



October 15, 2018



UDI IS ON THE MOVE

We will be moving offices on November 10th, 2018. Please update your records with our new address.

**Suite 1100, 1050 West Pender Street
Vancouver, BC V6E 3S7 Canada**

Email addresses and phone numbers will remain the same.

UDI TAXATION COMMITTEE – REMINDER INFORMATION BULLETIN

In a span of two years, new property taxes have completely changed how property owners plan to mitigate the annual tax burden on their properties. There are now **THREE** new residential taxes that must be considered in any budgeting, tax planning, and tax strategy. These new taxes are applicable to residential properties (which include development sites and airspace).

Please do not forget that **October 31st is the actual use and permitted use date for the classification of properties on the assessment roll. It is highly recommended that you get in touch with your property tax expert now. [See here for full information bulletin.](#)**

Paul Sullivan, Chair of UDI's Tax Committee
D: 604-331-7300 or psullivan@bcappraisers.com

ADVOCACY

FEDERAL

Steel Tariffs: The Federal Government announced on October 9 that it would be imposing a tariff-rate quota, with a 25% surtax applied to imports of the seven products: heavy plate, concrete reinforcing bar (rebar), energy tubular products, hot-rolled sheet, pre-painted steel, stainless steel wire and wire rod. These measures will apply in cases that exceed a specified quantity threshold and **take effect on October 25, 2018**. They will remain in place for 200 days, pending the result of an inquiry by the Canadian International Trade Tribunal (CITT). Further details can be found on the [Ministry of Finance website](#). Earlier this year, UDI wrote a [letter](#) to the Hon. Bill Morneau, Minister of Finance, opposing the safeguard actions because of the impacts on our industry and housing affordability.

PROVINCIAL

B.C. Pre-Budget Submissions: On behalf of our members, UDI has submitted our [2019 pre-budget recommendations](#) to the Minister of Finance and the Legislature's Select Standing Committee on Finance and Government Services. Our focus for B.C. Budget 2019 are recommendations to improve the housing tax measures introduced in Budget 2018, and proposed new incentives that could assist the Government in meeting its laudable objective of building 114,000 new social and rental housing units before 2027.

Better Buildings BC Incentive Program Launch: At the October 10th UDI Breakfast Seminar on [New Incentives for Energy Efficient Buildings](#), the Provincial Government launched its [Better Buildings BC: The Net-Zero Energy-Ready Challenge Program](#). This is an incentive program and juried competition designed to support, promote and celebrate the design and construction of net-zero energy-ready buildings. The program provides incentives to builders and developers of Part 3 multi-family, commercial, and institutional buildings that are designed to achieve the top tier of the *BC Energy Step Code* (or the Passive House Standard). The Province is offering both design and construction incentives. Criteria for the competition include:

- Energy & Emissions Performance;
- Cost Competitiveness;
- Replicability;
- Site and Project Aesthetic; and
- Environmental and Social Wellbeing.

Applicants must submit Expressions of Interest by 11:59pm on November 30, 2018. For more information, please go to the [Better Buildings BC website](#).

At the Breakfast, the City of Vancouver also outlined its [Zero Emission Building \(ZEB\) Tools](#), which include:

- Up to a 5% floor space increase to offset ZEB cost premiums;
- ZEB cost premiums being included in pro-forma evaluations for rezonings; and
- Director of Planning discretion to relax zoning and policy requirements.

Tools are available until Dec. 2025. For more information please go to vancouver.ca/zebtools.

The City of Vancouver also has a [net zero incentive program](#) for low-rise buildings. Each eligible project can receive \$10k to \$30k+ per project, depending on the scope, size and level of innovation. This is to cover both in-depth learning and research from leading projects, as well as offset some upfront incremental costs to achieve a near-zero standard.

Finally, the Breakfast included a [presentation](#) on the [Zero Emissions Building Exchange](#) - a collaborative platform that strengthens the public, private and civic capacities for zero emission buildings through dialogues, project tours, curated research, training and demonstrations.

MUNICIPAL

City of Vancouver

Neighbourhood Energy Utility Optimization: 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. The City of Vancouver has held several consultation sessions with UDI members seeking input on technical design and optimization opportunities that could improve performance and add flexibility for developers and customers. In December 2018, Staff will be taking NEU by-law amendment recommendations to Council for a decision, including the implementation of an NEU connection fee and relaxations to building design requirements. **The City will be hosting a final session on October 26 from 1:30-3:00 p.m. in the 2nd Floor Business Centre Meeting Room at City Hall.** Please contact [Marissa Chan-Kent](#) if you would like to attend.

City of Maple Ridge

Electric Vehicle Charging (EVC): As noted in our previous newsletter, Maple Ridge has been developing an [EVC Policy](#). The issue was discussed at the September 28th meeting of the Development Liaison Committee. UDI and the Greater Vancouver Home Builders' Association wrote a [letter](#) to the City regarding their proposed EVC requirements, which are the following:

Multi-Family Residential Development	Commercial and Institutional Development	Single Family Development
Require all off-street residential parking spaces in multi-family developments to be energized (Level 2). <ul style="list-style-type: none">All visitor parking be wired for a minimum of Level 1.	Require 10% of parking spaces to be energized (Level 2) along with the charging stations. <ul style="list-style-type: none">Applicable to developments with 10 or more off-street parking spaces.	Require 1 space for each principal dwelling unit to be energized (Level 2). <ul style="list-style-type: none">Secondary suites and detached garden suites are proposed to be exempt.

District of Squamish

Squamish design panel: UDI is looking for expressions of interest to be considered for appointment to the District of Squamish Advisory Design Panel. This will be a two-year appointment, and meetings will be held on the third Thursday of each month as required, beginning at 2:00pm. This Panel will provide an objective view in the public interest, and give impartial professional advice to municipal staff and Council regarding the following areas:

- Matters relating to the context of development proposals or policies affecting Squamish's physical environment
- The design of all residential multifamily buildings, commercial and industrial buildings located in specified Development Permit Areas
- Any policies or guidelines established by the District
- All applicable development permit area guidelines, as well as any other relevant policies or guidelines established by the Council, giving consideration to:
 - The effect of proposed buildings on community design, including their physical appearance and physical/ contextual relationship to their surroundings, including existing or proposed buildings;
 - Exterior materials, textures and colours;
 - Landscape;
 - Signage and lighting; and
 - Environmental sustainability.

If you are interested in this appointment, please send your resume accompanied by an expression of interest to [Cassandra McColman](#) no later than October 19.

Community Amenity Contribution (CAC) Policy: On October 16, Squamish Council will be considering the District's revised [CAC policy proposal](#). The policy has been revised ([See DOS memo](#)) since its October 2 presentation to the Community Development Standing Committee, and included changes to address the provision of community amenity contributions for rental housing rezonings, and to allow the inclusion of childcare facilities in the definition of critical amenities.

City of Richmond

Non-Stormwater Discharge Process Changes: The City of Richmond presented a [revised Non-Stormwater Discharge Process](#) to the Richmond Liaison Committee at their bi-monthly meeting held on September 26.

UDI is supportive of these changes and submitted a comments in a [letter](#) to the City of Richmond.

Electric Vehicle Charging Infrastructure in New Developments: In December 2017, the City of Richmond, became the first municipality in North America to require that all residential parking spaces in new developments feature [an energized electrical outlet for the purpose of electric vehicle \(EV\) charging](#). The City of Vancouver and five other local governments in the Metro Vancouver area have since adopted similar requirements, and others are in the process of considering such policy.

The City of Richmond, as part of its ongoing partnership with the [BC Hydro Sustainable Communities program](#), has published two resources to support EV charging infrastructure deployment:

1. [Electric Vehicle Charging Infrastructure in Shared Parking Areas: Resources to Support Implementation & Charging Infrastructure](#)- This document provides developers, electrical designers, municipalities, and end-users with information about how to implement EV charging infrastructure in multifamily developments, and other building types with shared parking. It includes comparisons of different EV Energy Management configurations, delivery models, and content for condominium rules and bylaws.
2. [Residential Electric Vehicle Charging: A Guide for Local Governments](#) - This guide provides local governments and other interested parties with guidance on improving access to "at home" electric vehicle charging in new and existing residential buildings. Notably, it includes guidance on establishing EV charging infrastructure requirements for new developments.

Energy Step Code Breakfast on Airtightness: The City is hosting a *Builders' Breakfast on Airtightness: Why it's important; how to achieve it* on October 18, 2018 for builders of new detached houses, duplexes and multiplexes. Participants will find out more about:

- The importance of achieving good airtightness in new construction under Energy Step Code requirements
- Strategies for improving air barrier performance using an internal poly barrier approach, including:
 - Process improvements that you can implement within the existing sequence of your building project
- Alternate strategies for air tightness that can deliver better results with reduced effort and total project costs

The event details are:

Date: Thursday, October 18th / 7:30 - 10:00 am

Location: Richmond Cultural Centre–Performance Hall - 7700 Minoru Gate, Richmond, BC

Admission to this Builder Breakfast event is free, and breakfast is included.

Note: limited seats are available, and the event is limited to two attendees per company.

To register, email NHeap@richmond.ca, noting that you wish to attend the *Builders' Breakfast* on *Airtightness: Why it's important; how to achieve it*. Please also include your name, job title, company and phone number.

City of Burnaby

B.C. Building Code Bulletin: The City of Burnaby has released a [bulletin](#) on the implementation of the 2018 British Columbia Building Code including the B.C. Plumbing Code with an effective date of December 10, 2018.

Township of Langley

Economic Development Strategy Survey: The Township of Langley is shaping its future economic development strategy, and we're inviting developers with offices in the Township to provide their input. Until October 31, 2018 our 5-question economic survey will be [available online](#) and we'd like to hear from developers located in our community about what's important for a strong and diverse economic future. For more information on the future strategy, contact Val Gafka, Senior Manager, Economic Investment and Development via email to vgafka@tol.ca

District of North Vancouver

Community Energy & Emissions Plan Survey: The District is in the process of developing a *Community Energy & Emissions Plan (CEEP)*, and they have released a [survey](#) and are seeking responses by **October 19**. The survey covers a number of issues, including:

- Electric Vehicles;
- The Energy Step Code;
- Recycling;
- Road Pricing;
- Improvements for transit users, cyclists, and pedestrians; and
- Compact Communities/Transit Oriented Development.

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