

ACCELERATING HOUSING IN PORT COQUITLAM

Port Coquitlam is growing and the City is taking action to ensure that new housing keeps pace with community needs. Through the federal Housing Accelerator Fund (HAF) administered by the Canadian Mortgage and Housing Corporation (CMHC), the City has secured up to \$12 million to accelerate housing delivery, remove barriers to supply, and support more homes for people at all stages of life. Over the next three years, this investment will help create faster approvals, more diverse housing options, stronger rental supply, and new opportunities for affordable housing.



Up to
\$12M
 to accelerate new housing and implement action plan



Accelerate
1,183
 new homes by 2028

HOUSING TARGETS

Port Coquitlam has committed to delivering **1,183 new building permits from 2025 to 2027**. This represents 339 more homes than would have been expected without HAF funding.

615 Multi-Unit Homes Near Rapid Transit



Larger, denser apartments near rapid transit stations and corridors.

139 Missing Middle Homes



Medium-density homes such as townhomes, rowhouses, duplexes/multiplexes, and small scale multi unit housing.

8.13% of all New Homes Expected to be Affordable



96 new units of below market housing, typically in partnership with senior levels of government.

254 Other Multi-Unit Homes



Any residential or mixed-use building that contains at least two dwellings and is not otherwise captured as missing middle or near rapid transit.



PORT COQUITLAM AREAS OF HOUSING NEED

The City's HAF commitments align with priority areas of housing need identified in the 2024 Housing Needs Report. Projections anticipate accelerated homes will add to Port Coquitlam's rental supply and provide new non-market options for individuals, families, and seniors.

Non-Market and Affordable Housing

An estimated 1,183 non-market homes are needed to address affordability challenges over the next 5 years.

Rental Housing

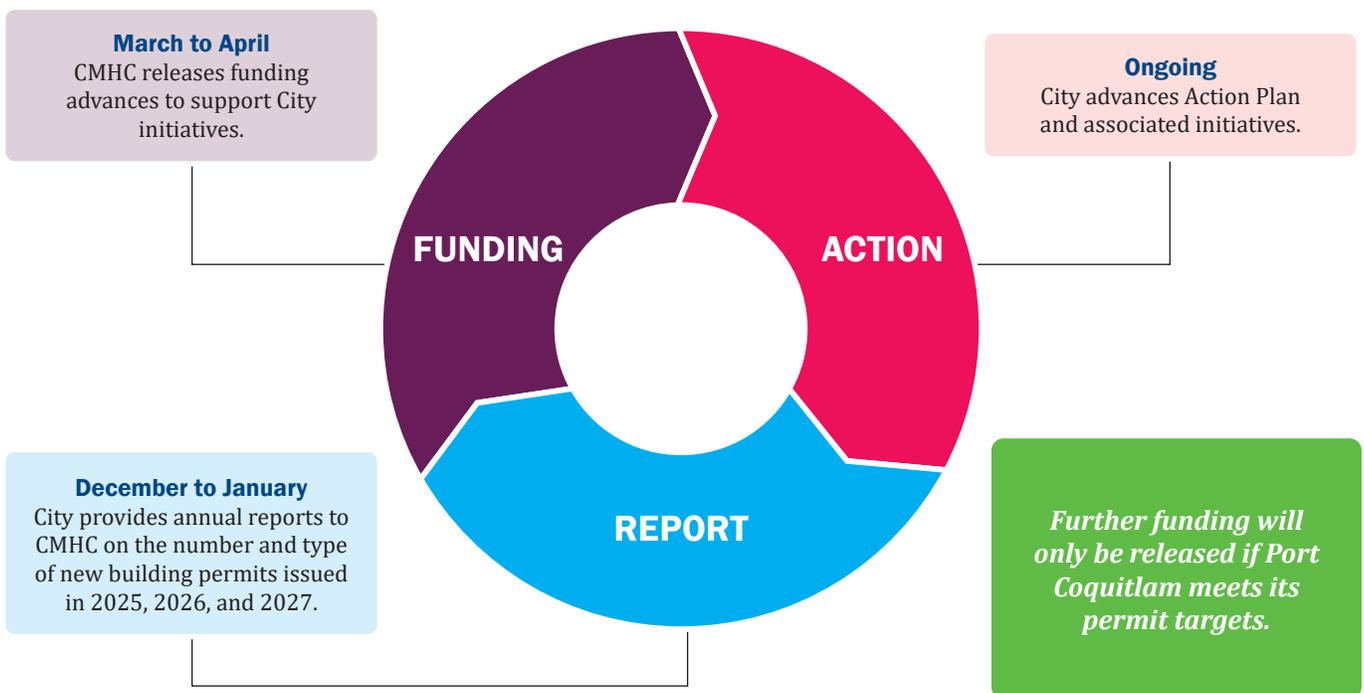
Port Coquitlam has a critically low rental vacancy rate and only 20% of renters live in purpose-built rental units.

Infill & Small Scale Multi-Unit Housing

Smaller, denser homes can improve rental and ownership availability and affordability in existing neighbourhoods.

FUNDING AND REPORTING

HAF funding is released to the City in four annual increments. \$2.6M was advanced in spring 2025 and \$3.1M in 2026. Two additional increments of up to \$3.1M will be released after staff report on progress against targets in December 2026 and 2027.



INCENTIVIZING NEW HOUSING

The City of Port Coquitlam's HAF Action Plan aims to remove barriers to housing supply, accelerate development approvals, and support greater housing choice within the community through eight initiatives.

ACTION PLAN

1 Review and Speed Up Development Approvals

Create in-house registration of permits and expedite approvals for purpose-built rental applications.

2 Identify and Activate City Lands for Housing Development

Create a City lands strategy to help ensure a transparent process for activating municipal lands and pursuing acquisitions with diverse funding sources.

3 Develop Two Housing Grant Programs

Support two different grant programs. One to support affordable housing projects and another to offset the cost of infrastructure for small scale multi unit housing.

4 Identify Areas to Further Reduce Minimum Parking Requirements

Implement Transit Demand Management (TDM) measures to support alternative transportation options in new multi-family residential buildings.

5 Pre-Zone Areas of Port Coquitlam to Unlock Multi-Family Housing Development

Pre-zone areas capable of supporting greater density and subject to the impacts of Bill 44 (Small Scale Multi-Unit Housing).

6 Embrace New Technology to Increase City Processing Efficiency

Implementing digital applications and e-permitting software through an online application portal to reduce inefficiencies and streamline the review process.

7 Update Density Bonusing Policies to Encourage Multi-Family Housing

Complete a land economics study to inform updated development of policies that increase density and balance development with land value capture.

8 Addressing Barriers to Housing Starts

Zoning and land-use reforms to enable missing middle housing, and targeted investments in housing-related infrastructure to advance in-stream projects at or near development readiness.

Action Plan initiatives are scheduled to be completed by the end of 2026.



THE PORT COQUITLAM APPROACH TO HAF

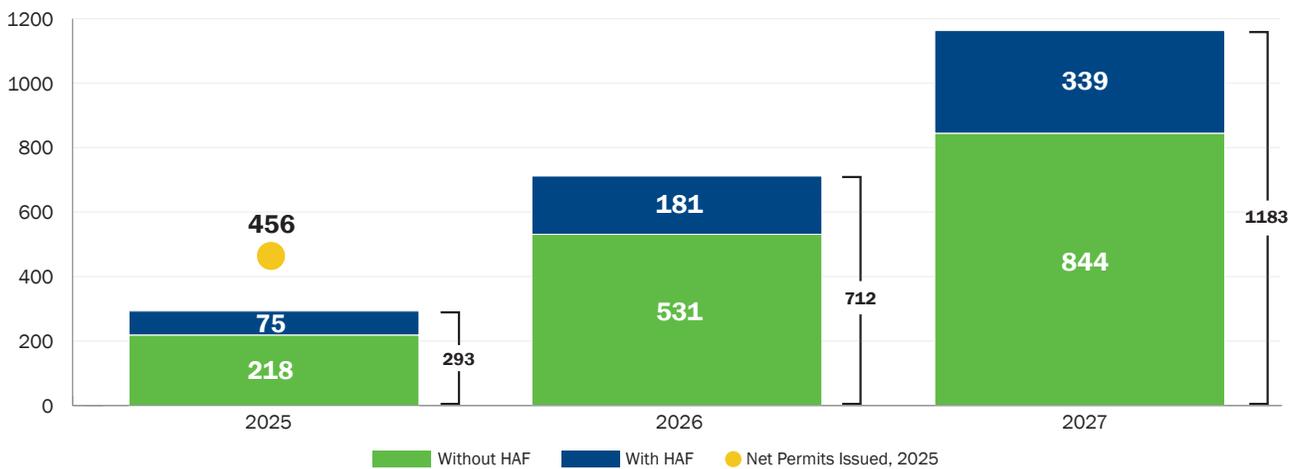
The Port Coquitlam approach to HAF prioritizes effective use of resources, completing program requirements, and securing maximum available funding. After completing the Action Plan and securing the final round of funding, the City can consider additional investments in HAF eligible projects.



TRACKING PROGRESS

Port Coquitlam has exceeded its 2025 permit target, unlocking the second funding advance. The third and fourth advances are still unsecured.

CUMULATIVE PROJECTED BUILDING PERMITS ISSUED, 2025-2027



OTHER HAF OPPORTUNITIES

If the Action Plan is completed and Port Coquitlam meets annual targets, HAF funding can be used for other housing-adjacent City-building initiatives.

- **Construction, Repair or Modernization of Affordable Housing.**
- **Investments in Housing Related Infrastructure** including water, energy, site preparation, and capacity building.
- **Investments Community Infrastructure to Support Housing** including roads, transit, sidewalks, bike lanes, and green space.



Follow our progress at: portcoquitlam.ca/haf