

**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](mailto: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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<b>Section 1: MUNICIPAL INFORMATION</b>	
<b>Municipality</b>	City of Pitt Meadows
<b>Housing Target Order Date</b>	August 18, 2025
<b>Reporting Period</b>	Reporting Period 1.1: September 1, 2025 – February 28, 2026
<b>Date Received by Council Resolution</b>	
<b>Date Submitted to Ministry</b>	
<b>Municipal Website of Published Report</b>	www.pittmeadows.ca
<b>Report Prepared By</b>	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
<b>Municipal Contact Info</b>	Patrick Ward, Director of Planning and Development (pward@pittmeadows.ca / 604.465.2425)
<b>Contractor Contact Info</b>	<input checked="" type="checkbox"/> N/A

<b>Section 2: NUMBER OF NET NEW UNITS</b>				
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>				
<b>Section 8 must be completed if a housing target has not been met for the reporting period.</b>				
	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since HTO Effective Date)
<b>Total</b>	10	4	6	6

<b>Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE</b> (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.				
	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since Effective HTO Date)
<b>Units by Size</b>				
Studio	-	-	-	-
One Bedroom	2	-	2	2
Two Bedroom	4	1	3	3
Three Bedroom	-	2	-2	-2
Four or More Bedroom <sup>1</sup>	4	1	3	3

<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total	-	-	-	-
Rental – Purpose Built	-	-	-	-
Rental – Secondary Suite	5	-	5	5
Rental – Accessory Dwelling	-	-	-	-
Rental – Co-op	-	-	-	-
Owned Units	5	4	1	1
<b>Units by Rental Affordability</b>				
Market	5	0	5	5
Below Market <sup>3</sup> – Total	-	-	-	-
Below Market - Rental Units with On-Site Supports <sup>4</sup>	-	-	-	-

**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.

Over the past 12 months, the City of Pitt Meadows has undertaken the following initiatives to support achieving the housing target:

- 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 (ongoing; see <https://www.pittmeadows.ca/homes-development/zoning-land-use/north-lougheed-area-plan-nlap>)
- 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 (see <https://www.pittmeadows.ca/homes-development/housing/herons-nest-non-market-housing-and-child-care-project>).
- 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; see <https://www.pittmeadows.ca/homes-development/housing/housing-action-plan>)
- Streamlined property information requests by introducing online ordering, improved turnaround times, and a more predictable fee structure (completed November 4, 2025; see <https://pittmeadows.vivacitadel.com/>)
- 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; see [https://www.pittmeadows.ca/sites/default/files/2025-12/Dec 2 2025 OCP 2025 Update Amendment Bylaw 3034%2C 2025.pdf](https://www.pittmeadows.ca/sites/default/files/2025-12/Dec%202025%20OCP%202025%20Update%20Amendment%20Bylaw%203034%2C%202025.pdf))
- Reviewed the small-scale multi-unit housing zoning, including interviews with development sector representatives (presented to Council December 2, 2025; see [https://www.pittmeadows.ca/sites/default/files/2025-12/Dec 2 2025 SSMUH Transit Oriented Areas Implementation Update.pdf](https://www.pittmeadows.ca/sites/default/files/2025-12/Dec%202025%20SSMUH%20Transit%20Oriented%20Areas%20Implementation%20Update.pdf)). 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; see <https://pub-pittmeadows.escribemeetings.com/filestream.ashx?DocumentId=19512>).
- Prepared an application to the UBCM Local Government Development Approvals Program to help streamline development procedures and approvals (February 2026; see <https://pub-pittmeadows.escribemeetings.com/filestream.ashx?DocumentId=19591>)
- 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)

**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.

The City has not undertaken work in this area during the reporting period.

**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
<b>Applications</b>	0	2	6	8
<b>New Units</b>	0	6	12	18
<b>Unit Breakdown</b>				
<b>Units by Size</b>				
Studio	-	-	-	-
One Bedroom	-	-	-	-
Two Bedroom	-	-	5	5
Three Bedroom	-	2	-	2
Four or More Bedroom <sup>1</sup>	-	4	7	11
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total <sup>2</sup>	-	-	-	-
Rental – Purpose Built	-	-	-	-
Rental – Secondary Suite	-	-	5	5
Rental – Accessory Dwelling	-	-	-	-
Rental – Co-op	-	-	-	-
Owned Units	-	6	7	13
<b>Units by Rental Affordability</b>				
Market	-	6	12	18
Below Market <sup>3</sup> - Total	-	-	-	-
Below Market - Rental Units with On-Site Supports <sup>4</sup>	-	-	-	-

**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.

	<b>Applications Withdrawn</b>	<b>Applications Not Approved</b>
<b>Applications</b>	4	0
<b>Proposed Units</b>	7	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.

All applications identified as 'withdrawn' were building permit applications cancelled due to the applicant's inactivity in addressing application deficiencies or failure to supply the additional information necessary to process the application. In all cases, building permits were never issued.

**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.

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 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.

Since the Fall of 2025, the housing sector has seen a significant slowdown in construction starts, partly in response to reduced Federal immigration numbers and increased global economic uncertainty. Developers, and a recent financial assessment commissioned by the City, noted that many new residential housing developments are not currently profitable under the current market conditions. As a result, the City expects to see slower housing growth and reduced numbers of net-new units for at least the next few years. Once market conditions improve, it is anticipated that there will be a lag in development activity while developers acquire properties and prepare development proposals.

Despite the number of occupancy approvals between June and August 2025 and recent market changes, the relatively modest number of net-new units over this first reporting period is reasonably consistent



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with recent growth trends for the City of Pitt Meadows. As part of the consultation process in advance of the issuance of the housing target, the City indicated concerns with the provincial methodology for determining the target, which does not account for the City's distinct characteristics and overestimates housing growth potential in Pitt Meadows. Based on conversations with local developers, the City's limited land base for new housing developments and other constraints, and the aforementioned market conditions, the prescribed housing target continues to be unrealistic for Pitt Meadows.

**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.*

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>

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*\*Copy/Paste above description tables as needed*

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<sup>1</sup> 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.

<sup>2</sup> **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

<sup>3</sup> **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

<sup>4</sup> **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.