



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.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Port Moody
Housing Target Order Date	September 23, 2023
Reporting Period	October 1, 2024 – September 30, 2025
Date Received by Council Resolution	November 12, 2025
Date Submitted to Ministry	November 14, 2025
Municipal Website of Published Report	https://www.portmoody.ca/home-and-property/housing/
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	<i>Liam McLellan, Senior Social Planner,</i> lmclellan@portmoody.ca , 604-469-4640
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (name, position/title, email, phone)

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	492	15	477	645

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	35	0	35	See Note 1
One Bedroom	210	3	207	See Note 1
Two Bedroom	213	2	211	See Note 1
Three Bedroom	30	6	24	See Note 1
Four or More Bedroom ¹	4	4	0	See Note 1

Units by Tenure				
Rental Units ² – Total	84	3	81	87
Rental – Purpose Built	81	0	81	See Note 1
Rental – Secondary Suite	3	3	0	See Note 1
Rental – Accessory Dwelling	0	0	0	See Note 1
Rental – Co-op	0	0	0	See Note 1
Owned Units	408	12	396	558
Units by Rental Affordability				
Market	42	3	39	See Note 1
Below Market ³ - Total	42	0	42	See Note 1
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	See Note 1

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.

- Updated Housing Needs Report
 - As required by the Province, the City's interim Housing Needs Report (iHNR) was updated in November 2024. The iHNR identifies the current and anticipated housing need for the next 5 and 20 years. This document can be found here: [interim-housing-needs-report-port-moody-2024-combined.pdf](#)
- Updated Land Use Planning Documents

- Updates to the [City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 94, 2024, No. 3460](#) to enable Small-Scale, Multi-Unit Housing (SSMUH) was adopted in June 2024. Amendments have continued to be made as required based on updates from the Province. For example, the Zoning Bylaw will be amended in the Winter 2025 to include two additional CD zones (CD58 and CD78).
- Draft Port Moody 2050 Official Community Plan
 - Update in progress. Council will consider 2nd reading of the OCP at the November 12, 2025, Regular Council Meeting. Expected adoption of the OCP is expected to happen in Spring 2026.
 - Innovative approaches and/or pilot projects
- [A Guide to SSMUH Development](#)
 - A Guide to SSMUH Development, which provides information related to SSMUH eligibility, development potential, important considerations, approval process, design guidelines and other useful resources. This resource was completed in July 2025.
- Partnerships:
 - Metro Vancouver
 - Digitally Accelerated Standardized Housing (DASH) for the redevelopment of 125 Moray Street. This location is currently a 52-unit townhouse community Metro Vancouver Housing site that has been selected for future purpose-built rental units. As a partner in DASH, the City is exploring whether there are opportunities to expedite the process for zoning, entitlement, development permits, building permits and how pre-fabricated housing may obtain approvals. More information regarding the DASH program can be found here: [Housing Committee Agenda Package - February 5, 2025](#).
 - Portwood
 - The City, BC Housing, Canada Mortgage and Housing Corporation, Edgar Development, M'akola Housing Society and Entre Nous Femme Housing Society partnered together for Portwood, a 325 new below-market unit project in Port Moody. More information can be found here: [More than 325 new below-market homes underway in Port Moody](#)
- Other housing supply related actions
 - Projects to update the City's Inclusionary Zoning Policy and Density Bonus Bylaw, and to create a Secure Market Rental Policy and Market Rental Retention and Renewal Policy are all underway. Expected completion for these projects is June 2026.

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.

There are no First Nations reserves within the City limits of Port Moody. However, in the draft OCP *Port Moody 2050* under Chapter 7: Built Environment, Objective 5, Policy 4, *Prioritize Indigenous housing development in Port Moody*, and the Housing Action Plan 2022 - 2032, Strategic Direction 4: Be a Housing Champion, Action 32, *Support the implementation of the Aboriginal Housing Management Association's (AHMA) Indigenous Housing Strategy*, the City has reached out to AHMA to understand their targets for affordable housing solutions and how municipalities may support their work.

For partnerships, the Portwood project includes M'akola Housing Society, which provides safe, affordable and appropriate homes primarily for Indigenous people and families. M'akola Housing Society was founded originally as the Victoria Native Indian Housing Society in 1984 by Indigenous community members who wanted to help Indigenous families living off-reserve secure affordable, appropriate housing.

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	8	9	30	47
New Units	5,540 (See Note 2)	1,855	1,152	8,547
Unit Breakdown				
Units by Size				
Studio	628	126	0	754
One Bedroom	2,896	902	368	4,166
Two Bedroom	1,476	609	545	2,630
Three Bedroom	540	212	215	967
Four or More Bedroom ¹	0	6	24	30
Units by Tenure				
Rental Units ² – Total ²	1,176	766	544	2,486
Rental – Purpose Built	1,176	766	544	2,486
Rental – Secondary Suite	0	0	0	0
Rental – Accessory Dwelling	0	0	0	0



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Rental – Co-op	0	0	0	0
Owned Units	4,364	1,089	608	6,061
Units by Rental Affordability				
Market	1,066	650	186	1,902
Below Market ³ - Total	48	106	358	512
Below Market - Rental Units with On-Site Supports ⁴	62 (See Note 3)	10	0	72

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	1	0
Proposed Units	28	0

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.

112 Moray Street – rezoning application for 28 townhouse units. Project was cancelled by the City due to a lack of progress submitting required information for the application.

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.

Note 1: While the City has started collecting demolition data for the 2024/25 HSA report, it does not have this information for the 2023/24 reporting period.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
 BC Ministry of Housing and Municipal Affairs

Note 2: Several of the projects at the rezoning stage only have residential square footage entitlements, not exact unit counts. Staff have estimated several unit allotments for these projects and allocated the units to match the Family Friendly Units Policy distributions. As these projects receive their development permits, staff will update the unit allocations to the finalized architectural drawings.

Note 3: 2806 Spring Street is a transitional housing project associated with the rezoning of 3060-3092 Spring Street. Currently, staff only have unit estimate for this project, and all units are being counted as 2-bed until further notice.

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:	



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
 BC Ministry of Housing and Municipal Affairs

Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
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.