

August 24, 2022

1.0 Completed Planning and Policy Work

On-going Initiatives

- **Development Application Process Review (DAPR)** – Launched in 2018 the DAPR program is focused on achieving operational efficiencies, increasing automation, and streamline regulations to reduce processing times. Under DAPR we have achieved:
 - 15% reduction in pre-application processing times.
 - 40% reduction between application submission and the first review letter
 - 10% reduction in Board of Variance processing times
 - 10 business day reduction in building permit processing
 - 40% reduction in building plan revision turnarounds.
 - 95% of development applications are now processed electronically.

2022 Initiatives

- **New Amanda 7 Digital Referral System** – All review and requirement memos are now created and tracked through Amanda with templates established and referral groups input through a custom digital platform stores all project data, automates communications to and from reviewers, consolidates responses, generates reports, flags issues and tracks processing times to streamline the review process. This has replaced the traditional paper memos and allowed for efficient requirements prep and tracking saving of up to 100 hours per project. This project won the Granicus Digital Government Tech Trailblazer Award.
- **Housing Choices Standard (Stock) Plans** – Standard plans for triplex and fourplexes that are designed to work on approximately 80% of RT-1 pre-zoned lots. Expedited approvals with a step by step guide on the website to save time and streamline the review process while lowering costs for the applicant.
- **Meadowbrook Neighbourhood Rezoning** – eliminated the last remaining Land Use Contract (LUC) by rezoning the neighbourhood to a custom CD zone to enable reinvestment and revitalization.
- **Southwest Housing Review (Neighbourhood Pockets)** – Completed the first phase of the Southwest Housing Review through revised land use concepts neighbourhood pockets to enable a wider range of housing options.

- **Housing Needs Report** – completed the first Provincially-required Housing Needs Report that uses a consistent reporting framework across BC to use data to understand the current and future housing needs of our community.
- **Development Information Portal** – a dynamic, real-time information portal with a list and a mapping tool of all current and recent development applications.
- **City Centre Streetscape Guidelines** – a key implementation item of the City Centre Area Plan to provide guidance for the design of the public realm to support the vision and community aspirations for the future of City Centre.
- **Enclosed Balconies** – Updated Zoning and development permit guidelines to permit enclosed balconies.
- **Transfer of Development Rights and Obligations Policy** – To provide a policy and procedure to allow for the transfer of density and tenure between development sites.
- **Development Application Financial Contribution Review** – DCC Bylaw updated and revisions proposed to the Density Bonus and Community Amenity Contribution (CAC) system.
- **Cannabis Retail** – Approval of the first six cannabis retail stores in City Centre, Burquitlam, Lougheed, Austin Heights and Maillardville.

2021 Initiatives

- **Child Care Partnership Strategy** – Council endorsed the City’s first Child Care strategy includes actions to improve the accessibility, affordability and quality of child care in Coquitlam. The CCPS won a Silver Medal for Excellence in Policy Planning at the 2022 Planning Institute of BC awards.
- **Oakdale Transportation Update** – revise the future street network in Oakdale to create a transportation network that is more feasible to build, with less of an impact on the neighbourhood overall.
- **Energy Step Code** – became an early adopter of the BC Energy Step Code to reduce energy use and GHG emissions.
- **Rental Housing Created:** 308 purpose-built rental housing units received occupancy, including 6 below or non-market units.
- **Below-Market Rental Housing** – Signed a Memorandum of Understanding with BC Housing to support the creation of more below-market rental housing in the community.

- **Homelessness Outreach Workers:** Secured a grant for \$306,000 to support homelessness outreach workers through a grant from UBCM.
- **Winter Shelter Program:** Approved Temporary Use Permits for four Coquitlam churches to support the rotating winter shelter program.
- **Cannabis Regulatory Framework** – adopted regulations to guide the production, processing and retail of cannabis.
- **Developer Forum** – a series of 4 workshops to explore policy, zoning rules, design guidelines, and other regulations in an effort to identify unnecessary “red tape” for removal in order to achieve efficient but effective processing of applications to support the creation of new, needed housing in the community.
- **Tenant Relocation Policy** – a renewed policy brings this work in line with current practice, creating better, clearer expectations for developers by providing consistent rules, criteria and requirements on assistance to be provided to tenants.
- **Development Variance Assessment Criteria** – A policy framework to provide two-step criteria to evaluate requests for variances.
- **Developer Delegation Policy and Procedure** – clarify and formalize the process for development applicants to introduce their project to Council-in-Committee and the general public earlier in the application process.
- **Application Fee Review** – Updated development and building application fees to better reflect the level of effort, roll the TODAT surcharge into a new Major application category and move the application review process towards cost recovery.
- **Electronic Plan Review and File Management** – Development Services are currently operating at 95% electronic plan review and file management. Our traditional paper files are no longer being created and all processing being administered and managed electronically. Processes, correspondence, referrals, and plans submissions/review are all occurring electronically along with document management. This will also allow our group to transition into the more formal Remote Work Policy and establish future workstation sharing options.

2020 Initiatives

- **Rental Housing:** 169 first purpose-built rental housing units received occupancy, including 14 below or non-market units. These were the first units created through the Coquitlam’s successful rental incentives, adopted in 2017.

- **Oakdale Land Use Designation Update** –update land uses in Oakdale to allow for a wider range of housing types that are supported by the local community and would guide future development in the Oakdale neighbourhood.
- **Commercial Zone Review** – Updating the City's Commercial Zones, consolidating the City's 13 commercial zones to 7, and making zoning more flexible, more user-friendly, easier to administer, more responsive to changing business needs.
- **City Centre Area Plan** –A updated plan to renew the vision for City Centre as the downtown and 'heart' of Coquitlam by building on the concept of transit-oriented development, recognizing the importance of economic and cultural vibrancy, and affirming the area's history as a family-friendly community.
- **Southwest Housing Review:** launched the Southwest Housing Review, a multi-phase initiative to increase housing options in Southwest Coquitlam.
- **Mass Timber** – the Province added Coquitlam to the list of early adopters who have the ability to permit the construction of wood buildings up to 12-storeys in height under the BC Building Code.
- **Master Development Plans Rezoning Policy** – A policy to guide the development of large, complex, multi-phase development sites by establishing the general locations of land uses and densities, street, lane and pathway networks, utility servicing, parks, open spaces, amenities, public benefits, and development phasing.
- **Subdivision Bonds** – Implemented a policy and procedure to allow for Surety Bonds as an alternative form of security for off-site works.

2019 Initiatives

- **Affordable Housing Reserve Fund (AHRF)** – Created funding criteria and grant “tier” levels to support non-market housing development.
- **Housing Choices Review** – to encourage attached housing forms such as duplex, triplex, fourplex and the new multiplex form while streamlining the application review and approvals process.
- **AMANDA 7** – Launched the updated Amanda 7 software to modernize the development review process and development information database with increased automation and streamlines workflow.
- **Development Facilitator** – Created the Development Facilitator role and the Local Builder & Developer Application Team (LBDAT) to support small developments and help applicants navigate the approvals process.

2018 Initiatives

- **Steep Slope Development Guidelines** – Updates to the OCP and Zoning Bylaw to update the guidelines for development on steep slopes and the design of retaining walls.
- **Maillardville Streetscape Guidelines** – to guide the development of engaging, heritage-inspired and pedestrian-friendly streetscapes within key Maillardville 'Character Areas' and pedestrian routes.
- **3030 Gordon Task Force** – a joint task force between Coquitlam and Port Coquitlam in response to concerns about community impacts in the neighbourhood around 3030 Gordon Avenue.
- **Housing Forum** – over 130 housing stakeholders from government, the non-profit sector and the development community gathered for a day of education, building partnerships, exploring funding mechanisms and sharing best practices.
- **Rental Tenant Assistance Policy** – a policy to set expectations for assisting tenants during the redevelopment on rental housing sites.
- **Development Information Signs** – Launched new signage for all development sites to better notify the public of in-process development applications.
- **Frontage Works Program** – Created equal requirements and a streamlined option for applicable development applications to contribute to streetscape frontage upgrades and enabled the successful completion of many substandard streets in Southwest Coquitlam.

2.0 Council Approvals

Since 2018 Council has approved 255 development projects comprising 14,028 new housing units, including 2,672 purpose-built rental units and 610 below/non-market rental units.

Table 1: Council Approved Dwelling Units

	Single Detached	Strata Units	Market Rental	Below-/Non-market	Totals
2018	13	661	321	0	995
2019	18	4,640	1,065	164	5,887
2020	57	1,196	508	177	1,938
2021	64	2,459	468	196	3,187
2022 (to date)	33	1,605	310	73	2,021
Total	185	10,561	2,672	610	14,028

3.0 Development Activity

To the end of T1 2022, 46 new development projects have been submitted; this represents a **53% increase** when compared to 2019. In total, there are currently 251 active development projects under review.

As of April 30, 2022 there are 63,528 dwelling units in the development review process or under construction in Coquitlam.

Table 2: Current Development and Building Dwelling Unit Summary – T1 2022

Stage	Single Detached	Strata Units	Market Rental	Below-/Non-market	Total
Pre-Application	0	9,926	622	41	10,589
Development Review	0	27,043	6,925	1,304	35,272
Council Consideration (passed 3 rd reading)	0	3,886	666	72	4,624
Council Approved (passed 4 th reading)	0	2,451	911	89	3,451
Building Permit Review	153	3,485	1,353	318	5,309
Under Construction	318	3,175	437	353	4,283
TOTAL	471	49,966	10,914	2,177	63,528

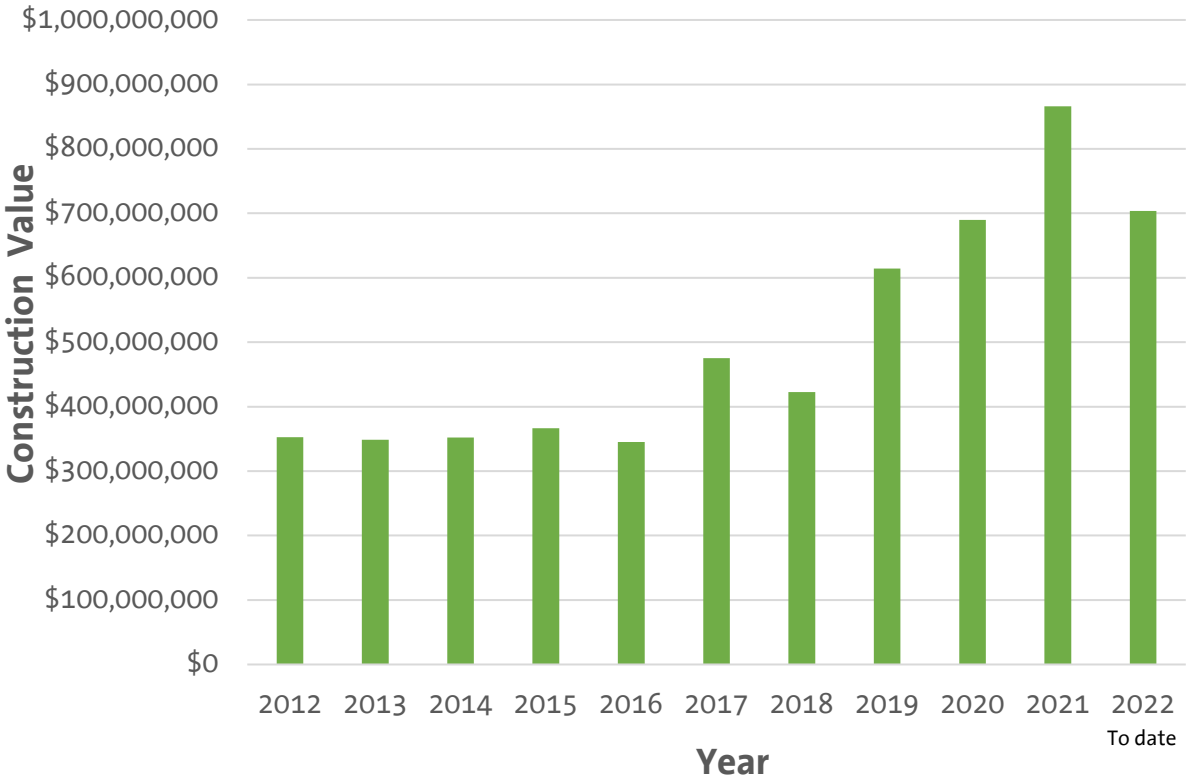
Of the dwelling units noted in table 1, over 36,000 (58%) are in the future phases of multi-phase projects that will build out over a number of years and include unit totals that will come on-line over the next few decades.

4.0 Building Permit Activity

4.1 Construction Value

Over the past several years the City has experienced a steady increase in construction value. Since 2018 the total value of all construction in the City has increased 105%. This is primarily driven by the increase in high-density-high rise construction and a number of key institutional construction projects.

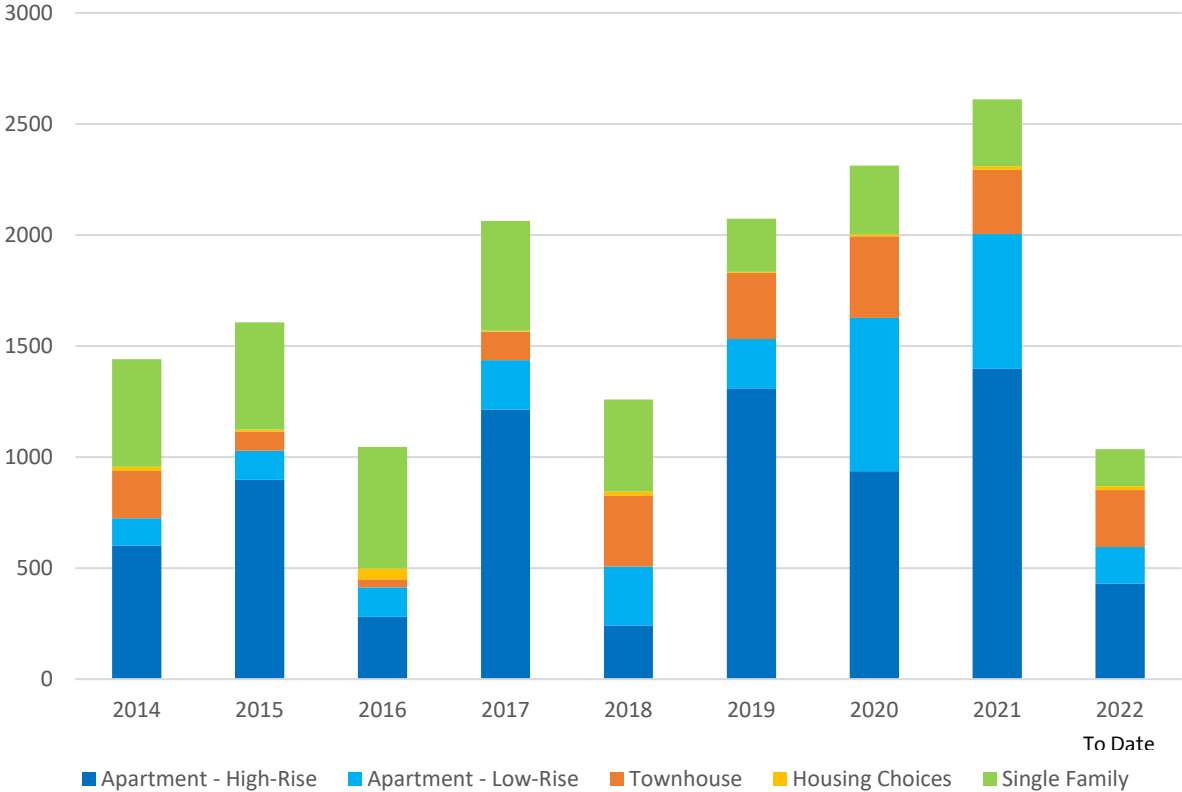
Table 3 - Construction Value



4.2 Housing Starts

The City has also had a steady increase in new dwelling units by Building Permit issuance (housing starts) since 2014. To date 2022 there have been 1,036 new housing starts.

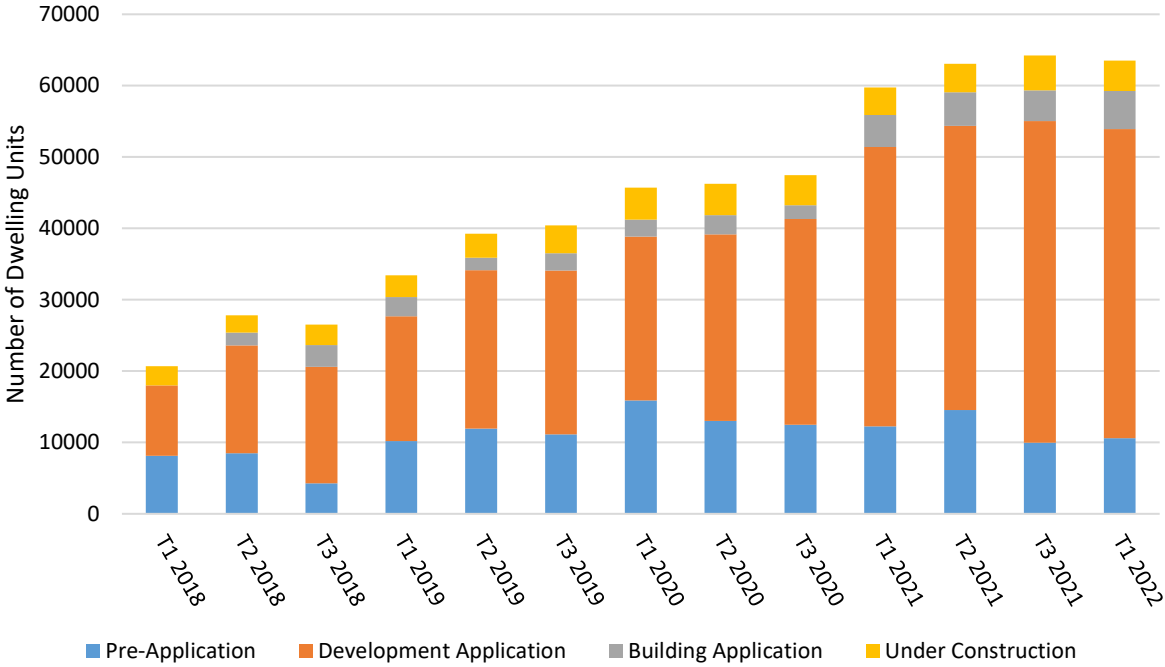
Table 4 - New Housing Starts



5.0 Building and Development Trends

Over the past four years the number of dwelling units in the development pipeline has **increased by 210%** which reflects continued strong applicant interest and the attractive market in Coquitlam. Both the absolute number of individual development applications is increasing, plus applications are increasingly complex with an increased number of dwelling units per application.

Table 5 - Dwelling Units In Process



6.0 Rental Housing Activity

Coquitlam is a leader in the region with the number of new purpose-built rental units underway which demonstrates the ongoing success of the City's Housing Affordability Strategy incentives, adopted in 2017. As shown in Table 4, the rental units created through these incentives are now being built and receiving occupancy. Of all the dwelling units currently in process, almost **20% are rental** tenure.

Table 6: Rental Units Created through HAS Incentives

	2020 Units Occupied	2021 Units Occupied	2022 Under Construction	2022 Under Application
Market Rental	155	302	437	10,477
Below/Non-market Rental	14	6	353	1,824
TOTAL	169	308	790	12,301