DISTRICT OF OAK BAY

PREPARED FOR:	Council
FROM:	Julie Cooke, Senior Planner – Housing Delivery and Implementation
MEETING DATE:	April 27, 2026
SUBJECT:	Housing Supply Act - Interim Housing Target Order Report (October 1, 2025 to March 31, 2026)

RECOMMENDATION(S)

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.

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, and seek direction from Council on the response to the Minister.

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 March 30, 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 April 17, 2026 for reporting on the October 1, 2025, to December 31, 2025 reporting period, and would therefore provide a consolidated report by the May 15, 2026 deadline covering both requested quarterly periods. The Minister sent a letter on April 16, 2026 in response to the Mayor accepting the proposal to submit one consolidated interim report by May 15, 2026 (Attachment 3).

This staff report and the interim progress report to the Minister (Attachment 4) is in relation to both reporting periods: October 1, 2025, to December 31, 2025 (Q4 2025) and January 1, 2026, to March 31, 2026 (Q1 2026).

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:
  - Q4 2025: October 1, 2025 to December 31, 2025
  - Q1 2026: January 1, 2026 to March 31, 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.

OPTIONS

Option #1 (Recommended)

Council could choose to direct that the report be sent to the Minister; the following motion would be in order:

> 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.

Option #2

Council could choose to make revisions to the report prior to submission to the Minister; the following motion would be in order:

> 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 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 May 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.

Rianna Lachance
_____
Rianna Lachance, Director of Finance and Asset Management

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 the Minister - March 30, 2026
Attachment 3 - Letter to they Mayor - April 16, 2026
Attachment 4 - Interim Housing Target Progress Report

BRITISH
COLUMBIA

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.

Office of the Minister of Housing and Municipal Affairs

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
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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:

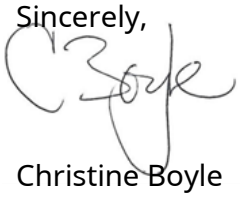
1. October 1, 2025, to December 31, 2025, due April 17, 2026.
2. January 1, 2026, to March 31, 2026, due May 15, 2026.
3. April 1, 2026, to June 30, 2026, due August 14, 2026.

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

THE CORPORATION OF THE DISTRICT OF OAK BAY
MUNICIPAL HALL – 2167 OAK BAY AVENUE – VICTORIA, BC V8R 1G2
PHONE 250-598-3311 FAX 250-598-9108 WEBSITE www.oakbay.ca

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

March 30, 2026

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

Dear Minister Boyle:

Thank you for your letter dated March 27, 2026.

I am writing with respect to the two requested interim progress report deadlines of April 15 and May 15, 2026. Unfortunately, the April timeframe is not viable. Given the current workload within our Community Building and Planning department and the earliest Council date to see the report before submitting, we will have to provide a consolidated report covering both requested quarterly periods. These can be provided by the May 15, 2026 date requested.

At present, staff are working diligently to support housing delivery, modernize processes, and advance key planning initiatives such as the Official Community Plan update and improved development review procedures. It is not practical to divert resources away from the development processing and implementation work that directly supports the District and Provincial housing objectives.

We appreciate your understanding and remain committed to continued collaboration as we work towards our shared goal of increasing house supply across the region.

Kind regards,

Kevin Murdoch, Mayor
District of Oak Bay

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

BRITISH
COLUMBIA

April 16, 2026 Reference: 191671

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 March 30, 2026, regarding interim housing targets reporting for the District of Oak Bay.

I appreciate your explanation of the challenges faced by the District to meet the April 15, 2026, deadline and understand the District's desire to not divert resources away from current housing and planning priorities. Given the District's focus on these priorities and Council schedule, I accept your proposal to provide a consolidated report covering both requested quarterly periods to be submitted on or before May 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 May.

Sincerely,

Christine Boyle
Minister of Housing and Municipal Affairs

cc: Michelle Hunt, CAO, District of Oak Bay

Oak Bay Council

Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs

Jessica Brooks, Acting Assistant Deputy Minister, Housing and Land Use Policy Division

Housing Targets Branch

Office of the Minister of Housing and Municipal Affairs

Website:
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Mailing Address:
PO Box 9074 Stn Prov Govt
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Parliament Buildings
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DISTRICT OF OAK BAY

May 15, 2026

Interim Housing Target Order Report

1. Purpose

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

- Q4 2025: October 1, 2025 to December 31, 2025
- Q1 2026: January 1, 2026 to March 31, 2026

2. Net-new Units Delivered

NUMBER OF NET NEW UNITS (Reporting Period: October 1, 2025 to March 31, 2026)				
	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Q4 2025	5	2	3	39
Q1 2026	21	2	19	58
Total	**26**	**4**	**22**	**58**

3. Withdrawn or Denied Rezoning and Development Permit Applications

WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS			
	Applications Withdrawn	**Applications Not Approved**	**# of Dwelling Units**
Q4 2025	0	1	6
Q1 2026	0	2	17

3.1 Application and Decision Details

Application 1: 2830 and 2850 Lansdowne Rd.	
Reporting Period	Q4 2025
Application Details	Uplands Siting and Design Permit (ADP00192)
Project Description	- Uplands Siting and Design application in order to allow the development of an infill housing project consisting of three new homes on each of the two lots. - 6 new dwelling units
Application Opened	May 27, 2025
Application Closed	January 26, 2026
Processing Time	181 days *Note: processing time includes total # of days, including days where the application was with the applicant.*

DISTRICT OF OAK BAY

Application 1: 2830 and 2850 Lansdowne Rd.	
Council Decision(s)	Denied by Council on November 24, 2025. A link has been provided below to the recording of the Council meeting on November 24, 2025. Council Meeting Minutes – November 24, 2025 Council Meeting Recording – November 24, 2025
	In accordance with s131 of the Community Charter, the Mayor exercised the right to reconsider this matter. Application was denied at reconsideration on January 26, 2026. A link has been provided below to the recording of the Council meeting on January 26, 2026. Council Meeting Minutes – January 26, 2026 Council Meeting Recording – January 26, 2026
Additional Details	Supported by staff and the Advisory Design Panel. Staff Report - Nov 24, 2025

Application 2: 2442 Eastdowne Rd.	
Reporting Period	Q1 2026
Application Details	OCP Amendment (OCP00008), Rezoning (ZON00052) and Development Permit (DP00051)
Project Description	- Development of a 4-storey rental building - 16 new dwelling units
Application Opened	May 2, 2024
Application Closed	March 9, 2026
Processing Time	676 days *Note: processing time includes total # of days, including days where the application was with the applicant.* *This application was with the applicant for several months while a parking study was undertaken and the applicant waited for the outcome of the 2025 update to the OCP.*
Council Decision	Council referred the application back to staff on January 12, 2026 to address comments raised in the meeting. Council Meeting Minutes – January 12, 2026
	Council voted not to advance the application for consideration of readings on March 9, 2026. A link has been provided below to the recording the Council meeting on March 9, 2026. Council Meeting Minutes – March 9, 2026 Council Meeting Recording – March 9, 2026
Additional Details	Staff Report - Jan 12, 2026 Staff Report – Mar 9, 2026

Application 3: 295 King George Terrace	
Reporting Period	Q1 2026
Application Details	Environmental Development Permit (DP000066)
Project Description	Proposal to construct one new accessory dwelling unit within the Shoreline Development Permit Area
Application Opened	December 10, 2025
Application Closed	March 2, 2026
Processing Time	82 days *Note: processing time includes total # of days, including days where the application was with the applicant.*
Council Decision	Denied by Council on March 2,2026 A link has been provided below to the recording of the Council meeting on March 2, 2026. Council Meeting Minutes - March 2, 2026 Council Meeting Recording – March 2, 2026
Additional Details	Link to staff report

4. Optimization of Development Processes

Optimizing and streamlining the District's Development Processes is an active Council Priority Project (CPP78) that is currently being worked on by staff. The investigative stage of CPP78 (Part 1) was completed in May 2025, and the finalization of the implementation plan (part of the scope of Part 2) is currently underway. The District has already begun implementing some improvement initiatives, including Delegated Approvals, the Subdivision and Servicing Bylaw Update, and rescinding its Community Amenity Contribution (CAC) Policy on January 26, 2026.

On April 13, 2026 Council adopted an amendment bylaw to its Development Application Procedures Bylaw to delegate Infill Development Permits up to 4 dwelling units, and minor Development Permits and Heritage Alteration Permits, to staff. Staff have also begun work on scoping the updates to the Subdivision and Servicing Bylaw.

Staff had initially intended for Council Sign-off for Part 2 the Council Priority Project to Optimize Development Processes in November 2025 but work on updating the OCP by December 31, 2025, meant staff resources were focused on the implementation of that project. Since submitting the Housing Target Order report for Period 2, staff have refined the scope and budget of the remaining development process improvement initiatives and allocated appropriate resources to ensure the success of the large-scale project. At the Committee of the Whole meeting on April 20, 2026, Committee recommended that Council approve the Council Sign-off Report for Part 2 of CPP78, subject to further information on performance measures for the implementation initiatives.

The current projected cost of the project is $337,000 and staff applied in March 2026 under the third intake of Local Government Development Approvals Program to seek $200,000 in funding to the support the project. The current timeframes of the project are from Q2 2026 to Q4 2028, and subject to Council final approval of the project, staff will begin the procurement process for

external resources to support the implementation of the project while awaiting to hear if our LGDAP funding application will be successful.

5. Delegated Variance Decisions

On November 10, 2025, Council adopted changes to its Development Application Procedures Bylaw to allow for certain staff delegated Development Variance Permits (DVP). Since this date the District has received and approved four DVPs.

5.1 Application Details

File No.	Address	Date Received	Decision Date	Processing time	Type of Variance	Net new dwelling units
DVP00178	2118 Pentland Rd.	Monday, October 6, 2025	Monday, January 5, 2026	91 days	Second storey setback and roof height for a new fourplex under construction	3
DVP00180	1040 St. Louis St.	Thursday, November 6, 2025	Thursday, December 18, 2025	42 days	Front setback for a new four plex	3
DVP00181	944 Foul Bay Rd.	Thursday, January 15, 2026	Tuesday, March 3, 2026	47 days	Rear setback for a deck	0
DVP00182	587 Oliver St.	Friday, January 16, 2026	Monday, February 9, 2026	24 days	Height for a recently constructed single family dwelling	0

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

6. Further Amendments to the OCP

Following adoption of the updated OCP on December 11, 2025, staff identified a mapping error relating to three parcels that were mistakenly designated as Residential whereas the intended land use designation was Townhouse Residential, as well as a number of other housekeeping issues including typographical and grammatical errors. Council also directed staff to report back on an option to consider allowing six storeys in the Neighbourhood Village designation at Cedar Hill Cross Rd. and Henderson Rd. and at Cadboro Bay Rd. and Foul Bay Rd. As such Council directed staff to bring an amendment bylaw for consideration of readings, and options related to six storeys in specific Neighbourhood Villages, in January 2026.

In the January 12, 2026 staff report to Council, staff also included discussion and analysis related to existing 5-storey buildings which were now inconsistent with the 'Multi Unit Residential 1'

Designation (which provides for 4-storey buildings) and an option for Council to action the previously identified intention to delegate approval of Infill Residential Development Permit applications to staff.

The following summarizes the decisions related to these matters:

Item	Decision Details
Mapping Error for 3 parcels (Residential to Townhouse Residential)	The amendment bylaw was adopted by Council on March 9, 2026 to fix this error.
Housekeeping and Grammatical Errors	The amendment bylaw was adopted by Council on March 9, 2026 to fix this error.
Option to consider 6-storeys in Neighbourhood Villages at Cedar Hill Cross Rd. and Henderson Rd. and at Cadboro Bay Rd. and Foul Bay Rd.	The amendment bylaw was adopted by Council on March 9, 2026 to allow for 6-storeys at Cedar Hill Cross Rd. and Henderson Rd.
Existing 5-storey Buildings inconsistent with 'Multi Unit Residential 1' designation	The amendment bylaw was adopted by Council on March 9, 2026 to include a policy that proposals for rezoning/ redevelopment to existing height may be considered.
Delegation of Infill Residential DPs	The amendment bylaw was adopted by Council on April 13, 2026 to delegate approvals for Infill Residential DPs to staff.

7. Update on Cedar Hill Corner

The updated OCP that was adopted by Council on December 11, 2025, includes new policies (see Attachment 1) 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 attended five meetings in 2026 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. The District has also engaged a consultant to undertake an infrastructure and servicing study related to recent updates to the OCP, including the new designation for Cedar Hill Corner. This study will assist UVic to understand the servicing needs of development scenarios for the site and help inform the development of a master plan for Cedar Hill Corner.

Attachment 1: Excerpt from 2025 OCP related to Cedar Hill Corner

Cedar Hill Corner Comprehensive Planning Site

The University's Real Estate Strategy 2023 envisions a campus that plays a stronger role in meeting regional housing needs. The Strategy identifies university lands to support housing delivery, reduce emissions and car dependency, and enhance the livability and resiliency of the campus. This includes building housing, providing local services to meet daily needs and protecting natural areas like Mystic Vale.

Cedar Hill Corner has been identified as a comprehensive planning site. Comprehensive planning sites identify and provide direction for lands where additional planning and site design will be needed to support future development applications.

The site at Cedar Hill Corner is owned by the University of Victoria (UVic) and is envisioned as a vibrant, walkable mixed-use neighbourhood that brings together diverse types of housing, including potential for rental, non-market and seniors housing, local shops, services, amenities and university uses as well as open space in a compact village form near a protected Mystic Vale natural area. Leveraging its proximity to UVic, and its significant capacity for meeting community housing needs, the site will evolve into a complete, transit-oriented centre that serves Oak Bay and the broader region.
The following policies are intended to guide future development and support both university and community needs.

H39. Site Master Plan

- The site will be developed through a phased development approach that requires a master plan to be developed by UVic in collaboration with the District and will include public consultation prior to any development

H40. Land Use

- Support the creation of a new mixed-use centre that provides multi-unit housing, tourist accommodation, local shops, and services in a high quality walkable and animated public realm
- Support the inclusion of community and university uses including childcare, non-market housing, seniors housing, health and wellness services, research, teaching and office space that serve both the campus and the broader community
- Drive through services and auto centric development will not be supported

H41. Site, Building, and Landscape Design

The Cedar Hill Corner Master Plan should include the following site, building and landscape design elements:

- The built form should be predominantly mid-rise buildings (up to 6 storeys) with support for high rise buildings (up to 28 storeys) where additional community benefits and sustainable design can be demonstrated and potential impacts addressed through the master planning process
- There should be an appropriate transition of use and scale to adjacent areas
- Building entrances, patios, sidewalks and landscaping will create a welcoming pedestrian environment and built forms that contribute to a high-quality public realm
- Use site design to activate edge and corner conditions, including setbacks, lot patterns, building siting, and landscaping Identify the location of publicly accessible open space and plazas
- Identify opportunities to create a sense of place
- Explore opportunities for comprehensive energy planning and include features and strategies to reduce greenhouse gas emissions
- Preserve and enhance existing natural areas, including trees and watersheds through site-sensitive planning and on-site stormwater management

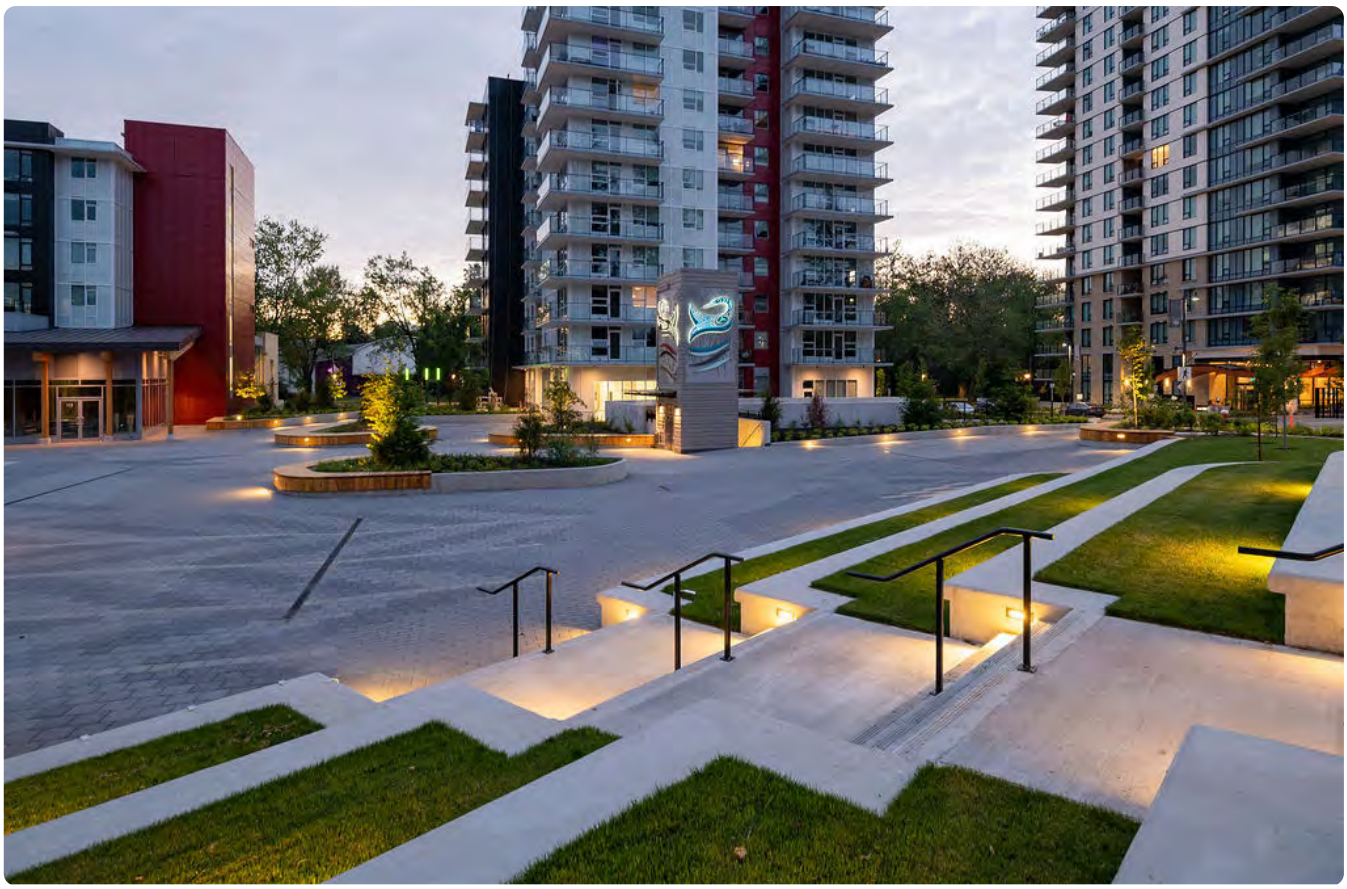
- Improve connectivity to natural area pathways and the broader university trail system

H42. Mobility

- Integrate transit infrastructure, including the potential for a new route serving the site and university campus
- Encourage car-free and car-lite living with implementation of Transportation Demand Management measures including active transportation infrastructure, bike storage, car-share spaces and parking maximums and subsidized transit passes
- Ensure as part of any future master plan that a Transportation Impact Assessment is undertaken to fully understand the impacts of new development on the local transportation network
- Identify phasing for future development, including how parking areas and parking demand and supply may change over each phase
- Provide a minimum of Level 2 electric vehicle charging that can serve residents as well as visitors to the site and include charging opportunities for electric bicycles and other electric micro mobilities

H43. Infrastructure

- Identify utility connections and consider how new development will be adequately serviced through any necessary extensions and/or upgrades to the sanitary and water systems
- Encourage low-impact, nature-based designs for stormwater management



Brett Ryan Studios