



May 28, 2018



## Newsletter

### ADVOCACY

#### PROVINCIAL

**BC Housing: Building Smart with Airtightness Seminar June 26:** An Airtightness Seminar/Webinar will be held on June 26, 2018 at 09:00 AM. **Location:** Online Webinar, or In-person Seminar at:

Fletcher Challenge Canada Theatre  
Room 1900, SFU Harbour Centre, 515 W. Hastings  
For more info, call BC Housing 604-439-4135 or [email](#).  
Registration is now open [here](#).

**Provincial Rental Housing Task Force Public Engagement:** Per previous UDI updates, 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. The Task Force is beginning its public and stakeholder engagement shortly to better understand what further changes may or may not be needed to modernize B.C.'s tenancy laws.

The task force is 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. UDI has been selected to meet with the task force later in May and is seeking our members' feedback on what issues and priorities to raise through the consultation. Please send your comments and suggestions to [Rob MacKay-Dunn](#) by May 18, 2018. Following the meeting with the task force, UDI will prepare a formal submission for consideration.

The task force will report findings and make recommendations to Premier Horgan and Robinson in Fall 2018.

#### REGIONAL

**Mobility Pricing Commission Final Report:** On May 24 the Mobility Pricing Independent Commission released their findings from their 10-month research and engagement project. [Metro Vancouver Mobility Pricing Study: Findings and Recommendations for an Effective, Farsighted and Fair Mobility Pricing Policy](#) found ways that mobility pricing could: reduce traffic congestion in Metro Vancouver, introduce a

fairer way of paying for transportation, reduce or eliminate the need for fuel taxes and other charges; and allow for ongoing improvement of the regional transportation network by providing a stable source of revenue. For more information and the final report please check out the Mobility Pricing Independent Commission website: [www.itstimemv.ca](http://www.itstimemv.ca).

**Salmon-Safe BC's Developer to Developer Dialogue Event:** The Fraser Basin Council and the Salmon-Safe BC urban development team would like to cordially invite you to a Developer to Developer Dialogue event. Salmon-Safe BC is Canada's first and only certification program linking land management practices with the protection of urban watersheds. By adopting Salmon-Safe standards, developers, landowners and property managers can help protect salmon habitat and water quality to ensure this iconic species thrives for future generations. Join us for an evening of presentations from Salmon-Safe development champions, discussion about Salmon-Safe certification and its benefits to salmon, watersheds and communities and networking among your development colleagues. See [here](#) for the brochure for details and [RSVP here](#).

## MUNICIPAL

### Coquitlam

**Coquitlam Housing Forum:** On June 21, 2018, the City will be hosting a Coquitlam Housing Forum. The Honourable Selina Robinson, Minister of Municipal Affairs and Housing, will provide the keynote address. In addition, the "... *one-day forum is intended to focus on action and will:*

- *host learning events with BC Housing, Vancity Community Foundation, and non-profit developers*
- *enable new partnerships aimed at delivering affordable housing solutions*
- *promote Coquitlam's housing affordability incentives*
- *build capacity among local housing providers*
- *provide networking opportunities between developers and non-profit housing providers."*

#### Event Information:

- When: Thursday, June 21, 2018
- Where: Executive Plaza Hotel, 405 North Road, Coquitlam BC
- Time: 8:00 a.m. – 3:30 p.m.

If you have any questions, please contact [Jacint \(Yatz\) Simon](#), City of Coquitlam Housing Planner, at 604-927-3471. A formal invitation and agenda will be released this week.

### New Westminster

**Construction Noise Bylaw:** On May 7, Council received a [report](#) (see item 12) on proposed amendments to the City's *Construction Noise Bylaw*. With regard to permitted hours of construction, the following changes were approved, which will come into effect on July 9, 2018.

Requirement	Bylaw Section	Currently Permitted	Permitted as of July 9, 2018
Permitted Hours	Section 3	7:00 a.m. and 8:00 p.m. on weekdays and Saturdays, but does not include Sundays or other holidays."	7:00 a.m. and 8:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays, but does not include Sundays or other holidays."
Definition of Residence	Section 8	Notwithstanding Section 4, a person may carry out Construction on his or her residence on a Sunday or other holiday, between the hours of 9:00 a.m. and 6:00 p.m., provided that such Construction is not being carried out for profit or gain.	Adding the following to the end of Section 8: "For the purposes of this section, "Residence means the place where the person regularly, normally or customarily lives."

At the May 7 meeting Council also directed "... staff to prepare the necessary bylaw amendments to facilitate the restriction of the use of diesel impact hammers over 30,000 foot pounds and bring them forward for Council consideration." Further details are provided in the staff report. It is anticipated that First and Second Readings for the bylaw amendment restricting diesel impact hammers will be brought forward for Council consideration before the summer break and, if approved, could come into effect in early 2019.

If you have questions on this issue, please contact [Carolyn Armanini](mailto:carmanini@newwestcity.ca), New Westminster Economic Development Coordinator, at [carmanini@newwestcity.ca](mailto:carmanini@newwestcity.ca) or 604-527-4647.

**BC Energy Step Code (ESC) & Electrical Vehicle Charging (EVC):** The City of New Westminster has already moved forward with the ESC for Part 9 buildings, and is now consulting on the implementation of the Step Code for Part 3 buildings. At the same time, they would like to implement EVC measures for new developments similar to those in other municipalities in Metro Vancouver. The City is hosting a workshop on June 20, between 9:30 am and Noon (food/refreshments provided), and welcomes your feedback on both proposals, including the policy approach and implementation timing. Further details on the location will be forthcoming in the June 11 newsletter. If you would like to attend the meeting, please contact [Marissa Chan-Kent](mailto:marissa.chan@newwestcity.ca) at 604-661-3033.

#### Vancouver

**Chinatown Development Policies Information Sessions:** Further to the deferment of the Chinatown Report to Council, the City of Vancouver will be holding two information sessions on Chinatown Development Policies on May 29 at 3:00 pm – 4:30 pm and 5:30 – 7:00pm at the Chinese Cultural Centre in the Multipurpose Hall at 50 East Pender. The [report](#) is due to go to Council for June 5. If you would like to attend, please register [here](#) for either session. UDI will be in attendance at the 3:00 pm session.

**Broadway Corridor Planning Program & Proposed Measure to Curb Speculation:** On May 22, the City of Vancouver held an information session regarding the Broadway Corridor Planning Program, the Interim Rezoning Policy for the Corridor and proposed measures to curb speculation in advance of community planning on Broadway. City Staff provided a [presentation](#), which includes information Development Contribution Expectations (which range from \$330 to \$425 per sq. ft. above existing zoning), limits regarding how office and rental housing areas will be zoned, and the transitional provisions. After the meeting, the City also released a [statement](#) regarding the Broadway Plan. UDI will be requesting that this issue be on the agenda of the June 7<sup>th</sup> Liaison Committee meeting as there are some emerging questions

and issues, such as the potential of strata along the corridor and potential changes to the City's approach to CACs. If you have any questions or issues, please contact [Marissa Chan-Kent](mailto:Marissa.Chan-Kent@vancouver.ca) at 604-661-3033, or contact the City at [Finance.Growth@vancouver.ca](mailto:Finance.Growth@vancouver.ca).

**New Utility Development Cost Levy (DCL) Capital Program:** On June 8 from 10:00 a.m. to 11:30 a.m., the City would like to host UDI and other developer stakeholders for a **consultation session on the proposed new City-wide Utilities DCL**. At this meeting, staff and consultants will present the draft DCL Utilities Capital Program as well as preliminary DCL rates for comment. The meeting will be held at in the Cityscape Meeting Room in the Crossroads Building ([507 W Broadway, 5th Floor](#)). If you are interested in attending, please contact [Leslie Whittaker](#) at 604-669-9585.

**Cambie Corridor Plan:** UDI is pleased that the [Cambie Corridor Plan](#) received unanimous Council approval on May 1, 2018. UDI wrote the [attached](#) letter of support, and will now be working with the City regarding implementation issues such as the Utility Servicing Plan and Financing Growth Strategy, which will be going to Council this summer.

**Renewable City: Six Months in – A Stakeholder Session:** It's been six months since the Renewable City Action Plan was adopted by Vancouver City Council and they are on their way to becoming a city entirely powered by renewable energy before 2050. Many of the plan's short term actions are either underway or complete. The City is holding a stakeholder session on May 29 to review what has happened since November 2017, what's planned for the rest of 2018, and discuss priorities and opportunities in 2019. View details and [RSVP on Eventbrite](#). Registration code: Renewable2050

**Affordable Housing Delivery and Financial Strategy – UDI Input Session:** The Housing Policy department will be going to City Council on June 15 with the Affordable Housing Delivery and Financial Strategy (AHDFS) which will provide a roadmap for supporting investments in affordable housing with a focus on the delivery of 12,000 units of social and co-op housing for lower income households. This is a key implementation piece from Housing Vancouver. The City of Vancouver requested to provide UDI with a brief overview and update on the AHDFS and receive any questions we may have. This meeting is set for Friday, June 1 from 2:00pm – 3:30pm at City Hall. If you would like to attend this session, please contact [Marissa Chan-Kent](mailto:Marissa.Chan-Kent@vancouver.ca) by e-mail or by phone 604-661-3033.

**Accessible Path of Travel Policy Review – Policy Recommendations:** The Planning, Urban Design and Sustainability department of the City of Vancouver will be submitting the [Policy Recommendations for Accessible Path of Travel Policy Review](#) that have been updated in response to comments received. The policy recommendations are intended as a starting point for requiring an accessible path of travel for low-density housing types while balancing other objectives including the provision of ground-oriented secondary rental housing. If Council were to approve the recommendations, the intent would be to monitor the development of these new housing units. Further policy work would be coordinated with the development of a potential city-wide Accessibility Strategy.

The draft recommendations will be presented to Council for referral to Public Hearing on June 19, 2018. If Council refers the report to Public Hearing, staff are anticipating a Public Hearing on July 18, 2018. Further information regarding the public hearing and how to sign up to speak will be provided after Council referral on June 19, 2018. Please review the proposed recommendations and provide comments to [Alena Straka](#) at the City of Vancouver by Tuesday, May, 29, 2018. All comments received will be summarized and attached to the Council report as additional information for consideration.

**Measures to Retain Rental Housing Stock Policy Report:** The City of Vancouver's [Housing Report on Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan](#) will be going to Public Hearing on June 5. Please relay any comments to [Marissa Chan-Kent](mailto:Marissa.Chan-Kent@vancouver.ca) or [Jeff Fisher](mailto:Jeff.Fisher@vancouver.ca).

**NEU Optimization Follow up Session:** The City of Vancouver has hosted several sessions on the expansion of the City-owned False Creek Neighbourhood Energy Utility (NEU). The City is exploring optimization opportunities that could improve performance and add value for developers and customers. At the most recent workshop held on May 11<sup>th</sup>, City of Vancouver staff met with the UDI and its members to seek input on utility technology and system design, design requirements for buildings connecting to the NEU,

and connection fees. Details are available in this [presentation](#). Updates relating to design requirements and connection fees are expected to be taken to Council for a decision in December 2018. Staff are currently undertaking analysis based on feedback received to date and will host a follow-up consultation with the UDI in Fall 2018. If you have any questions the please contact [Marissa Chan-Kent](#) or at 604-661-3033.

**Community Benefit Agreements (CBA):** As noted in previous newsletters, the City of Vancouver is moving forward with establishing CBAs for large rezoning projects (i.e. sites larger than 1.98 acres or contain 45,000 m<sup>2</sup> or more of new development floor area). CBAs have been used for several developments in or near downtown, including the Olympic Village and the Parq project. Staff have held a few meetings on Community Benefit Agreements – including one on May 14, 2018 (see [attached](#) slides). Their intent is to support workforce development and “... to help strengthen supplier relationships and engagement between the development industry, City, and communities.” They are recommending the development of an approach that would be a point system (similar to LEED). It is anticipated that a framework for a future policy will be going to Council for approval before the Council break in July. Staff will be establishing a committee to assist them in developing the policy further in the fall, and the CBA policy will likely come into effect in early 2019. If you have any questions/comments, please contact [Marissa Chan-Kent](#) at 604-661-3033.

**Green Demolition By-law Update:** On May 16<sup>th</sup>, Council received a [report](#) with three recommendations to update the *Green Demolition By-law*:

1. The Bylaw requirement (75% of materials from one- and two-family demolitions must be recycled or reused) would be expanded from pre-1940 homes to pre-1950 homes. The requirement for pre-1940 homes has been in place since 2014, and it captures roughly 40% of one- and two-family demolitions. The expansion to pre-1950 will capture roughly 70% of demolitions.
2. For pre-1910 homes and heritage-listed homes, the homes would have to be deconstructed such that at least 3 tonnes of wood are salvaged. This will apply to 10-12 homes a year. This requirement will mean these homes will have to be taken down more carefully, so that the wood can be reclaimed and then used by contractors, furniture makers, etc. – as opposed to going to recycling or for use as biomass.
3. The City will provide \$250,000 to support the establishment of a deconstruction hub by a third party, which will provide another outlet for materials salvaged through deconstruction.

The recommendations will be going forward to Council for approval on June 5, 2018.

**Parking By-Law Updates:** On May 17, UDI representatives met with City of Vancouver staff to discuss proposed changes to the *Parking By-law*. Tactical modifications are being proposed for July (Phase 1), but a more comprehensive reassessment of the *By-law* (Phase 2) will occur between 2019 and 2021. The Phase 1 proposals include:

- Requiring more secure bike parking in new projects;
- Allowing opportunities for stacking bike parking systems;
- Requirements for non-standard bikes and scooters;
- Requiring additional passenger pick-up/drop-off areas;
- Allowing Transportation Demand Management (TDM) measures to reduce parking requirements outside of downtown;
- Mandating that large rezoning and development sites (i.e. sites larger than 1.98 acres or contain 45,000 m<sup>2</sup> or more of new development floor area) provide TDM measures;
- Expanding the Payment-In-Lieu policy to the Mount Pleasant Industrial Area;
- Potentially eliminating minimum parking requirements within the downtown; and
- Increasing requirements for accessible parking spaces, including visitor spaces.

Staff will be going to Council with the Phase 1 parking proposals on July 24, 2018. **For more information about the proposals and to view a sample list of proposed TDM opportunities, you are invited to participate in the City's [Talk Vancouver survey](#) regarding the Parking Bylaw changes, which will remain online until May 30, 2018.** If you have any questions about the proposals, please contact [John Turecki](#) at 604-873-7448.

**Reinventing Cities Competition Update:** Only three weeks remain to submit your team's expression of interest for an innovative proposal to transform 1.5 acres of centrally located property in the False Creek Flats through the C40 Reinventing Cities Competition.

Joined by 18 other cities around the world, Vancouver is seeking new models to shape future cities by fostering environmentally sustainable, resilient, equitable and livable urban developments. The winning proposal will not only advance the ambitious environmental mandate of C40, but also move forward in a creative way many of the aspirations of the recently approved False Creek Flats Plan.

While questions can be directed to the team through email at the [competition website](#), City of Vancouver staff will also be available onsite on **Monday, June 4<sup>th</sup>, 2018 from 1 to 2 pm** to provide an overview of the process and answer any last minute questions your team may have. **For those individuals intending to submit by the June 15<sup>th</sup> deadline it is strongly recommended that you join us. [Please RSVP for the site tour here.](#)**

The information session will include a brief overview of the competition, a quick walking tour of the site, followed by a question and answer period for competition teams. Additional details on the competition, including the specific requirements and form for submission are available on the competition website at [here](#). **The deadline for Expressions of Interest for the Vancouver site closes on June 15, 2018.**

#### **District of Squamish**

**Staff Development Liaison Committee Meeting- Expressions of Interest:** Earlier this year UDI partnered with the District of Squamish (DOS) and CHBA Sea to Sky, to re-establish a DOS Staff Development Liaison Committee. The purpose of the liaison committee is to establish and maintain an effective channel of communication between District staff and members of the Development and Building Industry active in Squamish. After two successful start-up meetings, we are seeking interest from UDI members active in Squamish to join the new Squamish Liaison Committee. To express your interest please contact [Rob MacKay-Dunn](#) or 604-661-3034.

**Building Bylaw Update and Energy Step Code Implementation:** On May 15, District Council received first, second and third readings of the [Building Bylaw Update](#) that included their proposed (and aggressive) implementation schedule of the Energy Step Code. Schedule below:

	Phase 1	Phase 2	Phase 3
<b>PART 9 Buildings</b>	July 1, 2018 Base Bylaw Requirements	January 1, 2019 Base Bylaw Requirements	January 1, 2020 Base Bylaw Requirements
Part 9 Small Residential Buildings (1,000 sq. ft. and under in gross floor area)	<i>Step 1</i>	NA	<i>Step 1</i>
Part 9 Residential Buildings (over 1,000 sq. ft. in gross floor area)	<i>Step 2</i>	<i>Step 3</i>	<i>Step 4</i>
<b>PART 3 Buildings</b>			
Part 3 Residential Buildings	<i>Step 3</i>	NA	<i>Step 4</i>
Part 3 Commercial Buildings	<i>Step 2</i>	NA	<i>Step 3</i>

Staff have advised UDI that any project that has submitted a building permit application prior to July 1 would be considered in-stream and there isn't a grandfathering period for rezoning or DP applications as they have been indicating over the last year that it will be moving to Step Code in 2018. Council will likely consider final adoption of the Bylaw Update and proposed ESC implementation on June 5. Please send any comments and questions to [Rob MacKay-Dunn](#) by May 30.

**Community Amenity Contribution (CAC) Policy:** On May 22 District of Squamish Council rejected the revised [CAC Policy proposal](#) and asked Staff to review increasing the contributions for applications of 50 units and above. UDI is following up with District staff to determine next steps.

#### City of Surrey

**Guildford Town Centre - 104 Avenue Plan Workshop:** The City of Surrey is preparing a land-use plan for the [Guildford Town Centre and 104 Avenue Corridor](#). They are organizing an upcoming workshop on May 28<sup>th</sup> at the Guildford Recreation Centre. Input from the workshop will be used to develop policy and refine the land-use and transportation plans that will be forwarded to Council.

#### Workshop meeting information:

DATE: Monday May 28, 2018

TIME: 5:30-7:30 PM

LOCATION: Guildford Recreation Centre, Multi-Purpose Room, 15105 105 Ave

As space is limited, the City would like you to [register](#).

**BC Energy Step Code (ESC):** At the May 24<sup>th</sup> Development Advisory Committee (DAC) meeting, staff provided attendees with an update (see [attached](#)) on the City's proposed implementation of the ESC. The

City has amended their proposal based on input from industry representatives at previous meetings - see below:

+ leadership role with municipal requirements when available	Phase 1	Potential Timetable for Future Phases		
	Jan 1 2019	Jan 1 2021	2022 or 2023	2025
<b>Smaller Residential</b>				
Single family detached, duplex, and other res.	Step 1	Step 3	Step 3 or 4	Step 4 or 5
Townhomes and apartments	Step 3 Step 2	same as 2019 Step 3	Step 4	Step 4 or 5
<b>Larger Residential and Commercial</b>				
Residential concrete towers	Standard path Step 3	same as 2019	Step 4	Step 4
	DES and low-carbon path Step 2		TBD re: DES & LCS	TBD re: DES & LCS
Residential woodframe low/mid rise	Step 3	same as 2019	Step 4 TBD re: DES & LCES	Step 4 TBD re: DES & LCES
Commercial office and mercantile	Step 2	same as 2019	Step 3	Step 3
Refined when arch-specific reqs	2018 Building Bylaw Amendment		Clarity for industry	

At the May 24 meeting, recommendations were made to staff to extend the grandfathering period. Staff will be going to Council in early July with their recommendations, and implementation will likely occur this December. If you have any issues or questions about the City's proposals, please contact [Marissa Chan-Kent](#) at 604-661-3033, or [Maxwell Sykes](#), City of Surrey Climate & Energy Manager, at 604.592.7022.

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