



Office of the Mayor

December 16, 2025

The Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Via email to: HMA.Minister@gov.bc.ca

RE: Consideration to Appoint an Advisor Under the *Housing Supply Act*

Dear Minister Boyle:

Thank you for your letter dated November 27, 2025, acknowledging receipt of the District of North Saanich's first annual Housing Target Progress Report. We appreciate the Ministry's review and comments and welcome the opportunity to respond to the concerns you have raised, including your consideration of appointing an Advisor under the *Housing Supply Act*.

1. Commitment to Housing Goals and Clarifying Year-1 Performance

North Saanich recognizes the urgency of addressing housing supply and affordability challenges within the region and across the province. As stated in our correspondence of June 17, 2024, we share the Province's objective of increasing housing availability and are committed to contributing to this work within the context of our unique community profile, infrastructure limitations, and regional planning obligations.

While the Year-1 delivery of 12 net-new units represents 20 percent of the assigned target, we acknowledge that this falls short of expectations. This outcome, however, reflects several long-standing structural constraints that influence the pace of development within the District, including:

- **Infrastructure limitations** with current sewer system, including but not limited to water and storm systems, that should be addressed to support substantial growth.
- **Limited land availability**, with nearly 40 percent within the Agricultural Land Reserve and approximately 30 percent under federal or provincial control.
- **A small and capacity-constrained planning and engineering workforce**, which is working diligently to concurrently implement the newly adopted Official Community Plan (OCP), zoning bylaw, development procedures, and housing reporting requirements.
- **Market forces beyond municipal control**, including rising construction costs, labour shortages, and interest rates.

These factors, described in detail in our June 2024 submission, continue to shape the District's ability to influence the number and type of units constructed by the private market.

2. Clarification Regarding Report Detail

Your letter notes concerns about the level of detail provided with respect to rezoning, development permit activity, and planned actions. We appreciate this feedback and will aim to incorporate enhanced quantitative and qualitative reporting for subsequent submissions.

It is important to note, however, that 2024–2025 was a period of significant foundational work for the District which our reporting highlighted, including:

- Adoption of a new OCP following extensive public engagement and professional planning input;
- A comprehensive zoning bylaw update which is now underway;
- Ongoing analysis of growth scenarios and infrastructure readiness to align local policies with provincial housing expectations.

These efforts represent substantial progress toward creating the policy conditions necessary for increased housing supply.

3. Response to Consideration of Appointing an Advisor

We acknowledge the Province's authority under the *Housing Supply Act* to appoint an Advisor and appreciate the opportunity to respond to the scope outlined in your letter. North Saanich is committed to transparency and continuous improvement and would cooperate constructively with any advisory process intended to support meaningful progress on housing delivery.

However, we respectfully encourage the Ministry to revisit and refine the proposed scope to ensure that it prioritizes solution-oriented support rather than predominantly retrospective evaluations of municipal processes. Several elements identified for review, most notably the Official Community Plan process—have already undergone extensive, multi-year community engagement and reflect a significant, broadly supported achievement for the District. Re-examining these established processes risks diverting limited municipal capacity away from forward-looking actions that more directly enable housing outcomes.

A more productive advisory focus would be one that addresses the structural barriers to housing delivery and the need for senior government partnership in affordable and workforce housing. An approach centered on collaborative problem-solving and practical enabling measures would provide greater value to both the Province and the District, leading to actionable recommendations that advance shared objectives.

North Saanich remains ready to work with the Province, and with any appointed Advisor, provided the review framework supports constructive progress and reflects the unique context and responsibilities of our community.

4. Need for Continued Provincial Partnership

As outlined in our earlier correspondence, achieving the provincially assigned targets cannot be accomplished by municipal action alone. We therefore reiterate the following ongoing needs:

- Infrastructure funding and technical assistance to address water, sewer, and storm system deficits;
- Support for affordable, below-market, and supportive housing, which cannot be delivered without senior government leadership and investment;
- Coordination with federal landowners to explore opportunities for workforce housing on lands outside municipal jurisdiction;
- Information-sharing mechanisms to allow municipalities to learn from peers and share effective policies and practices.

A strong and collaborative provincial–municipal partnership remains essential to achieving shared housing objectives.

In conclusion, the District of North Saanich remains committed to fulfilling its responsibilities under the *Housing Supply Act* and to advancing policies that support diverse, sustainable, and environmentally responsible housing. At the same time, we respectfully urge the Minister to review the proposed scope of the contemplated advisory process to ensure that it is focused on enabling solutions, rather than solely evaluating municipal procedures—particularly elements such as the Official Community Plan process, which involved four years of extensive community engagement and represents a significant and widely supported achievement for our residents.

We believe that an approach centered on collaborative problem-solving, infrastructure investment, and policy alignment will be far more effective in accelerating housing delivery than a retrospective assessment of processes that have already demonstrated their legitimacy, transparency, and community endorsement. We welcome constructive dialogue with the Province and, should an Advisor be appointed, we would expect the review to reflect the unique context of the District and to prioritize actionable recommendations that strengthen provincial–municipal partnership.

Thank you again for the opportunity to respond. We look forward to working together to identify meaningful and practical pathways to meeting shared housing objectives.

Yours sincerely,



Mayor Peter Jones
District of North Saanich