



Oct. 2, 2017



Newsletter

ADVOCACY

FEDERAL

OSFI Proposed Changes to Canadian Mortgage Rules – The Office of the Superintendent of Financial Institutions (OSFI) is proposing [changes](#) to its *Guideline (B-20)* that will further restrict residential mortgage underwriting practices. Please see UDI's [response](#) to the Minister of Finance regarding industry concerns about the proposals.



PROVINCIAL

Energy Step Code (ESC) – At a September 28th UDI Breakfast UDI members were provided with an update on the ESC from Provincial staff. This included information on the recently released [BC Energy Step Code: A Best Practices Guide for Local Governments](#). Civic staff from North Vancouver, Richmond and Surrey spoke about how their governments will proceed with the ESC. [Please see the PowerPoint presentations.](#)

The City of North Vancouver also met with UDI on September 14th regarding their [proposed ESC rollout](#) for this year and 2018. They are going to [Public Hearing](#) on October 2, 2017. Richmond is still consulting with the industry, and is hosting a seminar on October 19th at 1:30 p.m. at Richmond City Hall. Please contact [Clement Cheng](#) (604.661.3035) for more info. Three other local governments have notified the Province that they wish to implement the ESC: the District of North Vancouver, the City of Duncan and the City of Campbell River.

On October 5th, UDI is hosting another [Breakfast Seminar on the ESC](#). The focus will be on airtightness testing (a requirement at the first step of the *Energy Step Code*) and cost-effective solutions to achieve the ESC performance standards. These solutions were developed as part of a recently released provincial costing study, which will also be presented at the Breakfast.

REGIONAL

Metro Vancouver Development Cost Charges – [Stakeholder workshops registration](#) (Consultation sessions continue in New Westminster on October 2nd, Richmond on October 3rd, and Online on October 4th). Due to such steep increases, UDI encourages stakeholders to participate in consultation process, advocating the phasing-in

approach, as we originally proposed. [DCC review information](#). Please send your comments and questions, early this week, to UDI's [Clement Cheng](#).

TransLink Development Cost Charge (DCC) Consultation: TransLink invites developers to provide insights on a draft framework for the new regional transportation DCC. With enabling provincial legislation, DCC implementation is anticipated for 2020. **Please RSVP to: [Drew Ferrari, TransLink by Oct.13, 2017](#)** for an interactive, facilitated discussion on Monday, Oct. 23, 2017, from 1-4 pm, Hilton Vancouver Metrotown. [More Details](#).

MUNICIPAL

City of Vancouver

Rate Increases - A reminder that as of Sept. 30th, the City of Vancouver increased the rates for their [CACs](#), [DCLs](#), and [DBC](#)s. Please see links for details.

False Creek Flats Rezoning Application – At the September 19, 2017 Public Hearing, UDI's President and CEO Anne McMullin asked the City to reconsider the proposed inclusion of a \$120 per square foot (psf) fee for additional density for rental developments in the Plan. UDI advised the City of our strong concern that extra fee is a disincentive to construct rental projects and should be reassessed; especially when rental vacancy rates are critically low and average rents continue to rise. [Anne's Speaking Notes](#). Council concluded hearing from speakers, closed receipt of public comments and referred discussion and decision to the Regular Council Meeting on October 3, 2017. [More Details](#).

Heritage Density Bank Update – UDI and GVHBA co-addressed a [letter](#) to Mayor and Council expressing our general support of the new policies and highlighting the time sensitivity of developing the Heritage Action Plan and the potential risks that comes with introducing the *Character Home Retention* Incentives. This matter went to council on Sept. 19th. Their [decision](#) adopted the proposed amendments.

Housing Vancouver Strategy - Rental Housing Stakeholder Workshop September 21: The City is developing policy options to enable 100% rental projects in new areas of the City that include a portion of units secured at below-market rents. UDI members advocated for consideration to increase permitted densities to ensure the policy is economically viable.

Green Building Policy - At the September 21st UDI Building Code Committee and the September 28th UDI Breakfast, City staff outlined a proposed *Low Carbon Energy Systems Policy* that will be going to Council on November 1st. In conjunction with this new policy, staff will be recommending the elimination of mandatory district energy connections and connectivity (e.g. hydronic heating) in all areas of the City except the River District and City Neighbourhood Energy Utility (NEU) served areas (e.g. Southeast False Creek, Great Northern Way and potentially Northeast False Creek).

The City will also be proposing 1% floor space exclusion for 4 to 6 storey multi-unit residential buildings to accommodate the increasing insulation requirements under the Vancouver Building By-law Update that takes effect March 1, 2018.

City of Coquitlam

UDI members met with city staff on Sept. 22nd for a consultation on [proposed changes](#) (see Council [Report](#)) for tree management within Streamside Protection and Enhancement Areas (SPEA). UDI members recommended that the City ensure enough certified foresters are available to work on development projects in Coquitlam, and that instream projects be grandfathered from the change in policy. Staff agreed to meet with UDI again in November before policy finalization.

City of Richmond

The Liaison Committee met on Sept. 27th to discuss Public Art on Private Land, YVR Airport Expansion Application (new south terminal runway), ESC policy, and Electric Vehicle regulations.

Public Art on Private Land – City staff presented 2 questions to committee regarding the timing of the public art review process and council's role. UDI's Committee is currently writing a letter in response. [More Details.](#)

YVR Expansion Application – YVR has recently notified Transport Canada of its intentions to apply for changes to its airport zoning regulation in long-term preparation for the proposed new south terminal runway. This action could carry enormous implications for developers operating under the City Centre Area Plan as building heights and densities could be negatively impacted. UDI had previously met with the City to discuss this matter. The committee is now seeking a solutions-based meeting with YVR.

Electric Vehicle (EV) Regulations – The City is introducing EV regulations for multi-family housing to the parking and loading sections of the Zoning & Development Bylaw to ensure that 100% of parking stalls in new strata buildings have access to servicing. The City notes the associated costs can be substantially reduced through energy-sharing technology. The City will meet again to discuss the Energy Step Code update on October 19th and invites further discussion regarding EV regulations.

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 B.C. communities along with photos please. And, don't forget to add our [email](#) to your corporate news release lists for updates.

UDI Wins Climate & Energy Action Award



The Hon. George Heyman, Minister of Environment & Climate Change Strategy, presented *Climate & Energy Action Awards* recognizing greenhouse gas emissions decreases by local governments & public sector organizations at the Union of BC Municipalities convention.

UDI received a [special award](#) for its partnership work on the B.C. Energy Step Code Council. UDI President & CEO Anne McMullin is pictured third from right.

Congratulations to new PHSA Director Gary Pooni

The BC Government has named UDI director Gary Pooni, President of Brook Pooni Associates, to serve on the board of the Provincial Health Services Authority (PHSA).

The provincial board is responsible for the governance and management of health services in the province. [Details.](#)



Anne McMullin Wins BCIT Alumni Award



UDI President and CEO Anne McMullin will be recognized with a [BCIT Distinguished Alumni Award](#) at a gala on Oct. 17th.

A graduate of the BCIT Broadcast – Journalism program, Anne has enjoyed a diverse, successful career path, from journalist to executive leader of various business organizations. Anne is an inspiration to future students and alumni of BCIT. Congratulations Anne!

Real Estate Development Industry Lost a Legend

Keith Reginald Beedie (pictured), founder and former President of Beedie Development Group, passed away September 20, 2017.

On behalf of our 750 members and staff team, UDI sends our deepest condolences to the family.

Keith founded Beedie Development Group on the principles of uncompromising quality in construction, outstanding customer service and loyalty to his employees.

In early 1946, at only 19 years old, Keith constructed his first concrete block building with his 19-year-old friend, Fred Banbury. He created a name for himself in Vancouver's construction and development industry.

A prominent philanthropist, Keith also supported various charitable causes. Burnaby Hospital saw a recent donation of \$1,350,000 (50%) of the purchase price for an MRI, along with a \$22M endowment to SFU to establish the Beedie School of Business and countless other contributions.

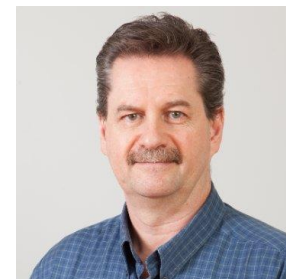
For more information on the history of this pioneer, please visit [Beedie Living](#)



Condolences on the loss of Mike McFarlane (MOE)

Mike McFarlane, Director, Land Remediation at BC Ministry of Environment and Climate Change Strategy, has passed away after a brave battle with pancreatic cancer.

Mike championed remediation through redevelopment, fostering a very pragmatic approach to contaminated sites regulation. UDI has lost a "great friend and an amazing leader" to quote Bruno Thielmann of REDEFINE DEVELOPMENT CO. To honor Mike, Bruno suggests we should all continue to respect the challenges the Ministry staff face in balancing our industry's collective objectives and continue his collaborate work.



UDI's New Practicum Student Colleen Yook



UDI pleased to welcome our new Marketing & Event Assistant Practicum Student Jaesun (Colleen) Yook, who is currently attending the Gastown Business College, enrolled in the International Business and Marketing (iBM) program. She is also in her final year of completing her BA in French, English and Linguistics in Seoul, Korea (2019).

Colleen will be with helping us with major events and other projects for eight weeks, starting Thursday, Sept. 28th

UDI's New Members



The Capital Region welcomes:

- Story Construction
- Merdyn Group Holdings
- Islander Engineering
- Western Interior Design Group
- Island Timberlands LP
- Wensley Architecture

The Okanagan Region welcomes:

- Eyford Macaulay Shaw Padmanabhan LLP
- Phoenix Global Investment
- Knew Realty Research
- Bay Wealth Management
- ROV Consulting

The Fraser Valley Region welcomes:

- Varing Marketing Group
- Tedford Construction
- Mann Group
- PHL Capital Corp.
- Essence Properties Inc.

And in Vancouver, we welcome:

- AISA Real Estate Services
- Liveable City Planning
- New Commons Development
- REW.ca
- Moonen & Associates: Government Relations
- Kentwood Homes Ltd
- Wyse Meter Solutions
- Metro 49 Construction
- Quad Real Property Group
- Maven West Capital Partners
- Caulfield Rock
- BCG Developments

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](#)

UDI Seminar: Part 2 Energy Step Code (ESC) Updates: Costing & Implementation of Airtightness Testing Oct. 5



Duane Jonlin
*Energy Code & Energy
Conservation Advisor*
Seattle Department of
Construction & Inspections



Dave Ramslie
Principal
Integral Group



Lorne Ricketts
*Associate & Building
Science Engineer*
RDH Building Science
Vancouver



Jonathan Meads
Development Manager
StreetSide Developments

UDI has gathered local and international experts to explore airtightness performance and testing requirements. Speakers will share cost-effective solutions and strategies for implementing the ESC in your projects. We will also have a demonstration of how to use the Building Pathfinder tool for energy and emissions analysis.

Jonathan Meads of [StreetSide Developments](#) will moderate the seminar, featuring these guests:

- Duane Jonlin, Energy Code & Energy Conservation Advisor, [Seattle Department of Construction & Inspections](#)
- Dave Ramslie, Principal, [Integral Group](#)
- Lorne Ricketts, Associate & Building Science Engineer, [RDH Building Science](#)

LOCATION:

Hyatt Regency, Regency Ballroom A & B
655 Burrard Street
Vancouver, BC

DATE/TIME:

Thursday, October 5, 2017

7:30 AM Registration & hot breakfast buffet
8:00 AM Presentations & Q+A
9:00 AM Part 1 of seminar concludes
9:30 AM Panel discussion & Q+A
10:30 AM Conclusion

FEES:

UDI Members: \$75 + GST
Special Non-Member Rate: \$75 + GST
Corporate tables of 10 seats.

*72 hours' notice required for cancellations.
Substitutions are allowed.*

[Register](#)

UDI Vancouver Winter Reception Nov. 29

Come celebrate another successful year with us at UDI's annual December Reception, a festive event for UDI members, public officials & special invited guests. Enjoy good food, good cheer and great networking.

LOCATION:

Waterfront Ballroom
Fairmont Waterfront Hotel
900 Canada Place, Vancouver

DATE/TIME:

Wednesday, November 29, 2017
5:00 to 7:00 pm

FEES:

\$60 + GST (UDI Members Only)



[Register](#)

UDI's City of Vancouver Housing Reset Event Recap

Three City of Vancouver senior housing managers representing planning, development and community services, addressed a sold-out crowd of 1,000 guests at the UDI event Sept. 26, 2017.

Speakers included: Gil Kelley, General Manager of Planning, Urban Design, and Sustainability, Kaye Krishna, General Manager of Development, Buildings, and Licensing, Kathleen Llewellyn-Thomas, General Manager of Community Services.

Moderated by Brian McCauley, President & Chief Executive Officer of Concert Properties, speakers highlighted the City's goals of securing more rental housing, homes for low-income residents and the need for creative partnerships with other levels of government, non-profits and private stakeholders.

Thanks to our speakers, sponsors & moderator. Event photos on [Facebook](#) plus full event video on [YouTube](#). Please tag, comment and share.



Event Sponsors:

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Builder Division

UDI FRASER VALLEY EVENTS

6th Annual Fraser Valley Mayors' Panel & Municipal Expo Oct. 12



Mayor
Henry Braun
City of Abbotsford



Mayor
Jack Froese
Township of Langley



Mayor
Sharon Gaetz
City of Chilliwack



Mayor
Randy Hawes
District of Mission



Councillor
Bruce Hayne
City of Surrey



Mayor
Ted Schaffer
City of Langley



Mayor
Nicole Read
City of Maple Ridge



Moderator
Don Campbell

Elected Panelists above will discuss:

- managing civic growth
- densification
- affordability
- regional job creation measures
- other provocative and contemporary topics

LOCATION:

Langley Events Centre, 7888 200th St. Langley, B.C.

DATE/TIME:

Thursday Oct. 12, 2017

11:00 AM – 12:00 PM Registration/Reception

12:00 PM – 2:00 PM Lunch/Panel

Contact: [Ginny Normandeau](#) or
[George Koumbounis](#)

[Register](#)

FEES:

UDI Members: \$65 + GST

Non Members: \$100 + GST

Corporate tables of 10: \$650 + GST

72 hours' notice required for a refund. Substitutions allowed any time.

Thanks to our generous sponsors:



Open for Business Luncheon City of Langley Oct. 18



Ozzie Jurock



Michael Von Hausen



Mayor Ted Schaffer
City of Langley



CITY OF
LANGLEY

OPEN FOR BUSINESS

Discover why developers have selected the City of Langley as their preferred location for community building.

Langley City Mayor Ted Schaffer moderates a lively discussion with Ozzie Jurock, a leading business motivator and Michael Von Hausen, Adjunct Professor, Simon Fraser University with 30 years of land development experience.

LOCATION:

Cascades Casino Coast Hotel & Convention Centre
20393 Fraser Hwy, Langley, B.C.

DATE/TIME:

Wednesday, Oct. 18, 2017
11:30 am - Registration and Networking
12:00 pm - Lunch Served
12:40 pm - Presentations Begin
2:00 pm - Event Conclusion

FEES:

\$30 + GST Online Registration Required

Contact: [Ginny Normandeau](#) or [George Koumbounis](#)

Event Sponsors:



REGISTER

Building Smart with Air and Vapour Barriers Nov. 21

BC Housing hosts an educational presentation on the latest, most effective way to use air and vapour barriers in single and multi-unit residential buildings.

Hear from building envelope experts through a webinar or in person at the Brix Studio in downtown Vancouver (seating is limited).

LOCATION:

Suite 102 - 211 Columbia St.,
Gastown, Vancouver

DATE/TIME:

Tuesday, November 21, 2017
9 a.m. to Noon

FEES:

\$80.00 (including GST)

REGISTER

UDI IN THE MEDIA

UDI event featuring City of Vancouver senior housing leaders discussing affordability and solutions in [Vancouver Sun](#).

UDI Executive Director Kathy Horgan speaks to [BIV News](#) and [Times Colonist](#) about new short-term rental regulations impacting rental stock in Victoria.

Anne spoke at a Vancouver City Council meeting (*see photo at right*) advising them that levying an additional \$120 per sf fee on rental housing in the False Creek flats is a disincentive and will impact rental supply. Her comments in [Ming Pao](#) and [City365](#).

Laura Palmer, Executive Producer, CBC British Columbia, invited UDI to provide a developer to join a panel discussion on housing issues and solutions to help guide future media stories. Jon Stovell, UDI Chair, has kindly volunteered.

Coquitlam civic staff will be consulting UDI on a new proposal to have property owners redeveloping single-family homes to upgrade their sidewalks and curbs or make a payment to the city, featured in the [TriCity News](#).

UDI member Exceeds Inc. CEO Jeffrey Anderson speaks about Fraser Valley's record-breaking market in [Business in Vancouver news](#) with interview support from UDI staff.

New federal gov't mortgage stress test rules will hurt first-time homebuyers, making housing even more unaffordable, Anne tells [Mortgage Broker news](#).

In a [CBC news](#) interview, Anne commends the City of Vancouver for small steps to improve density but much more action, not just "strategies" required.

[PriceTags](#) references Anne's comments in the [BIV News](#) article about the need to rezone single family areas to allow more multi-family housing.

[Home Builder Canada News](#) profiled Anne's comments about the multi-family housing supply shortage in Metro.

UDI's Chilliwack bus tour for developers, showcasing the area's revitalization plan and hosted by the City with other partners, was profiled in the [Chilliwack Progress](#).



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