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Newsletter

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ADVOCACY

FEDERAL

CONFIDENCE IN CANADA: Last week, UDI Pacific Region [joined](#) a growing movement of over 70 business leaders from across British Columbia and Canada to urge the governments of Canada, Alberta and BC to come together and solve Canada's crisis in economic confidence. Together the group signed a [joint letter](#) calling on Prime Minister Justin Trudeau to work with Premiers Horgan and Notley to resolve the impasse on the Trans Mountain Pipeline project. From UDI's perspective, there is much more at stake than a single pipeline project, it's an issue of whether or not businesses – large or small, across our economy – can invest with confidence knowing the rules won't change after the fact. Please check out [CONFIDENCE IN CANADA](#) and consider sending a message to our elected leaders that it's time to urgently restore economic confidence in Canada.

PROVINCIAL

B.C. Energy Step Code (ESC): BC Housing has recently released a [BC Energy Step Code Design Guide](#), which "... provides information on the key strategies and approaches to meeting the Energy Step Code in mid- and high-rise (Part 3) wood-frame and non-combustible residential buildings within British Columbia." UDI will be hosting an upcoming [Breakfast Seminar](#) regarding the ESC and the Guide on May 15, 2018.

Province and BC Housing Unveil First HousingHub Partnership: On April 13, Premier Horgan, Minister Robinson and BC Housing [celebrated](#) the first [HousingHub](#) partnership with the United Church of Canada,

which will deliver more than 400 new affordable rental homes in Coquitlam, Nanaimo, Richmond and Vancouver. As part of Budget 2018 and the government's 10-year housing plan, the Province is providing approximately \$20 million to establish the new HousingHub, which will take an active role in finding partners to build new, affordable market-rental housing and owner-purchased housing, giving renters and prospective new homeowners the benefits of long-term stable and affordable housing. The HousingHub, a division of BC Housing, will work with private land owners, developers, non-profits, faith-based groups, Indigenous organizations, and federal and local governments, to locate, use or repurpose land in communities where affordability is an issue. To learn more, please check out the HousingHub [website](#).

Provincial Rental Housing Task Force: On April 10, Premier Horgan and Minister Robinson [appointed](#) a Rental Housing Task Force that will advise on how to improve security and fairness for renters and landlords throughout the province. According to News Release, the Rental Housing Task Force will work throughout the summer to better understand what further changes may be needed to modernize B.C.'s tenancy laws, including:

- Consulting the public, landlords, tenants and stakeholders on their views and experiences with current tenancy laws and processes within the rental industry;
- Identifying options to improve security and fairness for both renters and landlords, while addressing the challenges of affordability;
- A review of the existing laws and how they apply to different housing models; and
- A review of innovative approaches in other jurisdictions.

The task force will be headed up by Vancouver-West End MLA Spencer Chandra Herbert, who will serve as the Premier's advisor on residential tenancy, and who will work alongside MLAs Adam Olsen and Ronna-Rae Leonard, who will make up the remaining two positions on the three-member task force. The task force will report findings and make recommendations to Premier Horgan and Robinson in Fall 2018.

Scrap the Speculation Tax Campaign: On Monday, April 9 a non-partisan, grassroots coalition of British Columbian businesses, Chambers and industry associations launched the [Scrap the Speculation Tax Campaign](#), demanding that Premier Horgan and the B.C. government reverse their decision to implement a Speculation Tax on B.C. and Canadian taxpayers. While the government wants to address housing affordability, this patchwork tax will do the exact opposite. It will kill jobs, hurt the B.C. tourism industry and make housing affordability issue worse. This unfair tax does not target the real speculators, rather it captures hardworking British Columbian and Canadian taxpayers. The UDI chapters have joined this rapidly growing coalition to recommend the B.C. government immediately scrap the Speculation Tax and do the following to address housing affordability:

- Target real speculators, not long-term homeowners, including many out-of-province residents;
- Protect our local tourism dependant economies, like Kelowna and the South Island;
- Reduce the cost of delivering housing units by exempting vacant development land from this tax;
- Exempt Canadian and British Columbian taxpayers from this unfair tax measures.

Since campaign launch, more than 1,431 supporters have sent 7,729 letters to Premier Horgan, Minister Robinson, Minister James, Minister Beare, Andrew Wilkinson, Andrew Weaver and their local MLAs. This movement, which is comprised of over fifteen organizations, has clearly struck a chord with British Columbians and Canadians. Please check out the Scrap the Speculation Tax Campaign [site](#) and consider adding your voice!

Consultation on "Revitalizing" the Agricultural Land Reserve: B.C.'s Minister of Agriculture, Lana Popham, has announced the formation of an independent committee to lead a public engagement process and provide recommendations to the provincial government around the future of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC). The Advisory Committee will consider best approaches for revitalizing the ALR and the ALC. As part of this process, the Advisory Committee has released a discussion [paper](#) for public [consultation](#). Please review the [discussion paper](#), participate in the [online survey](#), and see our [draft letter](#) to the Ministry of Agriculture voicing UDI's support of the revitalization initiative.

REGIONAL

Development Cost Charges (DCCs): As noted in previous newsletters, there has been a recent funding announcement for the Broadway extension of the Millennium Line and the Surrey LRT. To fund these lines, Mayors' Council has increased the funding target for the TransLink DCC by \$7.5M/year to \$29M/year. UDI is meeting with TransLink officials on April 18th and TransLink is hosting a workshop with the development community on April 26th (please see [attached](#) invite) between 9:00 a.m. and 11:30 a.m. in the Capilano Room at the Holiday Inn Express Metrotown (4405 Central Boulevard, Burnaby). If you are interested in attending, please RSVP to [Drew Ferrari](#) by April 19th, 2018.

MUNICIPAL

City of Vancouver

Broadway Corridor Planning: Now that the Broadway extension of the Millennium Line is moving forward, planning for the Corridor is also proceeding. At the April 11th Vancouver Liaison Committee, staff provided an update on the planning program, which is still in its very early days. Staff are still determining the boundaries of the planning program, but they estimate the overall process should take two years. Staff reiterated that the City is considering an interim Community Amenity Contribution for the Broadway Corridor to curb land speculation.

Cambie Corridor Phase 3: The report for the [Cambie Corridor Phase 3 Plan](#) is going to Council on April 17th. Council will hear from speakers the next day. UDI and its membership as well as stakeholders were extensively consulted throughout the process, and staff have made several modifications to *Cambie Plan* based on feedback. UDI will be sending a [letter](#) to council endorsing the *Plan*.

Update on Accessible Path of Travel Policy Review: On April 13, the City of Vancouver hosted an information session updating UDI members on the Accessible Path of Travel Policy Review, aiming to bridge the gap between the accessibility requirements of the Vancouver Building By-Law (VBBL) and Zoning requirements. Please see [slides attached](#).

For row houses & townhouses the most notable proposed policies were:

- Mandating 20% of units to have exterior path of travel (which applies to sites larger than 99ft in all zones & CD-1s)
- Allowing (height/yard) relaxations to enable path of travel
- Adding row/townhouses to Enhanced Accessibility Guidelines
- Tailoring the VBBL regulations to achieve adaptability in 'suitable' units and regain living space in less suitable units
- Provide 'visitable' infrastructure at main level for units smaller than 5ft above grade
- Waive wheel chair requirements on main level for units more than 5ft above grade
- Waive wheel chair requirements on upper levels
- Retain some adaptability provisions to provide flexibility

For apartment buildings the most notable proposed policies were:

- Require elevators in apartment buildings of 4+ storeys
- Require accessible path of travel from curb to elevator

The City of Vancouver aims to submit a report to Council by **May 15 2018**, but stakeholders can still provide feedback to the City. If you have any comments or concerns, you can submit them to Michelle.mcquire@vancouver.ca or Alena.straka@vancouver.ca or [Jeff Fisher](#)

City of Richmond

DCC Rate Increases: Please see [attached](#) an April 11th letter from the City of Richmond advising that DCCs are increasing by 2.2% (please see table below) based on the Vancouver Consumer Price Index. The letter also includes information on the grandfathering provisions in the bylaw.

Subject to Council's approval, these proposed rates are effective on May 14, 2018:

	Unit	Current DCC Rates (2017)	Proposed DCC Rates (2018)	Proposed 2.2% Increase (\$)
Single Family	per lot	\$39,494.10	\$40,362.97	\$868.87
Townhouse	per ft ²	\$21.48	\$21.95	\$0.47
Apartment	per ft ²	\$22.61	\$23.11	\$0.50
Commercial/Institutional	per ft ²	\$14.52	\$14.84	\$0.32
Light Industrial	per ft ²	\$11.33	\$11.58	\$0.25
Major Industrial	per acre	\$97,716.39	\$99,866.15	\$2,149.76

B.C. Energy Step Code (ESC): On May 2nd at 7:30 a.m. to 11:00 a.m. at Richmond City Hall (Room M2.002), the City of Richmond is hosting a free training seminar on the [ESC](#) entitled: *Achieving "Step 3" of the BC Energy Step Code in Multifamily & Mixed-Use "Part 3" Buildings*. This session will briefly summarize the City of Richmond's proposed *BC Energy Step Code* requirements for larger "Part 3" developments, and then provide a detailed review of strategies to achieve Step 3 of *ESC* in "Part 3" multifamily and mixed-use buildings. The event is targeted towards designers, builders, and developers of multifamily and mixed-use buildings; local government staff; and other interested parties. Topics covered, include:

- Fundamentals of the *BC Energy Step Code*
- Project Planning
- Building enclosures
- Mechanical systems
- Energy modeling
- Air-tightness testing

Please RSVP [Brendan McEwen](#) if you are interested in attending.

City of Burnaby

Burnaby Energy Policy for New Commercial Developments: On April 12th, Burnaby staff met with commercial developers to discuss upcoming [Energy Step Code \(ESC\)](#) and Electric Vehicle Charging (EVC) requirements (please see [attached PowerPoint slides](#)). Staff are considering Step 2 for commercial projects as well as a carbon target (likely administered through covenants). Some concerns were raised about the potential impact on retail and high tech office tenants. A report will be going to Council in late spring on the *ESC* for both the residential and commercial sectors. UDI is seeking another meeting regarding the *ESC* for residential developers.

In terms of EVC, the City is contemplating that all office parking stalls would at minimum have to be connected to Level 1 charging or Level 2 (with energy management tools being allowed to share electricity load). For retail, 10% to 20% of stalls would have to have Level 2 charging (no energy management tools would be allowed). Staff will be going to Council with a report on EVC for residential and commercial projects in early May. As noted in earlier newsletters, it is anticipated that multi-unit residential projects will be required to have Level 2 charging (with the allowance of energy management tools). Staff have proposed that projects that have advanced past Public Hearing (2nd reading) at the time of Bylaw adoption be exempted from the new standards.

Township of Langley

Energy Step Code (ESC): On April 12th, Township staff met with the development community in Langley to discuss the [ESC](#) (please see [attached PowerPoint slides](#)). Staff will be going to Council with a report in May. Below is a table that outlines how staff are proposing to implement the *ESC* over the next decade.

Inside Development Permit Areas

	2019	2020	2021	2022+	2024+	2029+
Part 9	2	2	3	3	4	5
Part 3	2	2	3	3	3	4

Outside Development Permit Areas

	2019	2020	2021	2022+	2024+	2029+
Part 9	1	2	2	3	4	5
Part 3	1	2	2	3	3	4

CAC Policy Open House Feedback Survey: The Township of Langley had an open house on April 5 for the public and stakeholders to provide feedback on the CAC policy. However if you did not get a chance to comment, you can still provide your feedback on the matter through their [survey](#).

City of Surrey

B.C. Energy Step Code (ESC): On Monday April 23rd, the City of Surrey his hosting a second breakfast and discussion regarding Surrey's updated approach to the [BC Energy Step Code](#) for Part 3 builders. Staff will:

- Discuss updates to Surrey's proposed adoption approach for the entire City and for both residential and commercial projects;
- Respond to questions and feedback received during the January 16 session; and
- Provide additional clarity on what the City is doing regarding the transition period.

The breakfast will be held between 8:00 a.m. and 10:30 a.m. at Surrey City Hall in Community Rooms A & B on 2 East. For questions or inquiries please contact: [Maxwell Sykes](#), Climate and Energy Manager at 604-779-7037.

City of Coquitlam

Electric Vehicle Charging: The City of Coquitlam will be holding a follow up consultation session regarding their upcoming Electric Vehicle Charging policy and regulation options as they relate to multi-family developments. This meeting will be held on April 23 from 2pm – 4pm at the Coquitlam Innovation Centre in the Burke Mountain Boardroom. Please contact [Marissa Chan-Kent](#) if you are interested in joining this meeting.

Housing Affordability Strategy Letter of Support: UDI has written a [letter](#) of support to the City of Coquitlam on their Housing Affordability Bylaw definitions. UDI is appreciative of the City's collaborative efforts with the industry to come up with incentives for additional rental & affordable housing units throughout the community. We are pleased with the clarified definitions in the Housing Affordability Strategy. These definitions will allow developers to deliver more family friendly units affordably. The City of Coquitlam will be taking steps to clarify the HAS policies, through an information Bulletin.

City of Maple Ridge

Community Amenity Contributions (CACs) and Affordable Housing: The City of Maple Ridge is considering establishing a CAC for affordable housing. UDI and the Greater Vancouver Home Builders' Association will be making a presentation to Council on April 17th regarding the issue.

CAREERS

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