



February 13, 2025

Reference: 72126

His Worship Rob Douglas
Mayor of the District of North Cowichan
7030 Trans-Canada Highway
Duncan BC V9L 6A1
Email: mayor@northcowichan.ca

Dear Mayor Rob Douglas:

Thank you for your December 20, 2024, correspondence regarding housing needs projections and recent changes to Canada's immigration policy. I appreciate the rigour being taken to understand and meet the housing needs in North Cowichan and your questions about different methodologies to estimate housing need and demand.

The housing targets and housing needs report (HNR) methodologies were developed to address current housing supply shortages and to plan for future population growth. As you may know, the methodologies include five components to estimate housing need:

1. extreme core housing need,
2. homelessness,
3. suppressed household formation,
4. household growth,
5. and rental vacancy rate adjustment.

The HNR methodology also includes a demand factor to estimate the number of units needed to meet a reasonable level of market demand in different communities.

The housing targets and HNR methodologies use the most recently available BC Stats' population projections to estimate the household growth component. BC Stats' population projections use the Immigration Levels Plan published by the federal government for international migration assumptions.


The BC Stats assumptions for distribution of Permanent residents and Non-Permanent Residents arriving in Canada is based on historic trends while taking into consideration policy changes and recent developments at the provincial level (i.e. changes in Provincial Nominee Programs and recent shares of arrivals of Non-Permanent Residents).

As you describe in your letter, the 2025-2027 Immigration Levels Plan has significant reductions in the admission targets of Permanent Residents compared to the 2024-2026 levels. These changes will be incorporated in the next update to BC Stats' population projections. Housing targets for future groups of municipalities, and future HNR updates (required every five years), will be calculated using the most current BC Stats projections.

I understand that external factors such as residential demand and land and labour costs impact the ability of municipalities to meet housing targets. We closely monitor and consider external factors when evaluating municipal progress toward meeting targets.

Thank you again for taking the time to write, and District of North Cowichan's thoughtful planning to ensure there is sufficient supply of diverse housing options now and in the future.

Sincerely,



Ravi Kahlon
Minister of Housing and Municipal Affairs

CC: George Farkas, GM, North Cowichan
North Cowichan Council
Ted Swabey, CAO, North Cowichan
Amanda Young, Director, Planning and Building