

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION

Municipality	City of Colwood
Housing Target Order Date	August 1, 2024
Reporting Period	Reporting Period 2: Aug 1, 2025 – July 31, 2026
Date Received by Council Resolution	September 28, 2026
Date Submitted to Ministry	September 29, 2026
Municipal Website of Published Report	www.colwood.ca
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Kaitlyn Suzuki Planner 1, Planning ksuzuki@colwood.ca 250-478-5053 ext.150
Contractor Contact Info	☒ N/A

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. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

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	503	4	499	896

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	75	0	75	81
One Bedroom	182	1	181	309
Two Bedroom	161	1	160	323
Three Bedroom	59	1	58	146

Four or More Bedroom ¹	26	1	25	37
Units by Tenure				
Rental Units ² – Total	360	1	359	500
Rental – Purpose Built	308	0	308	387
Rental – Secondary Suite	49	1	48	107
Rental – Accessory Dwelling	3	0	3	6
Rental – Co-op	0	0	0	0
Owned Units	143	3	140	396
Units by Rental Affordability				
Market	360	1	359	500
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

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.

North Latoria Area Plan – Adopted Jan 12, 2026

The [North Latoria Area Plan](#) covers an area of approximately 7.7 hectares and is mainly zoned Rural 1 (A1). Due to its proximity to commercial and recreational amenities, it was determined to be an area that could support future development. The North Latoria Area Plan adds increased density, supportive of 1,000-1,300 additional units in the area. It also has polices supporting key areas of housing need including housing for families, rental housing, and affordable housing. On [January 12, 2026](#), the North Latoria Area Plan received third reading and adoption.

Bill 44 Implementation - Adopted Aug 24, 2026

City staff prepared additional amendments to the Colwood Land Use Bylaw, 1989 to implement Small-Scale Multi-Unit Housing (SSMUH). 2357 lots have been calculated to be eligible for 3-6 units as part of SSMUH. The SSMUH regulations proposed support the increase in total number of units in these lots, allowing increased density in existing single-family lots. These amendments received first, second, and third reading [on July 13, 2026](#), and were adopted by [Council on August 24, 2026](#).

Development Procedures Review – Ongoing

On [February 23, 2026](#), Council approved staff to undertake a project to review and update the City's development-related bylaws, policies, and procedures. As a part of this work, staff applied for a grant through the [Local Government Development Approvals Program](#) and were awarded \$155,000 to support the project work. This funding will be used to retain a consultant to start work on the project in Fall of 2026.

Intensive Residential Form and Character Development Permit OCP Amendment – Ongoing

On [May 11, 2026](#), Council directed staff to amend the OP to remove the form and character development permit requirements for lots under 550m², and for SSMUH development of 3-4 units. This will help to reduce the permitting requirements for lower scale and infill development. As a part of this process, relevant Colwood Official Community Plan Bylaw no.1700, 2018 (OCP) guidelines may be incorporated into the Land Use Bylaw, 1989. These amendments are intended to reduce timelines and permitting requirements for these types of development, supporting gentle infill throughout the community while still maintaining important form and character regulations that were previously implemented through OCP guidelines.

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.

Relationship Agreement signed by Songhees Nation Council and City of Colwood Council – October 2, 2024

The Relationship Agreement represents an ongoing commitment to collaboration and provides a framework for communication between the two Councils. ([News Release](#))

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 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*	1	11	65	77
New Units	11	422	828	1,261

Unit Breakdown				
Units by Size				
Studio	0	19	119	138
One Bedroom	0	122	312	434
Two Bedroom	0	134	259	393
Three Bedroom	11	137	110	258
Four or More Bedroom ¹	0	10	28	38
Units by Tenure				
Rental Units – Total ²	0	207	438	645
Rental – Purpose Built	0	206	418	624
Rental – Secondary Suite	0	1	16	17
Rental – Accessory Dwelling	0	0	4	4
Rental – Co-op	0	0	0	0
Owned Units	11	215	390	616
Units by Rental Affordability				
Market	0	187	438	625
Below Market ³ - Total	0	20	0	20
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

*Only included applications adding housing units in application totals.

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*	5	1
Proposed Units	279	66

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.

RZ000015 396 Tamarack Rd – This rezoning application was denied by [Council on October 14, 2025](#). The application proposed a rezoning to permit a 6-storey 66-unit market rental apartment.

DP000004 791 Drummond Way – This development permit application for a 43-unit townhouse development was withdrawn by the applicant on January 20, 2026.

RZ000004 508 Windthrop Rd – This rezoning application was cancelled as the Applicant did not continue work on the application following Council resolution to revise the plans to better align with OCP policies and renegotiate road dedication ([Feb 26, 2024](#)). The application proposed 12 single family lots.

RZ000010 586-588 Latoria Rd – This rezoning application was cancelled following no response from the applicant. The application proposed 6-storey apartment building with 120 units.

RZ000021 3333 Metchosin Rd – The rezoning application for a 10-unit multi-family development was withdrawn by the applicant on November 19, 2025.

RZ000028 595 Bezanton Way – This text amendment application proposes a 94-unit multi-family building and was withdrawn by the applicant. The applicant decided to move forward with an application for townhomes that met the regulations of the existing zone.

*Only included applications adding housing units in application totals.

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.

Pre-determined SPEAs – Ongoing

Council directed staff to work towards designating pre-determined SPEAs (Streamside Protection and Enhancement Areas) throughout Colwood on [January 13, 2025](#). If these pre-determined SPEAs are approved by the Province, individual developments would not need to receive separate RAPR (Riparian Area Protection Regulation) approvals from the Province if all proposed works are outside the pre-determined SPEA. This could facilitate development in riparian areas, by reducing application timelines, and costs associated with receiving individual RAPR approvals. In Reporting Period 2.0, staff have worked with a consultant to determine pre-determined SPEAs and began preparations for a submission to the Province.

Affordable Housing Reserve Fund – Ongoing

The [Interim Community Amenity Contributions Policy](#), adopted February 14, 2022, guides contributions to the Affordable Housing Reserve Fund for each additional dwelling unit permitted by rezoning. Since the start of the Housing Target Order (August 1, 2024), over \$750,000 has been collected for the Affordable Housing Reserve Fund on issued permits.

Rezoning Applications with Readings

Only one rezoning application was adopted during reporting period 2.0, but it also received a development permit during the reporting period and so was not recorded as a rezoning in Section 5. Two additional rezoning applications received readings during reporting period 2.0, but they have not yet been adopted. If approved these would support an additional 337 housing units.

- RZ000018 3145 Metchosin Rd received second and third reading on [November 10, 2025](#). On [July 13, 2026](#), third reading was rescinded, and the application was referred back to staff to continue work with the applicant on the road right of way. This application proposes a 23-unit townhouse development.
- RZ000013 532, 538, & 542 Latoria Rd received first and second reading on [March 9, 2026](#), and third reading on [May 11, 2026](#). This application proposes a multi-family development with four apartment buildings with a total of 314 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:	



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Completion/Milestone Date:	
Link:	Number of Units:
<i>*Copy/Paste above description tables as needed</i>	

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.