



**HAVAN**

Homebuilders Association Vancouver

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March 30, 2026

Mayor Lahti and Council  
City of Port Moody  
100 Newport Dr.  
Port Moody, BC V3H 5C3

*Sent via email: [council@portmoody.ca](mailto:council@portmoody.ca)*

**Re: City of Port Moody Report *Draft Development Cost Charges and Amenity Cost Charges Rates***

Dear Mayor and Council,

On behalf of the Homebuilders Association Vancouver (HAVAN) and our 1,100 members across Metro Vancouver, many of whom live, work and build in Port Moody, we are writing to express our deep concerns with the fee increases being proposed before Council in the March 31, 2026 report *Draft Development Cost Charges and Amenity Cost Charges Rates*.

At a time when housing delivery across our region is under significant strain, the proposed increases will further challenge project viability and housing affordability. For some housing forms, the fees **will more than double**. Even under the lower increase scenario, **fees rise by up to 60%**. And this does not incorporate, as the report acknowledges, an Inclusionary Zoning requirement into the development assumptions, which adds further cost burdens on housing development.

These increases do not happen in isolation – they are part of a larger compounding cost issue, which risks further suppression of supply and pushes costs beyond what homebuyers can afford. We have heard from our builders that the pressures of increasing fees and requirements have forced projects to be reduced in volume (which is a loss of future homes) or shelved permanently, after investing years to prepare these housing developments for current and future Port Moody residents.

Builder confidence is at historic lows. According to the Canadian Home Builders' Association [Housing Market Index](#), builder sentiment in British Columbia has dropped to 7.5 out of 100. Nationally, the single-family index sits at 19.6 and the multi-family index at 14.7, both record lows. Nearly 7 in 10 builders report poor current sales conditions. This data confirms what we are seeing on the ground. The market is not positioned to absorb additional cost increases.



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We are encouraged to see some governments taking swift and positive action to slow down these worsening conditions. According to CMHC, housing starts in Vancouver have dropped in each of the past two years, and condos are going unsold at record numbers across the region.<sup>1</sup>

Metro Vancouver recently signaled support for freezing DCCs at the 2025 level – on which Mayor Lahti serves as a Board member -- showing the recognition of the troubling conditions facing the housing sector. While this is temporary and is still awaiting approval, cities across the region have led the way. Surrey opted to freeze their DCCs to 2023 levels last year<sup>2</sup>, and Vancouver reduced their DCLs by 20% across the board.<sup>3</sup>

In this environment, additional fees do not translate into increased municipal revenue. They result in fewer projects proceeding. If housing is not built, there are no DCCs collected, no new homes delivered, and no community amenities funded – amenities which all Port Moody residents can enjoy. The City's 1% municipal assist factor remains an available tool to shift some of the cost burden from new development to the broader community.

If the City proceeds with any increases, it is essential to protect projects already in progress. Significant time, capital, and due diligence have been invested based on the cost structure in place at the time of application. Applying new fees to projects that are approved or advancing shifts the rules mid-process and risks undermining their viability. At a minimum, projects that have submitted rezoning applications should be exempt from any increases for the full lifecycle of the development, including all phases of master-planned communities.

In conclusion, we recommend the City pause these increases, while the industry gains better stability, and undertake a comprehensive financial analysis grounded in current market conditions, considering cumulative costs, and use real project data and experience. While HAVAN participates on the Port Moody Development Liaison Committee, HAVAN welcomes the opportunity to work with the City to engage directly with homebuilders to inform this work.

Thank you for your consideration.

FIPPA s. 22 Personal Privacy

Wendy McNeil  
HAVAN CEO

<sup>1</sup> <https://www.vanplex.ca/blog/cmhc-spring-2026-housing-supply-report-vancouver>

<sup>2</sup> <https://www.surrey.ca/news-events/news/surrey-rolls-back-dccs-while-introducing-fire-protection-charges>

<sup>3</sup> <https://dailyhive.com/vancouver/vancouver-development-cost-charge-temporary-cut-new-housing-building>