

# Report to Council



**Date:** February 10, 2025  
**To:** Council  
**From:** City Manager  
**Subject:** Interim Provincial Housing Targets Report  
**Department:** Housing Policy & Programs

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**Recommendation:**

THAT Council receives for information the report from the Housing Policy and Programs Department, dated February 10, 2025, regarding the interim Provincial housing targets;

AND THAT Council directs staff to submit a copy of this report to the Provincial Minister of Housing and Municipal Affairs, as described in the report from the Housing Policy and Programs Department, dated February 10, 2025.

**Purpose:**

To receive the Interim Housing Targets Report to fulfill legislative requirements.

**Council Priority Alignment:**  
**Affordable Housing**

**Background:**

As of May 31, 2023, the B.C. government has the authority to set housing targets in municipalities with the greatest need and highest projected population growth. A total of 30 municipalities have now received housing target orders.

Kelowna received a housing target order on June 25, 2024. This order establishes a five-year housing target for the City of Kelowna of 8,774 net new completed housing units. The order specifies five annual progress reporting periods, as well as one initial interim report, produced by the City. Council must receive the progress reports by resolution within 45 days of the end of each reporting period. This report covers the interim reporting period from July 1 to December 31, 2024.

The annual cumulative number of net new housing units will be measured as follows:

Reporting Period	Year 1	Year 2	Year 3	Year 4	Year 5
Unit Target (Cumulative)	1,363	2,856	4,545	6,496	8,774

**Discussion:**

The city has surpassed its Year 1 target of 1,363 net new units during the initial interim reporting period, with a net increase of 1,501 units since July 1<sup>st</sup> (see *Table 1*). A detailed breakdown of the available data is provided in *Attachment A*.

*Table 1. Net New Units*

	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since HTO Effective Date)
<b>Total</b>	1592	91	1501	1501

In addition to the mandated target, staff have provided a breakdown of the completed units by tenure and affordability as shown in *Table 2*. These categories offer additional information about the variety of housing options approved by the City based on recommendations from the Ministry of Housing. These are not part of the official housing target order.

*Table 2. Units by Tenure and Affordability*

<b>Units by Tenure</b>				
Rental Units – Total	778	14	764	764
Owned Units	814	77	737	737
<b>Units by Rental Affordability</b>				
Market	658	14	644	644
Below Market – Total	120	0	120	120

The City has also provided data on the number of units that received a development or building permit within the six-month reporting period as shown in *Table 3*. These numbers provide insight into the expected completions for future reporting periods. It should be noted that these figures do not encompass all the units that have been approved or are under construction in the city, but only those that were approved for a Development or Building Permit within the interim reporting period.

*Table 3. Development Permits and Building Permits*

	<b>Rezoning</b>	<b>Development Permit</b>	<b>Building Permit</b>	<b>Total</b>
<b>Applications</b>	N/A	31	114	145
<b>New Units</b>	N/A	2015	939	2954

The number of building permits issued during the reporting period is below the 5-year average, which could impact completion numbers in the 4<sup>th</sup> or 5<sup>th</sup> year of housing target reporting. Staff will need to continue their efforts to promote housing supply and meet the overall 5-year target of 8,774 units. This

work has already begun, and during and prior to the initial reporting period, staff have either implemented or made progress on multiple housing-related initiatives. These initiatives include:

- Becoming the first municipality in the province to update bylaws in response to recent legislative changes (Bills 44 & 47), and;
- Introducing a Housing Action Plan which outlines 26 actions to be implemented over the next 5 years with the goal of ensuring residents have access to suitable housing options.

**Conclusion:**

The City of Kelowna has met its Year 1 Housing Target in the first interim reporting period and is on track to nearly double this target. Overall, this is a positive step towards achieving a healthier housing system and complying with the provincial housing targets. Staff continue to undertake actions that will encourage the supply of diverse housing types and tenures to ensure that the City continues to meet the Housing Targets in future reporting periods.

These ongoing efforts highlight Kelowna's commitment to addressing housing needs and fostering a community where all residents have access to suitable housing.

**Internal Circulation:**

Partnerships Department  
 Development Planning Department  
 Building and Business Services  
 Communications Department  
 Long Range Planning Department

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

Housing Supply Act Part 3 – Housing Target Progress Report

Submitted by: G. Allison – Planner II

**Approved for inclusion:** J. Moore, Housing Policy & Programs Department Manager  
 R. Smith, Divisional Director, Planning, Climate Action & Development Services

**Attachments:**

Attachment A - BC Housing Targets Progress Report Form - Reporting Period 1.1: July 1, 2024 – December 31, 2024

Attachment B – Ministerial Order No. M205