

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: August 25, 2025

From: Serena Trachta, Acting Director,
Planning and Development
File: 13.2610.01
#2716938

Item #: 2025-240

Subject: **Provincial Housing Target Order – Year One Progress Report**

RECOMMENDATIONS

THAT the Housing Target Order Year One Progress Report, as contained in Attachment 1: Housing Target Order Year One Progress Report of the report titled “Provincial Housing Target Order – Year One Progress Report” from the Acting Director of Planning and Development, dated August 25, 2025, be received for information.

PURPOSE

To provide Council with the Housing Target Order Year One Progress Report for New Westminster for the period between August 1, 2024 and July 31, 2025, as per Section 4 of the Housing Supply Act.

SUMMARY

In July 2024, the Province issued a Housing Target Order for New Westminster which requires 4,432 net new units to be completed in the city over five years (from August 1, 2024 to July 31, 2029). The Year One housing target for New Westminster is 656 new units. During the Year One reporting period, from August 1, 2024 to July 31, 2025, there have been **1,175 net new housing units completed in the city**. This exceeds the Year One target by 519 units. To meet the City’s five year housing target, an additional 3,257 net new units are required by 2029. To satisfy Housing Target Order requirements, Council must receive the progress report included in Attachment 1 within 45 days of the specified reporting period.

While the City has met its Year One housing target, this achievement is a result of long-term efforts initiated long before the Housing Target Order took effect. While the City will continue to strive to meet the targets, the completion of new units relies on developer timelines, which are in turn largely driven by market conditions. As such, completion of projects is largely outside of the City's control and a project may not reach occupancy within the Housing Target Order timeframe, despite every effort taken by the City.

BACKGROUND

In July 2024, the Province issued a Housing Target Order for New Westminster. The Order is one of the legislative changes implemented by the Province through the [Housing Supply Act](#) with the goal of addressing the housing crisis.

The Target Order requires a total of 4,432 net new units to be built in New Westminster over five years from August 1, 2024 to July 31, 2029. Net new units are calculated as completions (occupancy permits issued) minus demolitions. The target is 75% of the total estimated housing need. The Province encourages the City to meet 100% of the total estimated housing need, which would be 5,909 net new units. Both the target and the need are generated by a methodology from the Province.

The Province will measure progress in their program by both the annual net new housing units constructed, as well as other actions taken by the City toward meeting the target (e.g. adoption of other initiatives toward meeting the targets). Net new units will be measured as an annual cumulative number for each Progress Reporting Period, as shown in Table 1 below:

Table 1: Required Net New Units over Years of the Provincial Target Order

Year of the Order	Cumulative Net New Units
Year 1	656
Year 2	1,388
Year 3	2,236
Year 4	3,238
Year 5/ Total	4,432

In order to satisfy the requirements set out in the Housing Supply Act, the City must prepare a Progress Report (see Attachment 1 for the Year One report) to submit to the Province. Council must receive the interim report within 45 days of the specified reporting period end date. Council receiving the attached interim progress report will fulfil this requirement.

Also as part of the Target Order, the Province issued guidelines for how the required new units should be distributed; based on number of bedrooms, rental, below market, and supportive units. Table 2 below summarizes those guidelines:

Table 2: Unit Distribution Guidelines from the Province

Unit Category		Guideline	Percent of Total (%)
TOTAL UNITS		4,432	-
Units by Size	Studio/ One Bedroom	2,423 (One Bedroom Minimum: 909)	55%
	Two Bedroom	832	19%
	Three or More Bedrooms	1,176	26%
Units by Tenure	Rental	2,298	52%
	Owned	2,133	48%
Rental Units by Affordability	Market	1,109	48%
	Below-Market	1,189	52%
Below-Market Rental Units	With On-Site Supports	63	1%

ANALYSIS

Net New Housing Units

The Year One housing target for New Westminster is 656 new units. During the Year One reporting period, from August 1, 2024 to July 31, 2025, there have been 1,175 net new housing units completed in the city, as shown in Table 3 below:

Table 3: Net New Units for the Year One Reporting Period (August 1, 2024 - July 31, 2025)

	Provincial Target Order (Y1)	Housing Completions	Demolitions	Net New Units
Units	656	1,201	26	1,175

Net new units in New Westminster exceeds the Year One target by 519 units, which will count toward the City's Year Two cumulative target of 1,388 new units in total (see Table 1). Therefore, to meet the City's Year Two target of 1,388, an additional 213 net new units are required by July 31, 2026.

Distribution of Units

Ownership and Affordability

As shown in Table 4 below, during the Year One reporting period, new housing units were relatively balanced between owned (708 or 59%) and rental units (493 or 41%). While no new below-market units were completed in the reporting period, the City issued a building permit for 52 supportive housing units at 602 Agnes Street, which

received zoning approval in February 2022. The City actively advocates for and supports affordable housing projects but continues to remain reliant on partnerships and secured funding from Provincial and Federal agencies to realize these. Without increased funding from senior levels of government, it is expected that the gap between the demand and supply of affordable housing units will continue to grow.

Unit Size

The majority of new housing units completed in the reporting period were two bedrooms (552 or 46%) while 146 units (12%) were three or more bedrooms. Recently, the City updated its Family Friendly Housing Policy in November 2024. The update increased the requirement for large-scale private development projects to provide family friendly sized units, as well as increased the required proportion of those units to be three plus bedrooms. This demonstrates New Westminster's ongoing commitment to meeting family housing needs. For comparative purposes, during the reporting period, the percentage of family friendly units exceeded the City's updated policy requirements for ownership projects (40%), but it is 3% short of the three-bedroom requirement (15%).

Table 4: Housing Units by Category and Type (August 1, 2024 - July 31, 2025)

Table 4: Housing Units by Category and Type (August 1, 2024 – July 31, 2026)						
	Housing Completions (Reporting Period)		Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Order Effective Date)	
Units by Size						
Studio	64	(5.3%)	0	64	64	(5.4%)
One Bedroom	439	(36.6%)	3	436	436	(37.1%)
Two Bedroom	552	(46.0%)	11	541	541	(46.0%)
Three Bedroom	99	(8.2%)	3	96	96	(8.2%)
Four Plus Bedroom	47	(3.9%)	9	38	38	(3.3%)
Units by Tenure						
Total Rental Units	493	(41.0%)	3	490	490	(41.7%)
<i>Purpose Built</i>	428		0	428	428	
<i>Secondary Suite</i>	45		3	42	42	
<i>Accessory Dwelling</i>	20		0	20	20	
<i>Co-op</i>	0		0	0	0	
Total Owned Units	708	(59.0%)	23	685	685	(58.3%)
Units by Affordability						
Market	1,201	(100%)	26	1,175	1,175	(100%)
Below-Market	0	(0%)	0	0	0	(0%)

Factors Influencing Progress

While the City met its Year One housing target within the first six months of the reporting period, this is primarily due to long-term efforts that were initiated well before the Housing Target Order took effect. Of the total new units completed:

- 423 (35%) are within the One Fifty Braid tower development (100 Braid Street). Making up 86% of all new rental units completed during Year One, this 100%

purpose-built rental project received building permit approval in May 2022 and had been under construction from that time until occupancy in 2025.

- 652 (54%) are within the two Pier West towers (660 Quayside Drive). Making up 92% of all new owned units completed during Year One, this large and unique project received zoning approval in November 2014 and has been under construction from that time until occupancy in 2025.

Since the effective date of the Housing Target Order, no applications were withdrawn or not approved. During the reporting period, the City approved a total of 1,088 new units for development, including 141 below market units (via 2 rezonings, 11 development permits, and 46 building permit applications). The completion of these new units relies on developer timelines, which are in turn largely driven by market conditions.

The City will continue to monitor approvals and work to approve as many units as possible to enable completions. However, as completion of units is largely outside of the City's control, there is no guarantee that units will be completed within the timeframes required by the Housing Target Order, despite every effort taken by the City.

Actions Taken by the City to Achieve the Housing Target

The City has been proactively working on various housing initiatives which have been completed during the reporting period including the Family Friendly Housing Policy update, 22nd Station Area Long Range Vision, Development Approval Process Review, and Affordable Housing Accelerator initiative.

The City is working towards an Official Community Plan (OCP) update which will align land use designations with new provincial housing legislation, including Transit Oriented Development (TOD) Areas and Small Scale Multi-Unit Housing, as well as other City initiatives including the Infill and Townhouse Accelerator Programs. These initiatives support the delivery of housing across the city and are part of both the City's implementation of provincial legislation and delivering on commitments under the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund. The Housing Accelerator Fund is a federal program that provides funding nationally for municipalities towards addressing housing need.

NEXT STEPS

The report in Attachment 1 will be made publicly available on the City's website and submitted to the Province to satisfy Housing Target Order requirements. The next provincial reporting deadline is July 31, 2026, and thereafter annually until 2029.

INTERDEPARTMENTAL LIAISON

The Planning and Development Department is responsible for reporting on Housing Target Order progress.

OPTIONS

The following options are presented for Council's consideration:

1. That the Housing Target Order Year One Progress Report, as contained in Attachment 1: Housing Target Order Year One Progress Report of the report titled "Provincial Housing Target Order – Year One Progress Report" from the Director of Planning and Development, dated August 25, 2025, be received for information; or
2. That staff be provided with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1: Housing Target Order Year One Progress Report

APPROVALS

This report was prepared by:
Liyang Wan, Housing Planner

This report was reviewed by:
Linda Gillan, Supervisor, Housing
Britney Dack, Acting Manager, Housing and Land Use Planning
John Stark, Acting Deputy Director, Planning

This report was approved by:
Serena Trachta, Acting Director, Planning and Development
Lisa Spitale, Chief Administrative Officer