



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 Coquitlam
Housing Target Order Date	August 18 th , 2025
Reporting Period	September 1, 2025 – February 28 th , 2026
Date Received by Council Resolution	March 30 th , 2026
Date Submitted to Ministry	April 23 rd , 2026
Municipal Website of Published Report	https://www.coquitlam.ca/301/Housing-Affordability
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	<i>Andrew Merrill, General Manager Planning and Development</i> <i>AMerrill@coquitlam.ca</i>
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	1,183	151	1,032	1,032

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	125	0	125	125
One Bedroom	553	46	507	507
Two Bedroom	321	32	289	289
Three Bedroom or more	184	73	111	111



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Four or More Bedroom ¹	N/A	N/A	N/A	N/A
Units by Tenure				
Rental Units ² – Total	445	96	349	349
Rental – Purpose Built	418	92	326	326
Rental – Secondary Suite	26	4	22	22
Rental – Accessory Dwelling	1	0	1	1
Rental – Co-op	0	0	0	0
Owned Units	738	55	683	683
Units by Rental Affordability				
Market	345	96	249	249
Below Market ³ - Total	100	0	100	100
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

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.

Action	Description	Date
Proposed Approach to Medium Density Zones and Rental Incentives	Staff brought forward a report to seek feedback on proposed changes in medium-density residential zones to encourage 100% purpose-built rental housing and meet provincial legislative requirements. Changes to medium-density zones will be finalized prior to June 30, 2026.	February 24 th , 2026

Interim OCP	Coquitlam is undertaking work to streamline its OCP to make it easier to understand, easier to use and better align with new Provincial Housing Changes including the Housing Needs Report. Work in this period has included a report to Council to share the draft interim OCP as well as community engagement. The interim OCP will be brought to Council for final adoption in spring 2026.	February 23 rd , 2026
Rezoning Application at 1013 and 1025 Brunette Avenue	Council approved rezoning applications on two city-owned properties at 1013 and 1025 Brunette Avenue to facilitate the development of a non-market apartment building. Following approval of the application, the City issued a Request for Proposal to receive submissions to develop non-market housing on-site.	February 23 rd , 2025
Adopted Interim Affordable Housing Reserve (AHRF) Policy	The Affordable Housing Reserve Fund is a funding tool that was established in 2008 to support non-market housing partnerships with other levels of government and non-profit housing societies. In December 2025, the City updated the AHRF evaluation criteria to streamline the application process and to maximize the impact of AHRF contributions.	December 8 th , 2025
Approved Affordable Housing Reserve Fund Request at 560 Austin Avenue	Council gave final approval to make a capital contribution from the Affordable Housing Reserve Fund in the amount of \$180,000 to the Burquitlam Senior Housing Society to undertake a retrofit to extend the life of an existing building and support the creation of 18 new rental studio units for seniors.	December 8 th , 2025
Citywide Parking Review Phase 3: Introduction to the Curbside Management Strategy	The Citywide Parking Review was initiated in 2020 to modernize the City's approach to both off-street and on-street parking. The third phase, the Curbside Management strategy, will guide the management of the increasingly complex and competing demands for public curbside space. The Curbside Management Strategy will help facilitate a more efficient use of land, reduce uncertainty in the development process, and promote housing delivery, particularly in high-growth areas.	November 24 th , 2025
Proposed Housing Unit Mix Policy	Staff brought a report to Council for feedback on a housing unit mix policy that establishes unit mix thresholds, including 3-bedroom units, for new developments in medium- and high-density apartment projects.	November 17 th , 2025
Transit-Oriented Areas Update: Stage 2	Staff brought a report to Council to provide an update on the ongoing work implementing the provincial mandates with respect to Transit-Oriented Areas and the Southwest Corridor Review, a Housing Accelerator Fund initiative and former component of the Southwest Housing Review. This report presents a summary of the feedback received on the draft land	November 17 th , 2025

	use and servicing concepts for Transit-Oriented Areas and Southwest Shoulders and Corridors, revisions to these concepts, and a supporting incremental servicing assessment. This work will be finalized prior to June 30, 2026.	
Adopted Priority Review Policy for Non-Profit Housing	Council adopted the Priority Review Policy for Non-Profit Housing, enables a streamlined and expedited review timeline for new non-profit housing projects.	October 20 th , 2025
Certified Professional Program	City staff brought a report to Council to provide a progress update on a Certified Professional Program - an alternative process for reviewing building permit plans and supporting documents to ensure compliance with the BC Building Code, using third-party certified professionals to coordinate building permit submissions to augment work of City staff. The next phase includes implementation of a pilot program.	September 29 th , 2025
Updated Zoning Bylaw for Small-Scale Multi-Unit Housing	The City updated its zoning provisions to allow for up to four dwelling units in single-detached and duplex residential areas citywide. The City amended the Zoning Bylaw to provincial mandates and to implement related updates that make the Zoning Bylaw clearer, more flexible and easier to administer. Approximately 22,000 lots across the City were rezoned to align with the provincial legislation.	June 9 th , 2025
Approved Affordable Housing Reserve Fund Request at 2905 and 2901 Glen Drive	Council approved a contribution from the Affordable Housing Reserve fund in the amount of \$3.65 million to the Community Land Trust to support the development of 146 non-market co-operative housing units as part of a multi-phase redevelopment project.	April 28 th , 2025
Completed Housing Needs Report Interim Update	The City completed a Housing Needs Report Interim Update in accordance with the provincial housing legislation. This update built on the work completed in the City's 2022 Housing Needs Report and will guide housing policies and land use planning in Coquitlam until the next mandated update in 2028. The 2024 interim report update serves as an addendum to the previous report and incorporates new provincially mandated components, including standardized housing projections for the City over five- and 20-year periods.	April 28 th , 2025
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.		

Joint Flood Mitigation Program

A joint investment of more than \$19.9 million from the federal and provincial governments, kwikwəłəm First Nation, and Coquitlam, are being used to complete flood improvements along the Coquitlam River and Fraser River.

With rising water levels and increased rainfall due to climate change, the flooding risk is increased for slakəyánc IR1, the regional transportation network, Mayfair Industrial Park in Coquitlam, and within léxətəm Regional Park. Through this project the kwikwəłəm First Nation and Coquitlam will upgrade the area's existing flood protection network and construct enhanced dikes. Decreased flood risk for slakəyánc IR1 will help protect this area for potential future housing development.

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	0	6	51	57
New Units	0	1,782	948	2,730
Unit Breakdown				
Units by Size				
Studio	0	56	41	97
One Bedroom	0	816	250	1,066
Two Bedroom	0	363	366	729
Three Bedroom	0	547	291	838
Four or More Bedroom ¹	N/A	N/A	N/A	N/A
Units by Tenure				
Rental Units ² – Total ²	0	1,325	124	1,449
Rental – Purpose Built	0	1,282	93	1,375
Rental – Secondary Suite	0	43	31	74
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	0	457	824	1,281
Units by Rental Affordability				
Market	0	678	124	802
Below Market ³ - Total	0	647	0	647
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	0
Proposed Units	276	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.

PROJ 22-134 – 701 & 703 Delestre Avenue

Proposal to construct a six storey apartment with 61 market rental units, which included a rezoning and development permit application. This application was cancelled due to inactivity as third reading for the rezoning bylaw expired on July 31, 2025 and no Third Reading Extension has been received by the City to date.

PROJ 23-190 – 541 Clarke Road

Proposal to construct a mixed-use development with two residential buildings, including a 21 storey tower with market condos, market rental, and non-market rental units. This application was cancelled due to inactivity.

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.

Four Bedroom Units:

The City does not collect data specifically for four bedroom units. If a unit provides three or more units, the City records these units in one umbrella category. Therefore, in the sections for 'Units by Size' four bedroom units are included in three bedroom row and comprise a portion of the overall total.

Below-Market Units:

In the 'Units by Affordability' section, the 'Below Market' row includes both below market and non market rental units as defined by the City.

In Coquitlam, below market units are defined as a dwelling unit in a purpose-built rental for which the rent charged is at least 25% below market rent, as secured by a housing agreement or registered covenant.

In Coquitlam, non market rental units are defined as self-contained, independent, living dwelling units targeted to low and moderate income households such as housing co-operatives and seniors and family nonprofit projects. These units often receive funding from senior levels of government with affordability based on requirements in those agreements and typically provide deeper levels of affordability, which may align with the Province's below-market definition. Coquitlam does not track rental units based on HILs. Due to this, the City has included both below market and non market rental units to demonstrate the full breadth of affordable units the City works to secure for residents.

Concurrent Rezoning and Development Permit Applications:

The City has a concurrent development approval process for rezoning and development permit applications. In 'Section 5: Approved Housing Development Applications' units can only be recorded once for the most current development application type. While there have been approved rezoning applications during the reporting period, they have been recorded under the development permit application column to avoid double counting.

Limited Data Available for Unit by Size in Low Density Developments

The City has limited data on units by size (i.e. number of bedrooms) in low density developments including small-scale multi-unit housing, single-detached, secondary suites, and accessory dwelling units. Due to unavailable data some assumptions were made using Census data to estimate the distribution of units by size in these development forms in Section 3. Where data on unit sizes was not available, an estimation was provided by multiplying each dwelling type by the proportion of unit sizes



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

that comprised each development form based on Census data. For example, based on Census data 34% of single-detached homes in Coquitlam are composed of 1 bedroom units. If 44 single-detached homes received occupancy permits we estimated the proportion of single-detached homes that had only 1 bedroom by multiplying 44 by 0.34. This methodology was applied to 84 total units where data on a dwelling's number of bedrooms was not present.

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:

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



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

**Copy/Paste above description tables as needed*

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.