



December 10, 2018



Newsletter

ADVOCACY

FEDERAL

New Flexibilities for the National Housing Co-Investment Fund: CMHC is introducing new flexibilities to the Co-Investment Fund's minimum criteria. Their intent is to make it easier for partners to access funding in order to build new and repair existing housing units across the country. For more information on the changes please contact CMHC's local [affordable housing specialist](#).

PROVINCIAL

Rental Housing Task Force Report: Like many of our members, we are waiting in anticipation for the recommendations and final report of the provincial Rental Housing Task Force. We expect these to be released in the coming days and will provide an update to members once the recommendations are made public.

Development Approvals Process Review (DAPR): The Province has initiated a review of the local development approval process. This review will generate ideas about what is working, what is not working and potential solutions or opportunities to address efficiency and effectiveness of the development approvals process. This is meant to be a solutions oriented review to improve the overall processes. The review will occur over the winter / spring and will address all stages of the development approvals process used in the local government system, from concept to occupancy including but not limited to the public hearing process.

Work will be led by a Development Approvals Review Working Group (DARWG) which comprises executive-level representatives from a range of stakeholders including: local government, industry, non-profit organizations, academia and other relevant agencies. The Working Group will identify issues and opportunities to improve the effectiveness and efficiency of the local development approval process, and prioritize areas for analysis.

Analysis will be undertaken by four regional Technical Committees, which will be responsible for proposing implementable actions in response to challenges and opportunities identified by the Working Group. UDI has representation on DARWG. If you have key issues and/or recommendations that you would like shared with the Working Group, please contact [Cassandra McColman](#) at 604.661.3032.

B.C. Building Code Update 2018: Today the updated [Provincial Building Code](#) comes into effect. All new applications must meet the new code requirements. As mentioned previously, the following municipalities have also released information on the implementation of the [2018 British Columbia Building Code](#) with an effective date of December 10, 2018:

- [Burnaby](#)
- [Richmond](#)
- [Surrey](#)
- [District of North Vancouver](#)
- [New Westminster](#)
- [Coquitlam](#)

BCUC - EV Inquiry Phase 1 Report: As noted in previous newsletters, the British Columbia Utilities Commission (BCUC) is conducting an [Inquiry into the Regulation of Electric Vehicle Charging \(EVC\) Services](#). UDI has been an intervener in the proceedings. The Commission has released its [Phase 1 Report](#). They are recommending "... that the Minister of Energy, Mines and Petroleum Resources issue an exemption with respect to BCUC's regulation of EV charging services but that the BCUC retain oversight on safety." This would allow the costs of electricity and other costs to be charged to users of EVC services. The BCUC is now moving forward with [second phase of its inquiry](#), which "... will focus on the regulatory framework for EV charging service providers that have not been recommended for exemption (e.g. BC Hydro and FortisBC Inc.)."

UDI is organizing a Breakfast Seminar for early in the New Year on EVC services, which will include an update on the BCUC Inquiry.

Professional Governance Act: Bill 49, the Professional Governance Act has received Royal Assent. Under the Legislation an Office of the Superintendent of Professional Governance will be established "... to ensure consistency and best practices are applied in the work of qualified professionals...". The [legislation](#) will likely effect projects in riparian areas or those on contaminated sites. It could potentially impact all projects because it applies to engineers and other professionals.

The Government has released a [Regulation Intentions Paper Consequent to the Professional Governance Act](#). UDI's Environmental, Contaminated Sites and Building Code Committees are reviewing the *Paper*, so UDI can provide a response to the Government by the January 31, 2019 deadline for comments. If you have any questions or comments, please contact [Cassandra McColman](#) at 604.661.3032.

The Province is hosting a series of webinars in the coming weeks on the legislation and *Intentions Paper*:

- [Dec 11th, 10:00 am – 11:30 am \(PDT\) Overview of new Act](#)
- [Dec 12th, 2:00 pm – 3:30 pm \(PDT\) Regulation of Firms](#)
- [Dec 13th, 10:00 am – 11:30 am \(PDT\) Declarations of Competency and Conflict of Interest](#)
- [Dec 18th, 10:00 am – 11:30 am \(PDT\) Practice Rights](#)

[View System Requirements](#)

To register for a meeting, please click the appropriate link above. If you have any technical questions related to joining the meeting, please contact [Christina Spicer](#). The presentation, questions and answers will be made available to participants after the sessions and upon request to those who were not able to attend.

Strata Assignment Registry and Policy Statement 16: Last month the Province released [regulations](#) under Bill 25, the [Real Estate Development Marketing Amendment Act, 2018](#), which establishes a *Condo and Strata Assignment Integrity Register (CSAIR)*. At the same time, the Office of the Superintendent of Real Estate released a draft Policy Statement 16, which included related requirements under the CSAIR regime and transitional provisions. For additional information regarding Policy Statement 16, please see the Superintendent's [Information Bulletin](#) and [FAQ document](#).

CleanBC plan: On December 5, the Province released its “[CleanBC plan to reduce climate pollution, build a low-carbon economy](#).” The plan is based on the [Clean Growth Intentions Papers](#) – to which UDI submitted a [response letter](#) earlier this year. The [CleanBC plan](#) and [full report](#) include [several initiatives](#) that will impact the building sector including:

- Improving the *BC Building Code* in three phases leading up to 2032 target of mandating a “net-zero energy ready” standard for new buildings;
- Adopting the *Model National Energy Code for Existing Buildings* by 2024;
- Increasing efficiency standards for heating equipment/windows;
- Providing incentives to make heat pumps more affordable;
- Building energy labelling;
- Mandating that the number of new zero-emission vehicles (ZEVs) increase over three stages, so that by 2040, 100% of new cars will be ZEVs; and
- Expanding the electric vehicle charging services in homes, at work and through public fast-charging stations.

Energy Step Code (ESC): The Province has been considering adjustments to the ESC. [Revision 1](#), which primarily concerns the ESC, but also includes minor adjustments to provisions for radon, has been approved and will come into effect on December 10, 2018 as part of the new [2018 British Columbia Building Code](#).

Part 3 Buildings – Expanded to include all Climate Zones for three occupancy groups:

- C – Residential occupancies, with unique metrics for hotels/motels that reflect the heavier energy loads of these Group C occupancies;
- D – Business and personal services occupancies, with unique metrics for offices that reflect the lighter energy loads of these Group D occupancies; and
- E – Mercantile occupancies.

Part 9 Buildings – Metrics remain for all Climate Zones for Group C (residential) occupancies only, with amendments to further enable compliance and support improved building performance.

The [Minister’s Order](#) outlining the changes is available online, as is [Technical Bulletin 18-08](#) which describes the changes to the BC Energy Step Code. In addition a plain-language explanation the [BC Energy Step Code changes](#) is available.

MUNICIPAL

City of Coquitlam

Development Cost Charges (DCCs): On November 23, the Coquitlam Liaison Committee met with City staff regarding upcoming increases to their DCCs. The [proposed DCC increases](#) are significant; ranging from 18% (industrial) to over 60% (single-family lots). [UDI submitted a letter](#) to City staff with several recommendations for the DCC program and how to best phase-in the proposed increases over time.

SPEA Consultation: The City of Coquitlam continued consultation with the development industry on its proposed new approach to SPEA and windfirm area management. The [proposed changes](#) would require that the City take ownership and responsibility for windfirm areas adjacent to SPEAs, with the support of a voluntary contribution from developers to support the maintenance of these areas for a period of five years. UDI is generally supportive of the proposed changes, and provided specific recommendations in [a letter](#) submitted to City staff.

Township of Langley

Energy Step Code (ESC): In advance of the January 1, 2019 Energy Step Code adoption date, Township staff have been preparing for the transition to more energy efficient construction in the Township by integrating measures into existing submission, permitting and inspection processes.

On December 11, 2018 the Township will be hosting a builder forum to share information related to new requirements that residential builders will need to know for [Energy Step Code implementation](#). The Meet and Greet event will take place between 8:00 a.m. and 10:30 a.m. at the Township Hall and is open to all residential builders.

City of North Vancouver

Electric Vehicle (EV) Strategy: On December 10, the City of North Vancouver Council will be presented with a report regarding electric vehicle charging infrastructure requirements for new developments. The recommendations in the report include amending the Zoning Bylaw to require 100% of residential parking spaces and parking spaces for shared vehicles to be equipped with an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle. The requirement would include parking spaces in single family homes, duplexes, multi-family buildings and parking spaces for shared vehicles, and exclude residential visitor parking spaces and parking spaces for secondary suites. Equipping all residential parking spaces with electric vehicle charging infrastructure is recommended as the simplest, most equitable, future-proof and cost-effective approach. The requirement would allow for energy management systems which reduce the electrical supply required by buildings and associated costs. The report also recommends amending the Sustainable Development Guidelines to include a measure that 20% of commercial parking spaces and 20% of residential visitor parking spaces are equipped with energized outlets capable of providing Level 2 charging or a higher charging level for an electric vehicle. UDI had the opportunity to provide feedback to city staff during the creation of this report. If you have any questions, please contact [Marissa Chan-Kent](#) at 604.661.3033.

See [here](#) for the website for the City's EV strategy and [here](#) for the strategy.

District of North Vancouver

Rejected Project Applications: Earlier this month UDI and the GVHBA submitted a [joint letter](#) to the District of North Vancouver Mayor and Council, urging them to reconsider two rejected project applications. The rejection of these much-needed housing projects raised concerns over the municipality's willingness to partner with home builders to deliver the added housing options that our communities desperately need.

District of Squamish

Community Amenity Contribution Policy: Squamish's recently adopted [CAC policy](#) is now available. Please note, the table has been reformatted to improve clarity and prior to approval, Council added a \$6 per square foot charge for larger applications, in addition to the affordable housing requirement and parks / active transportation charges. Previously it had been either / or and the new policy was both. A pure cash in lieu contribution would now therefore be \$21 per square foot.

City of Vancouver

Employment Lands and Economy Review Survey: The City wants your help to understand the space needs of Vancouver businesses. As a business owner or operator in the city, you have valuable insight to contribute to this plan. You can provide input through a short, confidential survey where you can share characteristics of your business, your space preferences, and some of the challenges you may have experienced doing business in the city. The information and feedback collected will help the City develop recommendations for supporting Vancouver's employment lands and our economic future. Please take the survey [here](#) before December 31, 2018.

Regulation Redesign Project. The City of Vancouver is embarking on a [Regulation Redesign Project](#), which is a comprehensive review of its regulations, policies, and processes for planning, development, and building. The purpose of the review is to:

- *“Simplify, clarify, and update regulations;*
- *Improve the consistency of regulations and policies;*
- *Streamline permit review processes;*
- *Ensure land use regulations align with emerging policies and priorities; and*
- *Improve communication and information sharing.”*

UDI has representation on the External Advisory Group for the Project. The Group has already had its first meeting (November 21) and there was a Roundtable Event with stakeholders on November 28. The City has also setup a [website for the Regulation Redesign Project](#), which includes information on it, updates, information on future events and a [portal for feedback](#). If you would like to provide feedback directly to UDI, please contact [Marissa Chan-Kent](#) at 604.661.3033.

Motion B.10: Councillor Jean Swanson tabled a motion entitled “Protecting Tenants from Renovictions and Aggressive Buy Outs,” and brought it to council in November. The motion included many actions that would control rent rates and provide tenant protections that are outside of municipal jurisdiction. This prompted city staff to send [this memo](#) to City Councillors to clarify the division of responsibilities and actions taken by the province and municipality.

The [motion was then amended](#) to reflect the jurisdiction that the municipality has purview over. As this motion sets a dangerous precedent on introducing vacancy control or rent control into new and existing rental projects, UDI wrote the [following letter to City Council](#), expressing our concern for consideration prior to their debate and decision. On December 4, City Council made further minor revisions and then unanimously passed the motion. Notably, staff are to report back to Council in Q1 2019 on engagement with the province and amendments to the Tenant Relocation and Protection Policy. See minutes of the Council meeting and final motion (page 26-30) [here](#).

Land Value Capture Motion: Councillor Boyle has put forward a [motion](#) that the City study the implications of capturing the land value increases associated with new infrastructure in the City (e.g. rapid transit, hospitals, parks and roads) that would paid at the time of the sale of property or during the redevelopment process. Discussion on the motion will continue at the [December 12, 2018 City Finance and Services Committee](#). UDI has written a [letter in response](#) to the motion. We have highlighted the need for industry consultation, the need to provide density and cost certainty. UDI has also recommended that such a charge only be considered for rapid transit and any funding collected from it be used for transit investments.

Report to Council- Water Use in Buildings: On December 4, City of Vancouver Council unanimously passed a motion supporting the [recommendations](#) of a staff report on [Water Use in Buildings: Enhanced Public Safety, Efficiency and Long-Term Resiliency Measures](#). This report supports enhanced monitoring and testing of equipment in buildings, including cooling towers, rainwater harvesting, decorative fountains, and geothermal exchange systems. UDI submitted a [letter in support](#) of the report, and encouraging further consultation with builders if additional measures are contemplated.

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