



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

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.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Penticton
Housing Target Order Date	September 1, 2025
Reporting Period	1.1: September 1, 2025 - February 28, 2026
Date Received by Council Resolution	April 7, 2026
Date Submitted to Ministry	TBD
Municipal Website of Published Report	www.penticton.ca/focus-on-housing
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Steven Collyer, Housing & Policy Initiatives Manager, steven.collyer@penticton.ca , 250-490-2507
Contractor Contact Info	<input checked="" type="checkbox"/> 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. <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	136	-10	126	126

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	11	0	11	11
One Bedroom	30	0	30	30
Two Bedroom	32	-7	25	25
Three Bedroom	55	-1	54	54
Four or More Bedroom ¹	8	-2	6	6

Units by Tenure				
Rental Units ² – Total	97	0	97	97
Rental – Purpose Built	87	0	87	87
Rental – Secondary Suite	5	0	5	5
Rental – Accessory Dwelling	5	0	5	5
Rental – Co-op	0	0	0	0
Owned Units	39	-10	29	29
Units by Rental Affordability				
Market	97	0	97	97
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

B) 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.

1. **Streamlined Development Permit Areas (DPAs) and removed development permit requirement for carriage houses:** In June 2025, Council amended the Official Community Plan to replace the Development Permit Areas section with streamlined design guidelines (from 169 guidelines to 119) and updated Development Permit Areas, removing the DP requirement for carriage houses. This project improves clarity of DPA guidelines and removed an approval step for new carriage houses.
[Link to Council report.](#)

2. **Allowed secondary suites in townhomes:** In June 2025, Council amended the Zoning Bylaw to allow secondary suites as a permitted use in two multifamily zones, enabling them to be built in townhomes (new change), as well as duplexes and single detached dwellings (previously allowed). This allows more flexibility in design and enables the construction of more units.

- [Link to Council report.](#)
3. **Endorsed the Social Housing and Infrastructure Plan:** In June 2025, Council endorsed the Social Housing and Infrastructure Plan (SHIP). The SHIP was developed in collaboration with local non-profit providers through an intersectional lens. The SHIP supports non-profit housing development and affordability by aligning specific opportunity sites and partner organizations for new non-profit housing and social infrastructure projects.
[Link to Council report.](#)
[Link to Social Housing and Infrastructure Plan.](#)
 4. **Delegated more variances to staff:** In August 2025, Council amended the Development Procedures and Delegation Bylaw to delegate additional decision making to the General Manager of Development Services, providing closer alignment with provincial legislation, minor housekeeping changes, and improving clarity. These changes shorten the approvals timeline for applicants of now-delegated types of variances.
[Link to Council report.](#)
 5. **Advanced the Community Housing Fund partnership on City-owned land:** In October 2025, Council adopted a Zoning Bylaw amendment to enable the future development of a six-storey, 60-unit apartment building on City-owned land through the Community Housing Fund. This project is currently unfunded with the recent BC budget deferring the next Community Housing Fund intakes indefinitely. The City has been partnering with a local non-profit housing provider since 2020 with the goal of building affordable housing on this site.
[Link to Council report.](#)
 6. **Implemented provincial legislation requirements (Bill 44):** In December 2025, Council amended the Official Community Plan and Zoning Bylaw to include statements and land use accommodating the 20-year housing need based on the Interim Housing Needs Report, and to align the two bylaws where SSMUH changes were made. In March 2026, Council further amended the two bylaws to implement transitional provisions to enable housing development to proceed while further comprehensive reviews are completed in key areas impacted by the required upzoning. These changes allow more homes to be built on ~1,000 lots that were upzoned to multifamily to align with the OCP, eliminating the need for site-specific rezoning applications to enable higher density.
[Link to 2025 Council report.](#)
[Link to 2026 Council report.](#)
 7. **Made affordable housing pre-development fund ongoing:** In February 2026, Council approved making an existing two-year pilot pre-development grant fund for new non-profit housing developments into an ongoing program. The funding source was changed to be more sustainable. This local pre-development grant program supports non-profit housing providers with required pre-development work (architectural, technical, survey, appraisal, etc.) towards capital funding applications to acquire and develop more non-market housing. This program helps advance projects identified in the SHIP towards capital funding and construction.
[Link to Council report.](#)
 8. **Advanced the BC Builds partnership on City-owned land:** In February 2026, Council adopted a Zoning Bylaw amendment to enable the development of a six-storey, 60-unit apartment building on City-owned land through the BC Builds program. Funding is secured for this project with construction planned to start in 2026. At least 20% of units (12) will be rented at below-market rates with the building targeting workforce housing needs.
[Link to Council report.](#)

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.

1. The City has been working closely with snpink'tn (Penticton) Indian Band through a water servicing agreement to secure funding for infrastructure upgrades to service snpink'tn band land with City water infrastructure. The City and snpink'tn are pursuing funding opportunities together to support further development on snpink'tn band land.
2. Further, the City and snpink'tn are close to renewing a relationship agreement to further strengthen partnerships in the provision of other services and support for work towards shared initiatives, including housing. For example, the City is encouraged to be engaged through a land use planning process for a large parcel of reserve land within the City boundaries ("IR-2") with opportunities to service the land to enable the development of housing and mixed-use development in the future.
3. City staff have developed strong working relationships with snpink'tn staff across several departments, with continued dialogue on land use planning and housing strategy projects

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	2	9	30	41
New Units	72	85	50	207
Unit Breakdown				
Units by Size				
Studio	10	5	3	18
One Bedroom	20	27	6	53
Two Bedroom	17	36	22	75
Three Bedroom	25	17	9	51
Four or More Bedroom ¹	0	0	10	10
Units by Tenure				
Rental Units ² – Total ²	60	62	17	139
Rental – Purpose Built	60	60	0	120
Rental – Secondary Suite	0	2	11	13

Rental – Accessory Dwelling	0	0	6	6
Rental – Co-op	0	0	0	0
Owned Units	12	23	33	68
Units by Rental Affordability				
Market	18	62	17	97
Below Market ³ – Total	42	0	0	42
Below Market – Rental Units with On-Site Supports ⁴	0	0	0	0

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	2	6
Proposed Units	5	29

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.

Applications Withdrawn:

Development Permit (1 application):

- Four-unit townhouse: withdrawn due to SSMUH zoning change and the applicant wanting to apply under new zoning. A new DP application was received for a modified four-unit cluster housing development.

Building Permit (1 application):

- Carriage house: withdrawn due to owner's choice not to proceed.

Applications Not Approved (Cancelled):

Building Permit (6 applications):

- Duplex: cancelled due to inactivity, sprinkler system required.
- Duplex: cancelled due to inactivity, sprinkler system required.
- Duplex: cancelled due to inactivity, sprinkler system required.
- 16-unit townhouse: cancelled due to incomplete application documents for an extended period.
- 6-unit apartment: cancelled due to Fire Department rejection of single-egress stair design. Updated submission received under new permit.

- Single detached house: cancelled due to incomplete application documents for an extended period. Resubmission received under new permit.

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.

- In April 2025, Council updated the Permissive Tax Exemption policy, enabling 10-year permissive tax exemption agreements for non-market rental housing, special needs, and supportive housing – with batch renewal in 2035. This policy change supports the acquisition and development of non-market housing to support housing affordability needs.
- In June 2025, Council directed staff to support advocacy for Build Canada Homes investment in Penticton, notably on 5 acres of vacant federally-owned land beside Okanagan College. Staff have been engaged with federal contacts on this opportunity to deem the land surplus and to support future development on the site.
- In June 2025, as part of the Social Housing and Infrastructure Plan, the City received a Social Housing Needs Report, forming the data basis of the SHIP. Typically housing needs reports provide high-level information about social housing needs, however this report provides a deeper look into future needs and adopts a 'prevention-focused' approach to future supply to mitigate the need for additional emergency shelter spaces.
- In December 2025, Council received a progress update on development of social housing on three City-owned sites previously endorsed for housing in June 2024. After the presentation, Council directed staff to review other City-owned sites for potential affordable homeownership development. Staff will present an update to Council on that review in spring 2026.
- In March 2026, staff submitted an application to UBCM's Local Government Development Approvals Program, seeking funding to support a third party external review of Development Services development approval processes and make recommendations to improve them. This project, if funded, will be carried out in 2026 and involve internal and external interest group consultation.
- In March 2026, Council approved a Tenant Protection Bylaw and associated amendments to the Official Community Plan (Development Permit Areas) and Development Procedures and Delegation Bylaw to implement the Tenant Protection Bylaw. The goal of this bylaw is to support compassionate redevelopment of older rental housing while mitigating the risks of housing insecurity and homelessness for affected tenants.
- In spring 2026, Council is anticipated to adopt a Zoning Amendment Bylaw (currently at third reading) for the "Skaha Assembly" redevelopment by BC Housing's Provincial Redevelopment Program. This significant development will be constructed in three phases for a total of over 600 units, however construction of this project is currently unfunded by the province.
- City staff regularly engage and have strong partnerships with local non-profit housing and service providers through 100 More Homes Penticton, a collective of over 25 non-profit housing

providers, service organizations, and government partners to support housing and homelessness initiatives and seek feedback on housing policy initiatives.

- City staff regularly engage with the development industry, including through the Penticton chapter of UDI Okanagan, to seek feedback on housing policy initiatives.
- Penticton applied twice to the federal Housing Accelerator Fund (HAF) in 2023 and 2024, however was unsuccessful in both rounds given the program was significantly oversubscribed. The City has worked to implement elements of the Council-endorsed HAF Action Plan where possible without HAF funding (i.e. housing policy changes and enabling housing development on City-owned land).

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:



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Name of Action:	
Description of Action:	
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.