



Staff Report to Council

Planning and Development

FILE: 08-3010-01/26

REPORT DATE: March 18, 2026 **MEETING DATE:** March 31, 2026
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning & Development
SUBJECT: Provincial Housing Target: Initial Six-month Progress Report

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: M. Roberts / March 25, 2026

RECOMMENDATION(S):

THAT Council:

- A. Receive the Provincial Housing Target Progress Report (September 1, 2025 to February 28, 2026) as presented at the March 31, 2026 Public Council Meeting; OR
- B. Other.

PURPOSE

For Council to receive the Provincial Housing Target Progress Report for the initial six-month reporting period of September 1, 2025 to February 28, 2026 (see Attachment B).

Information Report Decision Report Direction Report

DISCUSSION

Background:

The Provincial *Housing Supply Act* authorizes the Minister of Housing and Municipal Affairs to issue a housing target order for a municipality. A housing target order is a directive issued by the Province that sets housing supply targets for local governments to complete within a defined timeframe. The Act was brought into force on May 31, 2023 through the Housing Supply Regulation, which included a list of 47 specified municipalities that could be the subject of a housing target order. The City of Pitt Meadows was identified as a specified municipality

under the Regulation, but was not selected as part of the first three groups of municipalities subject to a housing target order.

On May 28, 2025, the City received notification from the Minister of Housing and Municipal Affairs that the City had been selected as part of the fourth group of 10 municipalities to receive housing targets. Following meetings between City and Ministry staff, and a 30-day comment period, the housing target order for Pitt Meadows (HTO) was issued on August 18, 2025 (Attachment A). The HTO outlines an overall housing target of 727 net-new residential units (i.e., new occupancy permits minus demolition permits) to be completed between September 1, 2025 and August 31, 2030, with yearly targets, recommended unit breakdown, and a progress reporting schedule. The annual cumulative number of net-new housing units for each progress reporting period is as follows:

- Year 1: 109 units
- Year 2: 225 units
- Year 3: 360 units
- Year 4: 523 units
- Year 5: 727 units

Although the Ministry of Housing and Municipal Affairs has provided guidance for the breakdown of the housing units (e.g., estimated need by unit size and tenure), and the City's progress reports will need to include this level of detail, Ministry staff have indicated that this information will not be used to evaluate the City's progress towards achieving the housing targets.

In the first year of the program, the City is required to provide two progress reports for each six-month period (i.e., September 1, 2025 to February 28, 2026, and March 1, 2026 to August 31, 2026), with annual reports for the remaining four years. Using the Province's template, the progress reports must state the City's progress towards meeting the housing target and the City's actions to deliver new housing in the community. If a community is not on track to achieve the target number, they are also required to provide information on actions the municipality will take towards meeting the housing target within the two-year period following the report, although this information is not required for the initial six-month progress report.

The reports must be received by Council by resolution within 45 days of the end of the reporting period and then submitted to the Minister and posted on the City's website. This is the City's first progress report.

Relevant Policy, Bylaw or Legislation:

The issue is regulated by the *Housing Supply Act* and associated Housing Supply Regulation.

Analysis:

During the Ministry's consultation process, in advance of the August 18, 2025 HTO issuance, the City identified several concerns about the premise and process of the housing target program, and numerous challenges in the methodology used to calculate the housing target value. Additionally, the City identified many local constraints affecting the potential for new housing development in Pitt Meadows that are outside the City's control (e.g., how new housing is delivered, market conditions, shallow groundwater, federal aeronautical elevation restrictions, and the constraints posed by the Agricultural Land Reserve). The City's request to reconsider and work together with the Province on a more appropriate, realistic target was not accepted.

Unit Count Towards Housing Target

As detailed in the Progress Report (Attachment B), during this first reporting period, the City issued 10 occupancy permits and four demolition permits, totalling six net-new residential units. The new units include:

- Two one-bedroom units
- Four two-bedroom units
- Four units with four or more bedrooms

Of these, five units are intended to be rental secondary suites and five are owned units.

For context, between June 25, 2025 and the end of August 2025, prior to the start of the reporting period (September 1, 2026), the City issued occupancy permits for a total of 24 new residential units, including 15 townhouse units, three single-family homes (two of these with secondary suites) and two duplex buildings. These 24 units, however, are not included in the reported net-new units counting towards the housing target. This reflects the more variable timing of occupancy approvals in smaller communities, such as Pitt Meadows.

As shared with the Ministry, Pitt Meadows has experienced a steady decline in the development of new housing units since the mid-2000s, from 752 new housing units between the 2001 and 2006 Census to 210 new housing units between the 2016 and 2021 Census. Recent planning initiatives, such as the Official Community Plan update in 2022 and the introduction of small-scale multi-unit housing zoning in 2024 increased development potential, but are not anticipated to yield housing growth comparable to mid-2000s levels, at least not in the short-term. Additionally, recent housing market variations, such as reduced immigration numbers, global economic uncertainty and the Province's recent budget cuts to affordable housing programs, are slowing new housing completions across the province, and are expected to persist over the next few years. As such, the year-one target of 109 and the five-year target of 727 net-new units do not reflect more recent development trends and are ambitious given constraints outside the City's control.

Actions to Enable Residential Development

Prior to the Province introducing housing legislation in 2023, including the *Housing Supply Act*, the City was aware of the community's housing challenges and was already working on a

number of housing initiatives tailored to the community's needs. Many of these were paused while City resources were reallocated to implement the Province's required housing policy and regulatory changes. To comply with the Provincial requirements, the City implemented the required small-scale multi-unit housing zoning changes, designated transit-oriented areas, and received an Interim Housing Needs Report. Additionally, the City took the opportunity to update the residential development permit area form and character guidelines, clarify residential zoning regulations, advance area planning studies, and incorporate internal process and system enhancements to streamline inquiry and application management.

Specifically, over the past 12 months, the City has completed the following housing-related initiatives, as noted in the Progress Report (Attachment B):

- Continuous improvements to reduce processing timelines for development applications, including efficiency changes to internal reviews and referrals (ongoing).
- Updating building and development information handouts to support residents and applicants (ongoing). Improved guides help applicants understand the requirements and submit complete and compliant applications that are more efficient to process and, therefore, reduce processing times.
- Continued to advance the completion of the North Lougheed Area Plan to guide future growth and development, which is currently anticipated to include housing development opportunities.
- Continued to work with Metro Vancouver Housing Corporation on the development of Heron's Nest, which will include 115 non-market rental units and a 150-space childcare facility. The anticipated opening date is in Fall 2027.
- Developed a 2026-2028 Housing Action Plan, identifying housing initiatives to increase the supply and diversity of housing in Pitt Meadows (completed October 7, 2025).
- Streamlined property information requests by introducing online ordering, improved turnaround times, and a more predictable fee structure (completed November 4, 2025).
- Advanced background work required for the preparation of a masterplan for potential future redevelopment of the civic centre area under a sustainable and cost-effective framework, which may include housing development opportunities (municipal space needs assessment completed in December 2025).
- Updated the Pitt Meadows Official Community Plan (OCP) to align with the Interim Housing Needs Report as required by the Province (OCP amendment adopted December 2, 2025).
- Reviewed the small-scale multi-unit housing zoning, including interviews with development sector representatives (presented to Council December 2, 2025). The review and industry feedback identified that the City's residential regulations are clear and do not significantly impact the viability of residential development.
- Reviewed land use designations for properties along the Fraser River foreshore, including market and planning feasibility of residential options (presented to Council on February 10, 2026).

- Prepared an application to the UBCM Local Government Development Approvals Program to help streamline development procedures and approvals (February 2026).
- Advanced a financial analysis to further review possible implications of the City's Amenity Cost Charges (adopted in 2024) on new housing development (in progress).
- Advanced a financial analysis, in keeping with the provincial guidelines, to assess the opportunity for inclusionary zoning (in progress).

While it is expected that many of these initiatives will streamline the development application processes, it is unclear if they will directly increase new housing numbers and bring the city closer to meeting the Province's housing target within the five-year reporting timeframe (aside perhaps from the Heron's Nest project partnership). As mentioned, there are many factors that affect housing development and, as the City does not directly build housing, the City's ability to steer the market and increase housing construction is very limited.

Other Development Approvals

The progress report also requires additional information on residential development applications that have been approved, rejected, or withdrawn during the reporting period. These have been included for building permit, development permit, and rezoning applications, plus the number of new units in each category. Each proposal is only counted under the most recent application category and the units recorded here, including for building permits, will not count towards the housing target number until an occupancy permit is issued.

Next Steps

Under the *Housing Supply Act*, the local government must receive the progress report by resolution within 45 days after the end of the reporting period, and then submit it to the Minister of Housing and Municipal Affairs and publish it on the municipal website.

A second progress report, using the same template, will be required in the Fall, within 45 days following the end of the year-one period of September 1, 2025 to August 31, 2026. If the City has not met the initial year-one housing target of 109 net new units granted occupancy, the City must include in the second progress report the measures it will implement to meet the targets within the subsequent two-year period.

If, upon receipt of a progress report, the Province determines that the municipality has failed to meet or make sufficient progress toward meeting the housing target, it can appoint an independent advisor and/or issue a directive. If an advisor is appointed, it will review the actions taken and progress made by the municipality toward meeting the housing target, as well as its policies, practices and processes with respect to housing development. The advisor must submit a report to the Province with any recommended actions that the municipality could take to meet the housing target, compliance powers the Province could exercise, new or revised housing targets, or changes to the methodology used in establishing the housing target. A directive may require the municipality to enact or amend a bylaw or issue (or refuse to issue) a permit. If the municipality fails to comply with the directive, the Province can enact or amend the bylaw or issue (or refuse to issue) a permit.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
 Community Spirit & Wellbeing Corporate Pride Public Safety
 Not Applicable
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WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other
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FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

This staff report is available on the Council agenda and City’s website. The Progress Report (Attachment B) will also be published on the City’s website, in accordance with the requirements of the *Housing Supply Act*.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No Other
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SIGN-OFFS

Written by:

Colin O’Byrne,
Manager of Planning

Reviewed by:

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

- A. Housing Target Order for the City of Pitt Meadows, dated August 18, 2025
- B. Provincial Housing Target Progress Report (September 1, 2025 to February 28, 2026)