

Attachment 2: AAP Overview – Seven Initiatives (June 2025)

	Approved Action Plan Initiatives	Further Council Direction	Status	Completion Date
Initiative 1	Development Approvals Process Improvements			
Milestone 1	Create in-house registration of permits	No	Complete	June 2025
Milestone 2	Amend the City's Processing of Development Applications Policy to expedite Building Permits for purpose built rental housing	Yes	On Track	July 2025
Milestone 3	Amend the City's Processing of Development Applications Policy to expedite rezoning and development permits for purpose-built rental housing	Yes	On track	July 2025
Milestone 4	Implement pre-approved designs	Yes	On track	June 2026
Initiative 2	Activate City Lands for Development and Explore Partnerships			
Milestone 1	Improve the City's processes for activating City-owned land	Yes	On track	December 2025
Milestone 2	Pursue land acquisition opportunities and utilize external and internal opportunities for funding potential land acquisition	Yes	On track	December 2025
Initiative 3	Develop grant and incentive opportunities to activate housing development			
Milestone 1	Develop an affordable housing grant program	Yes	On track	October 2026
Milestone 2	Develop and infrastructure grant program to support infill housing development	Yes	On track	October 2026
Initiative 4	Identify area for further parking reductions			
Milestone 1	Reduce parking for SSMUH	No	Complete	June 2024
Milestone 2	Reduce parking stall dimensions to make it easier to provide required parking	No	Complete	June 2024
Milestone 3	Complete a feasibility study to implement further parking reductions in new multi-family zones	Yes	On track	December 2025
Milestone 4	Complete a study to review Transit Demand Management (TDM) measures that can be implemented to support alternative transportation	Yes	On track	December 2025

Initiative 5	Implement pre-zoning to activate Multi Family Housing Development			
Milestone 1	Identify area and implement prezoning	Yes	On track	August 2025
Milestone 2	Complete pre-zoning across areas assessed as capable of supporting greater density through changes to the zoning bylaw	Yes	On track	December 2025
Milestone 3	Designated new Transit-Oriented Areas not required by the Province	Yes	On track	December 2025
Initiative 6	Increase Efficiency through the use of new technologies			
Milestone 1	Delegate development permit approvals	No	Complete	December 2024
Milestone 2	Implement digital applications for planning	No	Extension*	June 2025
Milestone 3	Implement electronic permitting to improve application processing	No	Extension*	June 2025
Initiative 7	Eliminate restrictions and add flexibility to multi-family housing through a comprehensive density bonusing review			
Milestone 1	Complete land economics study to determine density increased that incentivize development and allow affordable unit or cash contributions to the City	No	On track	December 2025
Milestone 2	Update Density bonusing and inclusionary zoning policies to allow for greater densities within TPA and in newly designed multi-family areas	Yes	Extension**	December 2025

Note: Staff will be requesting an extension to these milestone completion dates.

* Some permit types are currently available through digital application; although more time is needed to migrate all permit types to accept digital applications.

** The Amenity Cost Charge (ACC) program development is the first step in revising the development finance tool framework for Port Coquitlam. Due to Provincial delays in releasing the guidance on Inclusionary Zoning and Density Bonusing and the ACC Best Practices guides in March 2025 and revising the ACC program to respond, an extension to this milestone would allow the time needed to analyze the interaction and how to properly structure the suite of development finance tools for Council's consideration.