable Christine Boyle, MLA
Minister of Housing and Municipal Affairs
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9

Dear Minister Boyle:

Re: Interim Housing Target Order Report for the Period of April 1, 2026 to June 30, 2026

I am writing with respect to Oak Bay's interim progress report for the period of April 1, 2026 to June 30, 2026 referenced in your letter dated March 27, 2026.

The reporting work is underway, however the requested due date of August 14, 2026 is proving unviable. Given the scope of reporting, the volume of development activity, limited staff availability, and Council's August recess it is not possible for the District to meet the requested turnaround time of approximately six weeks.

This report will be provided to you by September 15, 2026, earlier if possible.

Thank you for your understanding. The District remains committed to continued collaboration to increase housing supply across the region.

Kind regards,

Kevin Murdoch, Mayor
District of Oak Bay

c. Oak Bay Council
Michelle Hunt, CAO, District of Oak Bay



August 12, 2026

Reference: 193313

His Worship Kevin Murdoch
Mayor, District of Oak Bay
2167 Oak Bay Avenue
Oak Bay BC V8R 1G2
Email: mayor@oakbay.ca

Dear Mayor Murdoch:

Thank you for your correspondence of July 27, 2027, regarding the Interim Housing Target Order Report for the Period of April 1, 2026, to June 30, 2026.

I appreciate your explanation of the challenges faced by the District to meet the August 14, 2026, deadline. I understand that limited staff availability, Council's August recess, and development activity prioritization present challenges for reporting within the previous timeframe, and I agree that more time is needed to produce a detailed report.

I accept your proposal for an extension. The next Interim Housing Target Order report is to be submitted on or before September 15, 2026. I appreciate the collaboration on our shared goal of addressing housing supply needs in Oak Bay and look forward to receiving the interim report in September.

Thank you again for taking the time to write.

Sincerely,

Christine Boyle
Minister of Housing and Municipal Affairs

cc: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs
Jessica Brooks, Acting Assistant Deputy Minister, Housing and Land Use Policy Division
Michelle Hunt, CAO, District of Oak Bay
Oak Bay Council
Housing Targets Branch

Interim Housing Target Order Report

1. Purpose

The purpose of this report is to provide housing delivery information for the following interim reporting period:

- Q2 2026: April 1, 2026 to June 30, 2026

2. Net-new Units Delivered

NUMBER OF NET NEW UNITS (Reporting Period: April 1, 2026 to June 30, 2026)				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Q2 2026	19	4	15	73

3. Withdrawn or Denied Rezoning and Development Permit Applications

WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS			
	Applications Withdrawn	Applications Not Approved	# of Dwelling Units
Q2 2026	0	0	0

4. Update on Optimization of Development Processes

At the Committee of the Whole Council Meeting (COTW) on April 20, 2026, staff prepared a report for Council that recommended Council sign-off on Part 2 of CPP78 - Optimize Development Processes. At this meeting, Council passed the following motion to approve the project in principle, but first seek further analysis on performance measures and Key Performance Indicators (KPI) for the initiatives prior to final approval:

2026 – 209 That Council approve the scope of Part 2 of the Optimize Development Processes project as outlined in the Project Sign Off for Council Priority Project #78 – Optimize Development Processes (Part 2) subject to the approval of a preliminary report to Council seeking direction of defined outcomes and Key Performance Indicators.

5. Delegated Minor Development Variance Permits

A table is provided below that details the delegated variance permit that was issued in Q2 2026.

File No.	Address	Date Received	Decision Date	Processing time	Type of Variance	Net new dwelling units
DVP00193	1070 St. David	May 1, 2026	June 8, 2026	38 days	Reduce the total combined side lot line setback from 4.6m to 3.67m to facilitate the construction of a single-family dwelling	0

Note: processing time includes total # of days, including days where the application was with the applicant.

5.1 Other Delegated Permits

At its regular Council meeting on April 13, 2026, Council amended its Development Application Procedures Bylaw No. 4844 to include the following additional delegation approvals to staff for other Development Permits (DP) and certain Heritage Alteration Permits (HAP):

1. DPs in the Infill Residential DPA for construction that will result in 3-4 dwelling units on a property;
2. DPs in the Multi-Use Residential DPA and Commercial/Mixed Use DPA for the repair or replacement of exterior features or materials on an existing building or structure;
3. DPs in the Multi-Use Residential DPA and Commercial/Mixed Use DPA for landscaping changes;
4. Minor amendments to issued DPs.
5. HAPs with or without minor variances that do not involve changes to the footprint of an existing building or structure;
6. HAPs with or without minor variances for landscaping changes; and
7. HAPs with or without minor variances for accessory buildings and structures.

The amendment to the Development Application Procedures Bylaw also included establishing processes for Temporary Use Permits (TUPs).

6. Further Amendments to the OCP

The District has not made further amendments to the OCP since the last Interim Housing Target report.

7. Update on Cedar Hill Corner

The updated OCP that was adopted by Council on December 11, 2025, includes new policies that specifically support the redevelopment of this significant site as a new mixed-use neighbourhood and provides direction for these lands and what is needed to support future development applications. Following the adoption of these policies, the District has continued meeting with the University of Victoria (UVic), as the landowner and future developer of these lands, on their intentions to bring these lands forward for redevelopment following a master planning process. The District has recently engaged a consulting team to undertake an infrastructure and servicing study related to recent updates to the OCP, including the new designation for Cedar Hill Corner and which will be used to help inform pre-zoning. This study includes a specific focus on the Cedar Hill lands to assist UVic to better understand the servicing needs of development scenarios for the site and to help inform the development of a master plan for Cedar Hill Corner.