

November 26, 2018



Newsletter

UDI NEWS

UDI Rental Builder Survey: A new UDI survey of 30 rental builders found that **12,631** rental homes which are currently planned for communities across B.C., will be at significant risk if restrictive policies are imposed. This number represents nearly two-thirds of the **19,972** rental homes that respondents reported are currently in development. Home builders warned against the introduction of more prohibitive rent controls specifically “vacancy control,” in which the rent on a unit is strictly regulated by government.

For more information, read and download the [full report here](#).

ADVOCACY

FEDERAL

Co-ordinated Response to Eradication Japanese beetle in Vancouver: As part of the coordinated response to the detection of Japanese beetle, the Canadian Food Inspection Agency has established a regulated area for Japanese beetle around the False Creek area of Vancouver. The Regulated area is bounded by 12th avenue on the South, Clark drive on the East and Burrard on the West, and Burrard inlet on the North. Given the damage that Japanese beetle can do, if you are moving soil or plant material with soil out of the Regulated Area call CFIA at 604.292.5742 or email to get a movement certificate. There are exemptions for certain materials. For more information please visit the CFIA Japanese Beetle [website](#).

PROVINCIAL

Voting Extended - 2018 Referendum on Electoral Reform: The submission period for Electoral Reform Referendum ballots has been extended to December 7, 2018.

UDI is encouraging its members to vote and ensure their voice is heard. After careful consideration, the UDI Board of Directors has taken a position to [Vote To Keep First Past The Post](#) in the current referendum on electoral reform. UDI believes that the manner in which the referendum has been constructed is deeply flawed and beyond repair. Please take the time to become better informed before returning your ballot by mail or in person at a [Referendum Service Office or Service BC Centre](#) by the December 7 deadline.

Please note, your completed ballot must be [RECEIVED by Elections BC](#) by December 7th at 4:30 pm.

Finance Committee Report on the B.C. Budget 2019 Consultation: On November 15, 2018 the Committee released its [report](#) on the Budget 2019 consultation. Despite documenting many of the ideas from British Columbians and housing groups, urging the government to act to provide more affordable housing options (pages 45-49), the Committee recommendations fail to make any meaningful recommendations for consideration in the upcoming Budget 2019 (page 49).

Salmon-Safe BC Design Competition for Urban Development: Congratulations to DIALOG Design and Mountain Equipment Co-op, the two winners of the Salmon-Safe Design Competition for Urban Development. An honourable mention was given to the North Shore Rain Garden Project submission. To read more about these projects, please visit the [Design Competition's website](#).

BC Fire Code: UDI received the following information from the Provincial Building and Safety Standards Branch.

"The BC Fire Code 2018 is effective December 10, 2018. The BC Fire Code is based substantially on the model National Fire Code of Canada. The National Fire Code 2015 adopted 77 technical code changes and BC adopted most of them into the BC Fire Code 2018. For more information about the changes introduced in the National Codes 2015, please visit the National Research Council of Canada's [website](#)."

For more information about the BC Fire Code 2018, please visit our [website](#). Online resources include:

- [Summary of changes](#)
- [2018 Edition of the BC Fire Code Bulletin](#)
- [Fire Safety for Construction and Demolition Sites Bulletin](#).

To purchase the online version of the BC Fire Code 2018, please visit [BC Codes](#). The print version is expected at a later date, and code users will be notified when it becomes available."

Public Review – Proposed Changes to National Codes 2015: In addition to the above, the Building and Safety Standards Branch also provided the following information on the public review of the National Codes.

"You are invited to review proposed changes to the National Codes 2015. A public review is open from November 7, 2018 to January 4, 2019. As the BC Codes are substantially based on the National Codes, this is your opportunity to provide input to shape the future of codes. Please visit their website to review proposed code changes and provide your comments."

For More Information

- *For code interpretation questions, please email codequestion@gov.bc.ca;*
- *For general questions about code adoption, please email building.safety@gov.bc.ca; and*
- *For information about code products and pricing, please email bccodes@gov.bc.ca."*

UDI's Building Code Committee will be reviewing the proposals. If you have any comments or questions, please contact [Cassandra McColman](#) at 604.661.3032.

REGIONAL

Update on Implementation of Regional Transportation DCC: The Mayors' Council and TransLink's Board have adopted the Phase Two Investment Plan.

- The Plan includes the \$29M/year (2020\$) DCCs, as per the DCC framework, as a new funding source with collections starting on January 15, 2020.
- The 12-month in-stream protection is expected to be in effect when the DCC bylaws are adopted. TransLink has set the initial DCC rates from January 15, 2019 to January 14, 2020 to \$0 to ensure any development applications not covered by the 12-month in-stream protection are not charged a DCC prior to January 15, 2020.
- The DCC rates effective January 15, 2020 will be imposed and collected on subdivision approvals or building permits, as applicable, starting that day for subdivision or building permit applications that were submitted in 2019 or that were not eligible for in-stream protection.

To support implementation, TransLink will soon be publishing all details on their website, and in the meantime, if you have any questions please contact [Jag Mann](#) at 778.375.6937.

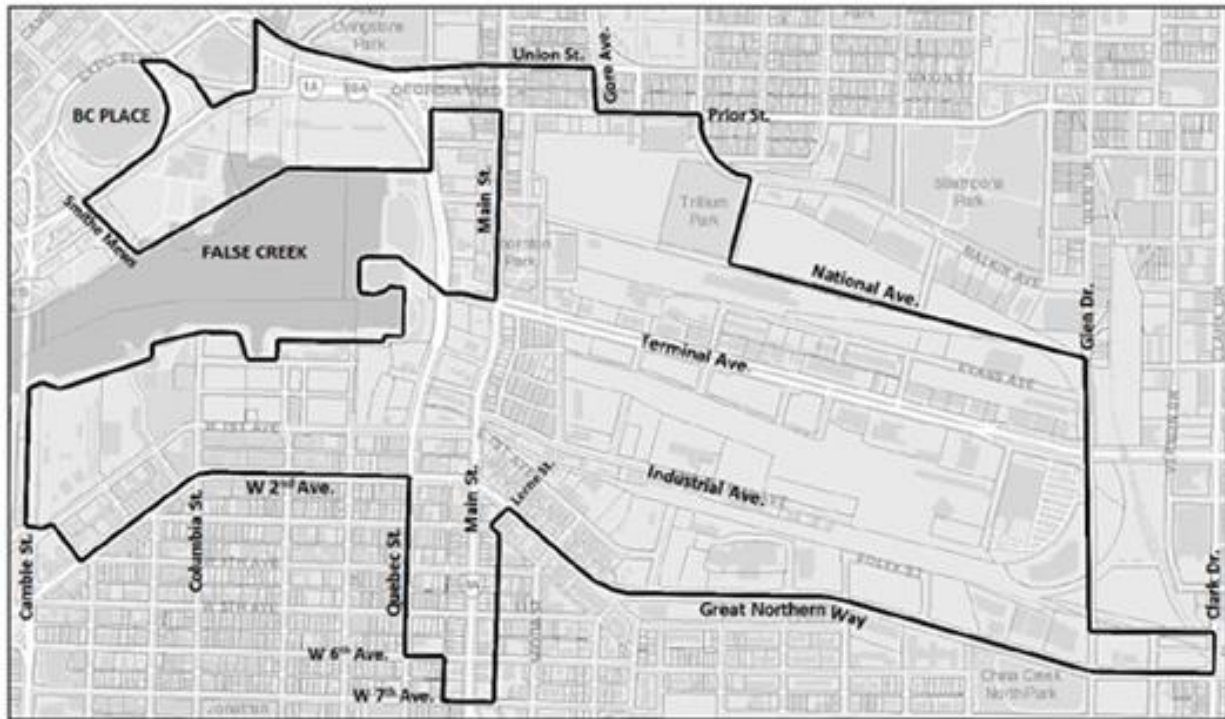
MUNICIPAL

City of Vancouver

Council Motion: Protecting Tenants from Renovictions and Aggressive Buy-Outs: A motion was proposed for the City of Vancouver Council meeting on November 13, regarding tenants' rights and vacancy control. UDI submitted a [letter to Mayor and Council](#) opposing the motion. [LandlordBC also submitted a letter](#) of opposition on the issue. Following initial discussion, General Manager of Planning, Urban Design and Sustainability, Gil Kelley provided a [memo to Mayor and Council](#) regarding the legal standing of the motion. The motion has been referred to the Standing Committee on Policy and Strategic Priorities for further discussion at their next meeting on November 27.

Neighbourhood Energy Utility Optimization: Throughout 2018, the City of Vancouver held four consultation sessions with UDI members on proposed amendments to the Neighbourhood Energy Utility (NEU) *Energy Utility System By-law*, including relaxations to provide greater design flexibility for buildings connecting to the NEU and the implementation of an initial connection levy for future customer buildings. On December 11, City Council is scheduled to consider these changes, which factor in the [substantial feedback received from the development community](#) throughout the consultation process. Staff are recommending that the NEU adopt the connection levy effective September 1, 2019 for new building permit applications. Please find a summary of recommendations in their letter [here](#).

City of Vancouver Map of NEU Service Area



City of Surrey

Parking Update: Surrey staff are hoping to introduce some minor [changes to parking rates](#) for some select land uses and parking stall dimensions by the end of the year. If you have any comments or questions, please contact [Ryan Gilmore](#) from the City of Surrey at 604.591.4099 by Monday December 3, 2018.

City of Coquitlam

Development Cost Charges (DCCs): On November 23, the Coquitlam Liaison Committee met with City staff regarding upcoming increases to their DCCs. Their Bylaw was last reviewed in 2015, and since then there has been substantial increases in land and construction costs. The proposed DCC increases are significant; ranging from 18% (industrial) to over 60% (single-family lots). City staff anticipate the new DCC rates will come into effect in early Spring 2019. City staff provided a [presentation](#) and [handout](#) regarding the proposed DCC changes, which can be found on their [website](#). The City has asked for industry comments by December 7, 2018. If you have any questions or comments, please contact [Cassandra McColman](#) at 604.661.3032.

SPEA Consultation: The City of Coquitlam continued consultation with the development industry on its proposed new approach to SPEA and windfarm area management. City staff presented their [proposed changes](#) and are inviting feedback from developers and qualified environmental professionals until December 7, 2018. If you have any questions or comments, please contact [Cassandra McColman](#) at 604.661.3032.

Township of Langley

Fees and Charges: At the November 22nd Langley Liaison Committee, the Township's proposed DCC increases were discussed. As noted in previous newsletters, there has been an ongoing review of the Bylaw for over a year. In addition to Liaison Committee meeting discussions, the Township established a DCC sub-committee with industry representatives including UDI. The proposed average DCC increase was 110%. Staff have removed several items from the program to reduce the average increase to 80%. UDI has requested that the Township phase in the increases. It is anticipated the new rates will come into effect in the Spring.

At the same meeting, Township staff also announced that they are updating their Greenway Amenity policies because land costs have increased from \$1.2 million per acre to \$2.84 million per acre since the last review. Because of the rising land costs, the increases in the Greenway Amenity charges will be substantial. Staff anticipate going to Council in early 2019 with proposed new rates.

It is anticipated that there will also be updates to the *Development Application Procedures and Fee Bylaw* by the end of the year, which will include some minor increases in fees. The Liaison Committee supported the increases because it is being proposed that the funds from them will be used to improve development review resources. UDI submitted a [letter](#) supporting staff's proposed changes in the *Development Application Procedures and Fee Bylaw*.

Energy Step Code (ESC): Also at the November 22nd Liaison Committee meeting, Township staff updated UDI members on the [implementation of the ESC in Langley](#). Starting on January 1, 2019, compliance with the ESC is required for all new building permit applications for residential buildings as noted below:

- "Step 1 is required for buildings (Part 9 & Part 3) not located within a Development Permit Area;
- Step 2 is required for buildings (Part 9 & Part 3) located within a Development Permit Area."

Staff also noted that there will be an ESC educational session on December 11th between 8:00 a.m. and 10:30 a.m. at the Township Hall. For more information on the event, or to RSVP for it, please contact [Robert Baker](#).

City of Port Moody

DCC Rate Increases: The City of Port Moody has proposed increases to their DCC rates. These proposed changes come after extensive consultation, which began in 2016, at which time UDI submitted a [joint feedback letter](#) with GVHBA. Below are the new rates proposed by the City of Port Moody. Included [here](#) is a new project list that the DCCs will apply to. City staff anticipate to take the proposed new bylaw to council on December 4 for third reading.

Based on the engineering assessment of infrastructure, DCC rates were determined by generally dividing the net capital infrastructure costs attributed to new development over a 10-year period, by the corresponding number of projected development units (or area) that will be developed in the same time period. The DCC considerations do not apply to the Moody Center and Inlet Centre areas of Port Moody, as Bylaw 2020, 1990 establishes development levies based on the unique servicing and amenity requirements associated with these areas.

See below for proposed DCC rates:

Land Use Designation	Units	Draft Bylaw Recommended Rates
Laneway Houses & Secondary Suites	Dwelling Units	\$6, 621
Single Family & Duplex	Dwelling Units	\$13,620
Multi Residential up to 6 Storeys	Square Metre	\$67.91
Multi-Residential, Transit Oriented Development, greater than 6 Storeys	Square Metre	\$65.19
Commercial General / Institutional	Square Metre	\$46.25
Commercial Transit Oriented Development	Square Metre	\$33.32
Industrial	Square Metre	\$40.27

City of White Rock

OCP Bylaw Review: On November 7, the City of White Rock held a Special Council Meeting. In a [presentation](#) by City staff, options were discussed to “slow the pace of development, and review the OCP Bylaw.” City Staff were directed to prepare a corporate report regarding the processes for a City-wide review of the OCP for further consideration. Council also voted to limit the height of buildings and properties and in the ‘Lower Town Centre’ to 4 to 6 storeys. For additional information the minutes of the Special Council Meeting can be viewed [here](#).

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