URBAN
DEVELOPMENT
INSTITUTE

SUITE 650
1050 W PENDER STREET
VANCOUVER, BC V6E 3S7

November 10, 2026

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

Re: Proposed Increases to Energy Step Code and Zero Carbon Step Code

Dear Mayor Lurbeicki and Council,

On behalf of the Urban Development Institute, congratulations again on your election to Council. We look forward to continuing a productive partnership with the City of Port Moody in advancing our shared goal of delivering housing.

As Council considers the proposed changes, we encourage you to consider the broader challenges facing the development industry. We are currently facing a housing cost-of-delivery crisis, with escalating construction costs, development charges, and regulatory requirements making it increasingly difficult to deliver new housing. Port Moody currently has the highest Energy Step Code requirements in the province, placing additional cost pressures on projects at a time when housing viability is already severely challenged.

While we support the City's recommendation of deferring implementation and introducing in-stream protection for existing applications, we do not believe these measures go far enough to address the underlying cost challenges.

Importantly, the new provincial government has committed to "overhauling the Step Code and harmonizing the Building Code," signalling an intention to establish greater consistency in building requirements across British Columbia. Given this commitment, we believe it would be premature for Port Moody to advance additional requirements before the Province has clarified its direction.

Although in-stream protection is a positive step, it does not address the broader concern that Port Moody's requirements are already more stringent than those of other municipalities. With provincial reforms anticipated, the City's proposed approach may ultimately need to be reconsidered to align with a harmonized provincial framework.

Accordingly, ***we respectfully recommend that Council defer further consideration of the proposed changes until the Province provides clear direction on its Step Code***

reforms. This would avoid potentially unnecessary regulatory changes and the need for subsequent reconsideration or reworking of policies by staff and Council, provide greater certainty for the development industry, and ensure that local policies support the delivery of much-needed housing.

Thank you for your consideration and for staff's efforts to address these important industry concerns. We look forward to continuing to work collaboratively with Council and staff on practical solutions that support housing delivery and affordability in Port Moody.

Yours sincerely,



Michael Drummond, Chief Executive Officer
Urban Development Institute