



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	Town of Sidney
Housing Target Order Date	June 25, 2024
Reporting Period	July 1 – December 31, 2024
Date Received by Council Resolution	
Date Submitted to Ministry	
Municipal Website of Published Report	
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	<i>Alison Verhagen, Director of Development Services,</i> averhagen@sidney.ca , 250-656-1725
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (<i>name, position/title, email, phone</i>)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	58	4*	54	54
*No data on bedrooms for one demolition permit.				

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	0	0	0	0
One Bedroom	35	0	35	35
Two Bedroom	9	2	7	7
Three Bedroom	14	1	13	13



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Four or More Bedroom ¹	0		0	0
Units by Tenure				
Rental Units ² – Total				
Rental – Purpose Built				
Rental – Secondary Suite	4			
Rental – Accessory Dwelling				
Rental – Co-op				
Owned Units	54	4		
Units by Rental Affordability				
Market	4			
Below Market ³ - Total				
Below Market - Rental Units with On-Site Supports ⁴				

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

- Updated Zoning Bylaw to comply with Bill 44 requirements including Small Scale Multi-Unit Housing. Zoning Bylaw update included pre-zoning new areas for multi-unit residential development, as had been designated in the OCP Bylaw adopted in 2022. New [Zoning Bylaw](#) was adopted on June 24, 2024.
- Completed [Interim Housing Needs Report](#) received by Council on November 12, 2024.
- Completed a Housing Action Plan and applied for funding to the CMHC Housing Accelerator Fund.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	4	9	13
New Units	0	14	17	31
Unit Breakdown				
Units by Size				
Studio		0	0	0
One Bedroom		2	4	6
Two Bedroom		4	0	4
Three Bedroom		8	12	20
Four or More Bedroom ¹		0	1	1
Units by Tenure				
Rental Units ² – Total ²			4	4
Rental – Purpose Built				
Rental – Secondary Suite			4	4
Rental – Accessory Dwelling				
Rental – Co-op				
Owned Units		14	13	27
Units by Rental Affordability				
Market			4	4
Below Market ³ - Total				



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Below Market - Rental Units with On-Site Supports ⁴				
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Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	0	0
Proposed Units		

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

Current applications under review and not yet approved (In-progress/Received/Active):

Building Permit applications:

- 5 Demolitions of single-family dwellings
- Projected 209 New Dwelling Units

Development Permit applications:

- 5 Development Permits/Development Permit Minor
- Projected 173 New Dwelling Units

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.