

August 29, 2017



## ADVOCACY

### PROVINCIAL

#### BC Energy Step Code - Stakeholder Workshops

Several municipalities are consulting developers on implementation of the Step Code in their jurisdictions. Workshop dates:

City of N.Van - Sept.14, 1-3 pm. RSVP [here](#).

City of Richmond - Sept. 6, 3-5pm. RSVP [here](#). See previous [presentations](#) from June 29<sup>th</sup> and July 27<sup>th</sup> Builders' Breakfasts and Air-tightness Training Program – [here](#)



#### Contaminated Sites - Updated Omnibus Guidance Documents

As a result of Stage 10 (Omnibus) amendments to the *Contaminated Sites Regulation*, guidance documents are being updated, to be ready for Nov. 1<sup>st</sup> implementation. The 10 documents [here](#) are open for comment until Sept. 5, 2017. The UDI Contaminated Sites Committee met Aug. 14<sup>th</sup> to discuss the proposed changes and will respond to the Ministry of Environment. If you have any questions or comments, please contact [Jeff Fisher](#) by Aug. 31<sup>st</sup>.

### REGIONAL

#### Metro Vancouver

**Reminder: Development Cost Charges (DCCs) workshops:** After 20-years, Metro Vancouver is updating its sewage DCCs. Since 2014, they have worked on a By-law update. The Fraser Valley will be hit with substantial increases (over 200%). In other areas of Metro, the increases range from 78% to 109%. Despite earlier information that rates would be phased-in, Metro is now planning implementation for April 1, 2018. UDI and the Greater Vancouver Home Builders' Association wrote a [letter](#) to the Metro Board on July 28th regarding industry concerns about the proposed DCC By-law amendments. **If you would like to contribute feedback, please register with Metro directly and read the [DCC review information](#).** (Various locations during late September and early October are available.)

**Generator Levy and Commercial Hauler Licensing** - Metro Vancouver is [consulting](#) on the introduction of a generator levy for garbage from residential and commercial/institutional sources, coupled with a new hauler licensing program. UDI member feedback is invited on these proposals at the upcoming consultation [events](#). Questions and comments may also be submitted to [Metro Vancouver](#).

## MUNICIPAL

### City of Vancouver

**Low-End Market Rental (LEMR) Housing Survey** - As part of the new *Housing Vancouver Strategy*, the City of Vancouver is exploring policy options to encourage 100% rental projects that include units secured at below-market rents. The City is seeking developer feedback and ideas, and invites you to provide some early input through a brief [survey](#) available until Friday, Sept. 15, 2017. Survey respondents can choose to be contacted for more information about an upcoming workshop on this topic.

**Heritage Action Plan (Amenity Shares)** - On Sept. 13<sup>th</sup>, UDI members are meeting with Vancouver civic staff regarding a proposal to allow for development permits a density increase up to a maximum of 10% in certain zones, provided a developer contribution is made to the *Heritage Conservation Fund* for citywide heritage conservation purposes. Details are in this recent [report to Council](#). Questions have been raised regarding how the policy may impact the Heritage Density Bank.

### City of New Westminster

**Density Bonus Rates Increase** - UDI received a [notice](#) from the City on Aug. 15<sup>th</sup> advising that on June 12<sup>th</sup> Council directed staff to increase their rates for their Density Bonus Program. The City advises that the new rates will come into effect on Jan.1, 2018, with a transition period in which complete applications that have been made to the City prior to Jan.1, 2018, and receive Council approval by July 31, 2019, will continue to be subject to the existing rates. The [staff report](#) to Council provides more information on the increased rates.

**Construction Noise Bylaw Amendment** - The City is exploring reducing allowable hours for pile-driving construction noise on Saturdays. UDI is invited to a meeting Sept. 13 at 9am at New West City Hall. Feedback will be reviewed by civic staff for inclusion in the Council report, slated for Fall 2017.

### City of Burnaby

**Groundwater Management** - As noted in previous newsletters, the City agreed to meet with the UDI/Burnaby Liaison Committee before any requirements were implemented. As such, a groundwater management subcommittee has been established and will be meeting on Sept.13<sup>th</sup>.

### City of Coquitlam

The next liaison meeting is Sept. 8th. Discussion topics include: the Housing Affordability Strategy, Retaining Wall Guidelines and Parking Bylaw.

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## GENERAL NEWS

We encourage all of our members to share their latest news about industry awards, philanthropic contributions, amenities they've built through CACs, DCLs and DCCs in BC communities along with photos please. And, don't forget to add our [email](#) to your corporate news release lists for updates.

## REAL ESTATE DEVELOPMENT INDUSTRY GIVING BACK

Taylor Ryan Executive Search Partners are hosting the inaugural Real Estate Industry cycling event on Sept. 14<sup>th</sup>. All cycling enthusiasts from the industry are invited to join this fundraiser for homeless street youth shelter Covenant House – a Charity that is very relevant to the industry.



**Real Estate Industry  
Charity Cycling Event**

TAYLOR | RYAN  
Executive Search Partners

Thursday, September 14th 2017  
Registration \$50 - [Click here](#)  
Meet - Parkgate Community Centre - 12:30  
Roll out - 1pm

12.2km /  
920m elevation /  
8% average grade

Covenant House VANCOUVER  
Opening Doors for Homeless Youth

Taylor Ryan is proud to host the first Cycling Event for the Real Estate Industry in Vancouver on Thursday, September 14th. Join your fellow industry cycling enthusiasts in riding to the top of Seymour mountain with all proceeds going towards helping homeless youth.

Participants would pay a small race fee with 100% of the proceeds going to the charity. Please share widely.

[Register](#)



## UPCOMING EVENTS

UDI has many events for networking, education & member engagement. For more UDI events, or to suggest/sponsor an event, please see [Event Calendar](#)

## Legal Issues Breakfast Seminar Sept.19



**Hayley Howe**  
*Investigative & Forensic  
Services*  
MNP



**Paul Sullivan**  
*Principal*  
Burgess Cawley Sullivan



**Ed Wilson**  
*Partner*  
Lawson Lundell



**Mark Lewis**  
*Partner*  
BLG

We are kicking off the new season with a breakfast seminar featuring updates to a few critical legal issues for developers:

**LOCATION:**  
Crystal Pavilion A  
Pan Pacific Vancouver

- Empty Homes Tax
- Property Tax
- Fraud Prevention & Fintrac
- Strata Property Act

Mark Lewis of BLG will moderate this discussion as we explore these crucial matters with our distinguished panel.

**Event Sponsors welcome.**

**Register**

300 - 999 Canada Place Vancouver, BC

**DATE/TIME:**

Tuesday, September 19

7:00 AM Registration and hot breakfast buffet  
 7:45 AM Presentations and Q+A  
 9:00 AM Conclusion

**FEES:**

UDI Members: \$75 + GST  
 Non-Members: \$125 + GST  
 Corporate tables of 10 seats: \$750.  
 72 hours' notice required for cancellations.  
 Substitutions are allowed.

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**City of Vancouver Luncheon with Additional Speaker Sept. 26th**  
**SOLD OUT**



**Gil Kelley**  
 General Manager of  
 Planning, Urban Design &  
 Sustainability  
 City of Vancouver



**Kaye Krishna**  
 General Manager of  
 Development Services,  
 Buildings & Licensing  
 City of Vancouver



**Kathleen Llewellyn-Thomas**  
 General Manager of  
 Community Services  
 City of Vancouver



**Brian McCauley**  
 President & Chief Executive  
 Officer  
 Concert Properties

We are pleased to announce the addition of another City of Vancouver Housing Reset luncheon speaker, Kathleen Llewellyn-Thomas, General Manager of Community Services.

Although the UDI event is now sold out and wait-listed, we will provide our members who were unable to attend, a video of all speakers' presentations that will be posted shortly after the event concludes.

Gil Kelley, Kaye Krishna and Kathleen Llewellyn-Thomas of the [City of Vancouver](#) will share an update on the planning changes for our City.

Moderated by Brian McCauley, President & Chief Executive Officer of [Concert Properties](#), panelists will discuss:

- What exactly is the Mayor's "Housing Reset"?
- How will processing time be improved?
- The new Area Plans for Cambie and Broadway Corridors
- CACs and how they will be changed
- Pre-zoning. What will this mean?

**SPONSORED BY:**



**Women of UDI  
Networking Night  
Sept. 12**



As we get back to work from summer vacation, now's a good time to reconnect with colleagues and meet the new faces in our industry.

**Tickets always sell fast - register today!**

**NOTE:** Kindly plan to arrive before the elevators are locked off at 6:00 pm. Thank you!

72 hours' notice required for cancellations.  
Substitutions allowed.

**Sponsored by:**



**Register**

**LOCATION:**

Sea to Sky Room, KPMG's Client Centre  
11th Floor, 777 Dunsmuir Street, Vancouver

**DATE/TIME:**

Tuesday, September 12, 2017  
5:00 to 7:00 pm

**FEES:**

UDI Members: \$35 + GST  
Non-Members: \$50 + GST  
*Includes appetizers and one drink.*

**UDI Capital Region Development Tour  
to Austin, Texas - Sept. 20-23.**

**SOLD OUT**

Austin is the capital of the US state of Texas —and the fastest growing city that country. In the past 10



years, Austin has experienced a surge of residential growth in their downtown. We will look at their successes and challenges as their city transforms to become more economically vibrant, livable, walkable, mobile, inclusive, diverse and culturally alive. **We will post photos of the tour in a subsequent newsletter.**

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## UDI Fraser Valley Events Save the Dates: Tickets Available Soon

- **September 14, 2017** - Chilliwack Walking and Bus Tour - Hosted by the City of Chilliwack.
- **October 12, 2017** - Annual Fraser Valley Mayors' Panel and Municipal Expo - Langley Events Centre
- **October 18, 2017** - City of Langley - Open for Business Lunch - Cascades Casino, Coast Hotel and Convention Centre, Guest speakers: Ozzie Jurock and Michael Von Hausen

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### Women Of UDI Walking Tour

This August 10th **sold-out** event featured a tour of the oldest city in western Canada, New Westminster. In 1859, the city was selected as the first capital of the new colony of BC and named "New Westminster" by Queen Victoria, after her favourite part of London. [Lisa Spitale](#), Chief Administrative Officer for the [City of New Westminster](#), and her team hosted this informative and enjoyable tour, showcasing how development has transformed the city from downtown parkades to a waterfront community with heritage preservation and family-friendly amenities. Thanks to our sponsor, [Reliance Properties](#), for generously donating refreshments afterwards.



Please tag your photos on [Facebook](#)!

## UDI IN THE MEDIA

UDI is proud to support the Jack Webster Awards gala Oct. 12th, recognizing outstanding BC journalism in various areas, from investigative and breaking news to feature stories. See our ad (at right) to be featured in their upcoming awards newsletter.

UDI President & CEO Anne McMullin spoke to [Metro News](#) on presales & foreign buyers.

UDI Chair Jon Stovell and Anne tell [Westender News](#) about permit delays creating housing shortages & rising prices. Similar story appeared in [Western Investor](#).

UDI and its members supported the national construction industry effort to raise funds for those displaced by BC wildfires. [Indo-Canadian Voice](#) profiled this effort.

Anne spoke to the [Journal of Commerce](#) about the "fire hose" of steep new fees and charges developers are being forced to pay in many municipalities.

The [Richmond News](#) profiled UDI's commentary on the new inclusionary zoning policy that may slow down housing supply in Richmond.

The [Vancouver Sun](#) profiled the substantial fees developers pay, resulting in a \$1B reserve fund held in the City of Burnaby.

One year after the foreign buyer tax, [The Vancouver Courier](#) looks back at UDI panelists' predictions it would be a "temporary market disruption".

UDI Victoria Executive Director Kathy Hogan tells [Vancouver Sun](#) about downtown Victoria's renewal and first time in 30 years a purpose-built rental project was built there.



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