

Date: February 5, 2025

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Development Services

Subject: Provincial Housing Target Order: City of Prince George Interim Progress Report

Attachment(s): Appendix A: Housing Target Progress Report Form
Appendix B: Letter dated July 29, 2024, RE: Housing Target Order for the City of Prince George

Recommendation(s):

That Council RECEIVES FOR INFORMATION the Report from the Director of Planning and Development titled “Provincial Housing Target Order: City of Prince George Interim Progress Report” dated February 5, 2025.

Purpose:

This report provides a 6-month update on the City’s progress toward the provincial Housing Target Order (HTO), which took effect on August 1, 2024, under the Housing Supply Act. In compliance with provincial legislation, the City must submit the Housing Target Progress Report contained within Appendix A to the Minister of Housing within 45 days of the end of each reporting period, following Council resolution.

Strategic Priorities:

Achieving the housing target is consistent with Council’s strategic priorities to grow the city and increase quality of life. Further, increasing housing stock supports the overarching myPG social development goals, which aim to offer accessible, affordable, and safe housing for all.

Background:

The intent of the HTO is to address the ongoing housing crisis with targeted measures to increase housing supply across the province. On August 1, 2024, the Province issued an HTO to the City of Prince George (Appendix B) under the [Housing Supply Act](#) and [Regulation](#). The Order mandates the completion of at least 1,803 housing units over five years, from August 1, 2024, to August 1, 2029. Provincial guidance was also provided on unit size (bedrooms), tenure (rental or ownership), affordability (market or non-market), and supportive rental units (Included in Appendix B).

The City’s year one target is 273 net new housing units. This reporting period covers the first six months, from August 1, 2024, to January 31, 2025.

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Net New Units	273	302	346	404	478	1803

Figure 1: Yearly Housing Targets

Summary:

In the first six months of the HTO, a total of 210 net new housing units were completed in the City, representing 77% of the total year 1 target. Net new units are defined as new units that have been issued final occupancy within the specified reporting period, minus housing units lost through demolition. Completed units, as well as building, development, and demolition permits issued, and rezoning applications are detailed within Appendix A. Most completed units counted under this reporting period are a result of building permits issued prior to the Order taking effect.

Housing Insights:

Building permit data shows that rental units dominate recent housing completions, totaling 164 units compared to 56 owner-occupied units (does not account for units lost through demolition). The strong performance of the rental market is primarily supported by purpose-built rentals (133 units) and secondary suites (30 units). Notably, 62 rental units, representing 38% of all purpose-built rentals, are below market, while the remaining 102 are market rentals. The distribution of unit sizes skews toward smaller configurations, with 83 one-bedroom units and 78 two-bedroom units - trends typical of apartment-style developments. In contrast, the three-bedroom (51 units) and four-plus bedroom (8 units) completions are predominantly within single-family homes and are fewer in numbers. This pattern reflects a concerted effort by all levels of government to boost rental supply and offer a diverse range of housing options.

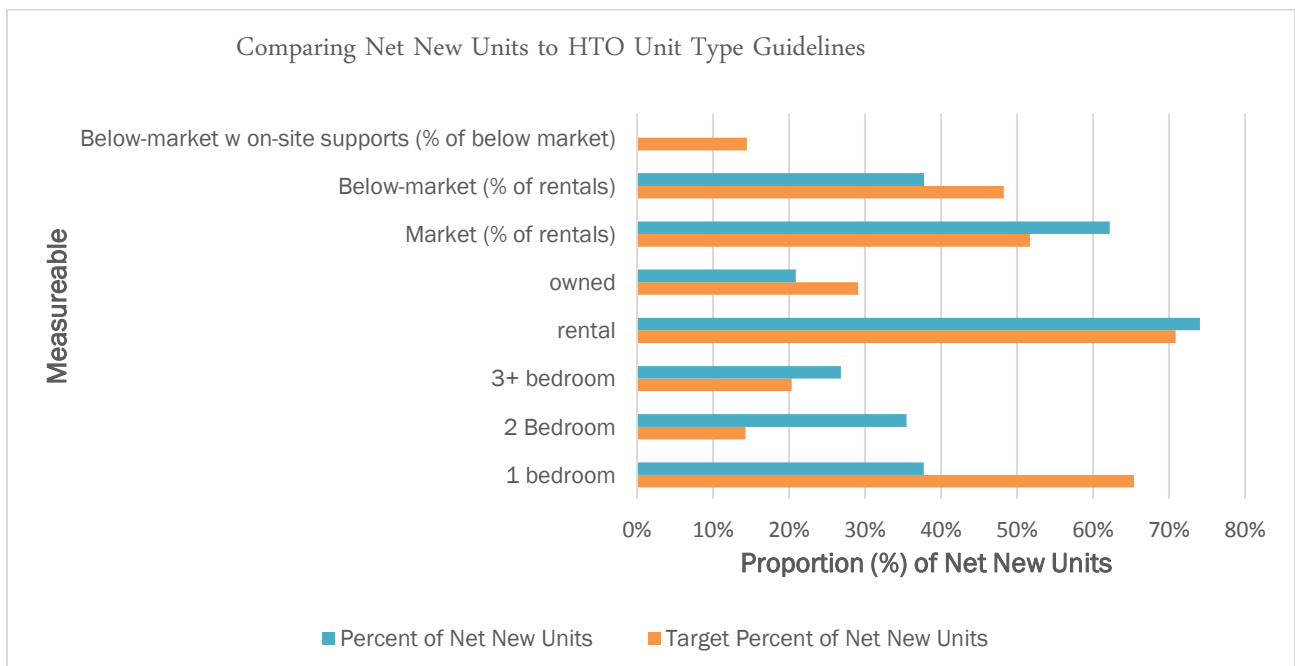


Figure 2: Comparing Net New Units to HTO Guidelines

The above graph compares recommended unit types detailed in the HTO guidelines (Appendix B), to the net new units completed in Prince George from August 1, 2024, to January 31, 2025. The graph shows that the City's completions are largely aligned with the guidelines provided by the Ministry of Housing, particularly regarding tenure type and affordability.

Outlook:

Between August 1, 2024, and January 31, 2025, building permits were issued for 153 housing units. Purpose-built apartment rental trends continue throughout building and development permits, comprising 60% of units that received a building permit and 76% of units that received a development permit. Compared to completions, the distribution of unit sizes amongst recent building permits is more balanced and reflects a greater share of single-family and plex style developments that tend to contain larger 3- and 4-bedroom units. No large below-market rental projects received building permits during this period; however, several BC Housing supportive housing initiatives are currently under construction, and development permit data indicates additional affordable housing developments in the pipeline.

It is important to note that this report does not include the many units currently under construction which were permitted in 2023 and 2024 before the Housing Target Order took effect. As these units are completed in the coming months and years, they will contribute to the City's progress toward meeting its housing targets.

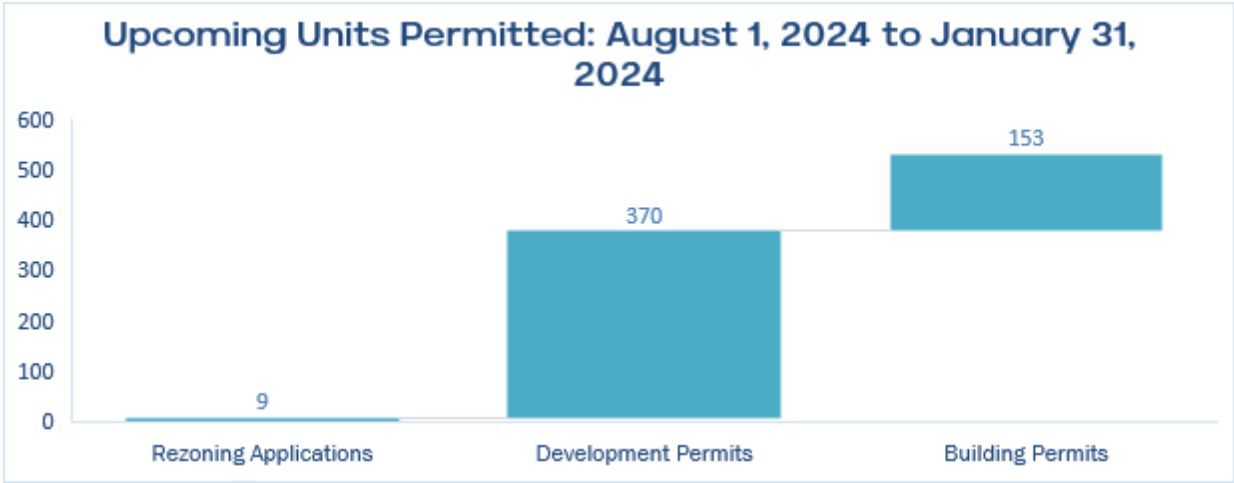


Figure 3: Upcoming Units Permitted: August 1, 2024 to January 31, 2025

Over the six-month reporting period, ten (10) demolition permits were issued for older single-family and manufactured homes. Additionally, eight (8) Development Permits were approved, contributing 370 units to the development pipeline. Only one (1) residential rezoning application received final reading during this period, allowing for a maximum of nine (9) units on the subject property.

Actions Taken:

In the last year, the City has undertaken actions that support meeting the housing targets. The following is further detailed within Appendix A:

- **Official Community Plan (OCP) Update:** Nearing completion, with a focus on increasing density and housing diversity.
- **Temporary Housing – 397 3rd Ave:** Partnered with BC Housing to provide 43 modular housing units with 24/7 support for people experiencing homelessness.
- **1st Avenue and Ontario Street Supportive Housing:** Partnered with BC Housing and Northern Health to provide three phases of supportive housing. The first phase, comprised of 50 units, is complete, and the second phase (51 units) is currently under construction.
- **Bill 44 – Small-Scale Multi-Unit Housing:** Updated zoning to allow more housing types in traditionally single-family areas.
- **Bill 47 – Transit-Oriented Development:** Designated the UNBC Bus Exchange as a high-density Transit-Oriented Area (TOA).
- **CMHC Housing Accelerator Fund (HAF):** Applied for funding in Rounds 1 and 2 to accelerate local housing strategies.
- **Land-Use Process Improvements:** Streamlined rezoning applications by consolidating Council readings and reducing approval timelines.
- **Permitting Software Upgrade:** Implementing a new system to improve efficiency and reduce processing times for land use applications and permits.
- **Housing Action Strategy:** A comprehensive strategy is complete, with findings to be presented to Council in Spring 2025.
- **Housing Development Liaison:** New staff role (supported by NDIT) to enhance housing policy, processes, and collaboration.
- **Complete Communities Assessment:** Secured provincial funding to evaluate neighborhood livability and inform the Official Community Plan update.
- **Interim Housing Needs Assessment:** Updated housing data to guide future planning, aligning with provincial requirements.
- **Delegated Minor Variances (2023):** Allowed staff to approve minor variances without Council approval to speed up development timelines.
- **Professional Reliance Building Permit Policy (2023):** Streamlined permit processing, reduced staff workload, and accelerated multi-family housing development.

Conclusion:

The City remains on track to achieve its year 1 housing target of 273 units by August 1, 2025. Over the past six months, 210 net new units have been completed, and show strong alignment with the guidelines for tenure type, unit size, affordability, and supportive housing provided by the Province. In addition, the City has implemented various initiatives and expanded partnerships over the past year to address local housing needs and meet provincial targets. Administration will return to Council in six months to present a comprehensive Year 1 progress report to Council, detailing housing data collected from August 1, 2024, to July 31, 2025. It is recommended that Council receive the attached Housing Target Progress Report (Appendix A) for information.

Respectfully submitted:

Deanna Wasnik, Director of Development Services

Prepared by: Imogene Broberg-Hull, Housing Development Liaison

Approved:

Andy Beesley, Acting City Manager/Director of Civic Facilities and Events

Meeting date: 2025/02/24