



Apr. 4th 2018



Newsletter

ADVOCACY

PROVINCIAL

Speculation Tax: On Monday, March 26, the Ministry of Finance [announced](#) significant changes to the heavily criticized Speculation Tax that was introduced in Budget 2018. The Government's changes eliminate the application of the tax to the Gulf Islands (including Bowen), Juan de Fuca region, mid-island communities outside of Nanaimo, and upper Fraser Valley beyond Chilliwack – see map below.

The changes also exempt British Columbians' secondary properties under \$400,000 within the selected areas. As well, the annual tax rate has been adjusted to 2% for foreign investors and satellite families, 1% for Canadian citizens and permanent residents who do not live in B.C., and 0.5% for British Columbians who are Canadian citizens or permanent residents.

Unfortunately, the Government's changes do not address UDI's concerns regarding the potential application of the Speculation Tax on development lands in the selected taxation areas. UDI continues to evaluate the impacts of these changes on development and affordability and would appreciate UDI member's input and examples of those negatively impacted by this tax, specifically from the South Island and Okanagan perspective. Please get in touch with [Rob Mackay-Dunn](#) or [Marissa Chan-Kent](#) for further information.

legislation include a cap, linked to the percentage that the industry is proposed to fund the Capital Plan. UDI also encourages that any future approvals require Provincial oversight as well as legislative consultation requirements beforehand.

MUNICIPAL

City of Vancouver

Accessible Path of Travel Policy Review Update: In December 2016, the City held a workshop on how to improve accessibility in projects (please see [attached](#) summary notes of the meeting). City staff have completed further policy work looking at the feasibility of providing an exterior accessible path of travel to low-density housing types and related adaptability regulations in the *Vancouver Building By-law (VBBL)*. They would like to meet with stakeholders to provide an update on the Accessible Path of Travel Policy Review to obtain feedback on the recommended policy directions. The meeting will be held on Friday, April 13, 2018, between 11:30 am and 1:00 pm (Lunch will be provided) in the Cityscape Conference Room, 5th Floor, Crossroads (507 West Broadway). Please RSVP by e-mail to [Hayley Hoikka](#). For more information, please e-mail or call [Michelle McGuire](#), Senior Planner at 604.873.7097.

Cambie Corridor Phase 3: Soon after the March 5 meeting with UDI members, the City of Vancouver released the [Final Draft of the Cambie Corridor Plan](#), and the [Cambie Corridor Public Realm Plan](#). The City also met with UDI again on March 15th to discuss concerns about potential downzoning of some Cambie Phase 2 properties, increases in fixed Community Amenity Contributions (including for phase 2 properties) noted below, and servicing costs (especially with regard to sewerage). **UDI will be drafting a response to the Final Draft Plan.** If you have any **questions or comments**, please contact [Marissa Chan-Kent](#) at 604-661-3033.

Proposed CAC and DB Rates

Plan	Category	Type of rate	Existing rate	Proposed rate
Cambie Phase 3	Townhouse	density bonus	-	\$65
	4 storey residential	fixed rate CAC	-	\$80
Cambie Phase 2	4 storey residential	fixed rate CAC/density bonus	\$68.18	\$80
	4 storey mixed-use	fixed rate CAC	negotiated	\$30
	6 storey residential	fixed rate CAC	\$68.18	\$115
	6-10 storey mixed use	fixed rate CAC	negotiated	\$125
Marpole	Townhouse	density bonus	FSR 0.75-1.2: \$12.10	\$25
	4 storey residential (remaining RM-9)	density bonus	Tiered: FSR 0.75-1.2: \$12.10 FSR 1.2 - 2.0: \$66.55	\$66.55 (remove tiered structure)
	6 storey residential	fixed rate CAC	\$66.55	\$90

Proposed New Utilities Development Cost Levy (DCL) Bylaw with Interim Rates: Because the Cambie Phase 3 Plan (see above) is doubling the population along the Canada Line Corridor (adding 43,000 housing units), sewer, water and drainage upgrades will be needed to service the area. This will include on-site storm water and groundwater management requirements; storm water interventions/green infrastructure on public rights-of-way; and conventional pipe upgrades. The City is conducting a comprehensive servicing strategy that

will lead to a new DCL Bylaw and interim rates in July (please see [attached](#) March 23rd letter from City staff). The proposed new Utilities DCL Bylaw will be layered on top of the City-wide DCL Bylaw – although specific boundaries have not been determined. Staff will be consulting with UDI and key stakeholders in late April/early May about the changes. UDI will make members aware of the consultation session when it is organized. In the meantime, the City will be providing information on their [website](#). If you have any **questions or comments**, please contact [Marissa Chan-Kent](#) at 604-661-3033.

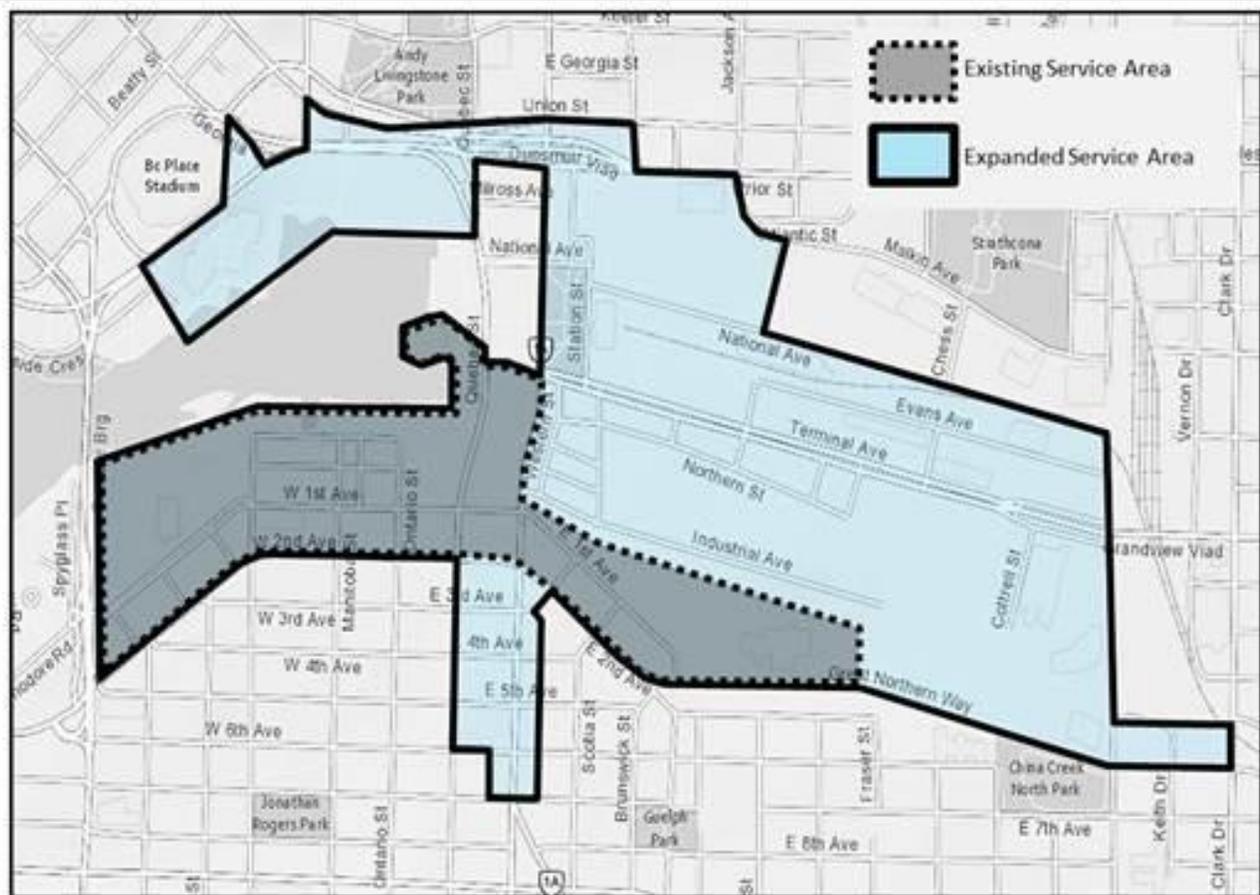
Interim Community Amenity Contributions (CAC) for the Broadway Corridor: In the same March 23rd [letter](#) noted above, the City states that it is considering an interim CAC for the Broadway Corridor to curb land speculation in anticipation of new City plans in the area due to the recent funding announcement for Millennium Line Broadway Extension. The interim rate would remain in place until the planning program is complete. UDI will keep members posted on this issue as the City moves forward with introducing CACs and planning the Corridor. If you have any **questions or comments**, please contact [Marissa Chan-Kent](#) at 604-661-3033.

Proposed Energy Efficiency and Water Updates to the VBBL & Rezoning Policy: As noted in previous newsletters, the City has hosted three Town hall meetings on green building updates to the *VBBL* and their *Rezoning Policy*. Staff have updated their proposed approach on energy efficiency requirements based on feedback from UDI and its members. Staff will be recommending that the *VBBL* be aligned with Step 2 of the BC Energy Step Code for high-rise buildings as of June 3, 2019. Step 3 (with a Greenhouse Gas Emission target) will be required as of June 1, 2021. The City will also be providing a low carbon energy system option for proponents. Staff have indicated “*For staged projects, the Stage 1 building permit application date (accepted by the City) will determine the energy requirements under the by-law.*” For further information on the energy efficiency targets and the other changes (including the water efficiency changes), please see the [attached](#) March 29th letter from the City. A report will be going to Council on May 2, 2018 for approval. For further information, please see the City’s website. If you have any **questions or comments**, please contact [Marissa Chan-Kent](#) at 604-661-3033.

Neighbourhood Energy Utility Expansion (NEU) – Optimization Working Session: On February 21, 2018 City Council [approved](#) expansion of the service area for the City-owned False Creek Neighbourhood Energy Utility (NEU) to parts of Mount Pleasant, Northeast False Creek and the False Creek Flats (see map below). Staff held an initial meeting with UDI members on January 16, 2018 – see here for the [presentation](#) and the [NEU 2018 Customer Rate Report](#) that was provided to Council. The City is seeking further input from the UDI on technical design and optimization opportunities that could improve performance and add value for developers and customers. Key principles guiding the exploration of system optimization include the following:

- Maximize energy efficiency and recovery of waste heat
- Preserve 100% renewable energy outcomes
- Achieve economic efficiency and affordability
- Maintain long-term technology flexibility
- Balance innovation and risk
- Maximize design flexibility and co-benefits for connected buildings

Members that have interests within the existing SE False Creek and/or expanded service area are invited to attend the working session being held on April 5, 2018 from 9:30-11:00 AM, in the Business Centre Meeting Room located on the 2nd floor of City Hall. Please register for the session by emailing [Marissa Chan-Kent](#) or at 604-661-3033.



City of Richmond

EV Charging Bulletin: The City of Richmond has finalized their amendment to the zoning bylaw requiring all new residential parking spaces feature an energized outlet capable of providing “Level 2” EV charging. The city has released a [bulletin](#) outlining all the infrastructure requirements new buildings have to adopt in order to accommodate the Electric Vehicle charging capabilities. At a recent Richmond Liaison Committee meeting, members asked if there were any intent to visit the policy once an agreement of the EV standards has been made – the city does not intend to revisit the policy unless there were changes from the BCUC hearing on EV Charging infrastructure pertinent to charging in multifamily buildings. Staff are also preparing a comprehensive list of different EV management technology providers for developers to hire. The document is scheduled to be released around July and will include technical descriptions designs, charging infrastructure designs, strata rules and guidelines.

Industrial Land Intensification Initiative: At the March 28 Richmond Liaison Committee Meeting, staff informed members on an Industrial Land Intensification Initiative that has been approved by Council. The city has issued an RFP for consultants to assist with the first phase of this study. This initiative will include looking at density, heights, coverage, usage, best practices and opportunities for industrial intensification. This project will last throughout the rest of the year and carry on to 2019. The City of Richmond is looking to consult with UDI and other stakeholders on this issue in the future.

Township of Langley

Community Amenity Contributions (CACs): As noted in previous Newsletters, the Township will be introducing a new Community Amenity Contribution (CAC) charge. They are hosting an Open House regarding the CACs on **April 5th between 3:00 and 7:00 p.m. in the Yorkson Meeting Room at the Township**

Hall (20338 65 Avenue). The focus of the Open House will be to obtain community input on a preliminary list of amenities that would be considered for the CAC program.

UDI strongly encourages UDI members to attend the Open House and provide comments regarding the list of amenities. The preliminary list that was shared with the industry a year ago included items such as: A Satellite Operations Yard, an RCMP detachment, Conference Centre, Agri-plex and airport improvements. These are not typical items funded under a CAC program. CACs are typically used to fund local community infrastructure such as pools, ice rinks, libraries and community centres – ideally near the development areas where the CACs are being paid.

The Open House also provides an opportunity to raise other issues regarding the CAC program. Please see [attached](#) UDI's letter to the Township regarding the CACs, in which we noted several issues including:

1. The proposed CAC capital program items (see above);
2. The need to ensure that the attribution of costs to new growth for the CAC program is appropriate;
3. The impact on affordability, as the CACs would represent the equivalent of a 42-56% increase in the DCC rates – and are occurring at a time when there are other cost pressures facing the industry (see below);
4. The need for grandfathering and phasing in the new CACs to mitigate their impact; and
5. The need for further consultation with the industry.

Since our letter, the costs facing the industry have increased dramatically. They include:

- Very substantial Township of Langley DCC increases coming into effect later this year (which UDI will be requesting they be phased-in as well);
- Potential environmental policies (i.e. the Energy Step Code and Electric Vehicle Charging requirements);
- GVS&DD DCC increases (over 200% in the Fraser Sewerage Area);
- A new TransLink DCC that has just been increased by over 30% - before it has even been implemented; and
- Potentially significant new and increasing taxes (increased Property Transfer Tax, School Tax and Speculation Tax) in the recent Provincial Budget on development lands; and
- The ongoing management of the CAC Program to ensure that it is transparent, accountable and predictable.
- We hope that you, a representative from your company or others you believe would be interested can attend the Open House to provide input on the Township of Langley CAC program

City of Burnaby

Green Building Policy: UDI Burnaby Liaison Committee met with the City of Burnaby on March 14 to discuss the City's initiatives for Green Buildings and Electric Vehicle Policy Development. See the presentation slides [here](#).

Energy Step Code (ESC): Members expressed concern regarding the implications of costs and significant changes to urban design in implementing Energy Step Code 3. The City agreed to meet in the upcoming weeks to discuss building techniques and cost expectations. A tentative meeting date has been set for May 9 at 2pm. Please contact [Marissa Chan-Kent](#) if you are interested in attending.

Following the March 14 meeting, the City contacted UDI to convey that they changed the Energy Step Code/Carbon target date to report to Council as they needed to compile the responses from their recently launched Green Building Policy survey and engage in further consultation with commercial developers. The anticipated Council date for presentation of the report will be in mid-May to early June. If consultation is satisfactory prior to presenting to Council, the City may go to Council with a final proposed policy (rather than an interim report as originally proposed). This will be clarified at the May 9 meeting. On in-stream applications, the

City noted that for a policy requiring Step 3, in-stream projects with accepted applications for rezoning would be exempted, except would still be required to meet at least Step 1 and energy benchmarking.

Electric Vehicle (EV): The City notified the Burnaby Liaison Committee that they would advance a report on the EV policy in April, with a recommendation that Council authorize staff to make Bylaw changes to effect the policy for EV charging in new residential development, which would then be advanced to a future public hearing. The City said there would be an opportunity for future discussion in the form of clarification and communication to support implementation. UDI is generally supportive of the EV policy as presented however raised issue with BC Hydro engagement, grandfathering of in-stream applications and the proposed effective dates. The City replied by stating they have been in contact with senior staff at BC Hydro who have been receptive and will be providing a subsequent letter of support. On in-stream projects, the City proposed that projects that have advanced past Public Hearing (2nd reading) will be exempted. Finally, regarding the effective date, the City said that the proposed date would be three months after Public Hearing (specific date of Public Hearing is TBD), with September 2018 as the earliest date for implementation.

Adaptable Housing Units: The City and UDI Liaison Committee discussed the Bylaw amendments proposed to change the requirements on “Adaptable Housing Units”. Members expressed their concern regarding grandfathering of in-stream projects, the adaptable design requirements for 2nd and 3rd bedrooms and the implementation process after it is presented to Council and on the consultation with industry thus far. Following this discussion, the City presented this [report](#) on the Bylaw amendments that was considered at the City of Burnaby’s Planning and Development Committee with the objective to take this amendment to Public Hearing by April 24. The City clarified that this amendment is for additional floor area exemptions for adaptable units with more than one bedroom and that there are no new requirements being introduced to Council for a Bylaw amendment at this time. This information is contrary to what was discussed at the Burnaby Liaison Committee Meeting, therefore UDI has requested a meeting with the City to clarify this issue. Meeting details are to be confirmed, please get in touch with [Marissa Chan-Kent](#) if you are interested in joining.

Energy Policy for Commercial New Development: The City of Burnaby requested Udi participation to attend a workshop to discuss new proposed policy including to address the provincial [Energy Step Code](#) on April 12 from 1pm – 3pm at Burnaby City Hall, 3rd Floor Planning Department. The format will be an informal round-table where staff will present background information, including from the [Metrics Study](#) (or see this [summary version](#)), and will outline the proposed policy for discussion. Additional information will be circulated prior to the meeting. You can also find further City policy context on their website [here](#). If you are interested in joining, please contact [Lise Townsend](#).



The footer banner features a dark blue background with a white oval on the left containing the word "CAREERS" and another white oval on the right containing the word "SPONSOR". Below these are five circular social media icons for Facebook, Twitter, Instagram, LinkedIn, and YouTube. At the bottom of the banner, the text "© Copyright 2017 URBAN DEVELOPMENT INSTITUTE" is displayed in white.

This email was sent on behalf of Urban Development Institute by GrowthZone, 24400 Smiley RD Ste. 4, Nisswa, MN 56468. To unsubscribe [click here](#). If you have questions or comments concerning this email or GrowthZone services in general, please contact us by email at support@growthzone.com.

