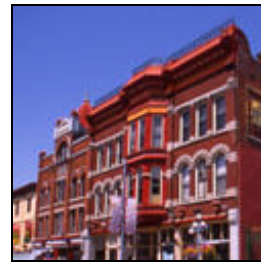
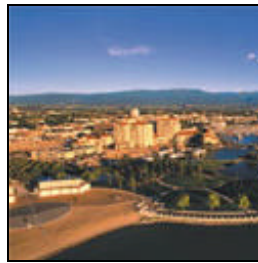




**URBAN DEVELOPMENT INSTITUTE
PACIFIC REGION**



Annual Report 2004

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President's Remarks

Ward McAllister

It was three years ago that I became President of this great organization. I simply cannot believe how fast time passes, and the pace by which our economic environment, and landscape has changed. On the day of my appointment, our Province was two days into a new era of Provincial Government. Premier Campbell and his Cabinet promised us an unwavering commitment to rebuild the foundations of the Province, to ensure a more vibrant and sustainable economy. They have been true to their word and there is no question that our industry has significantly benefited from their leadership. We acknowledge that this economic revival will only continue if the Government stays committed to their plan. We applaud, support and encourage them to stay the course. The Urban Development Institute and its members continue to play a leading role along with other stake holders in ensuring this great Province of ours, once again returns to being the envy of the rest of Canada. Our industry continues to grow as a significant contributor to the overall GDP and economic health of our Provincial economy and the future looks bright.

The Institute is now in its 31st year and it has been both exciting and rewarding being part of the evolution. Today the Institute has become a leading voice on any and all issues associated with community building. We have done an excellent job of communicating and educating all levels of government, many whom firmly believe we are partners in the process of community building.

In the fall of 2002 your Board, through a series of planning sessions, agreed upon a new Strategic Plan for the Institute, which would shift the direction of our resources to education and discussion more focused on our responsibilities at a municipal level. This decision led us to the recruitment of Cameron Thorne, as our Director of Municipal Affairs. Cameron was formerly the Ministerial Assistant to the Honourable George Abbott, Minister of Community, Aboriginal, and Women's Services. Cameron has done an exceptional job of reformating and expanding our municipal liaison functions with the City's of Vancouver, Richmond, Coquitlam, and Burnaby. These committees are working well and we feel privileged to have so much commitment from both councils and staff for being included in the process of shaping our communities. I thank every one of our members who give up their time to be part of these very important committees as we plan to devote more attention to these vital roles.

(Continued on page 3)

“THE URBAN DEVELOPMENT INSTITUTE AND ITS MEMBERS CONTINUE TO PLAY A LEADING ROLE ALONG WITH OTHER STAKE HOLDERS IN ENSURING THIS GREAT PROVINCE OF OURS, ONCE AGAIN RETURNS TO BEING THE ENVY OF THE REST OF CANADA. OUR INDUSTRY CONTINUES TO GROW AS A SIGNIFICANT CONTRIBUTOR TO THE OVERALL GDP AND ECONOMIC HEALTH OF OUR PROVINCIAL ECONOMY AND THE FUTURE LOOKS BRIGHT.”

Provincially there continues to be much change that directly affects our industry on a daily basis. On January 1st of this year the new Community Charter became law, which replaced the local Government Act. We were pleased that the Provincial Government carried through with their promise to include us in its drafting, and we are happy that they listened. UDI staff and our many committees continue to dialogue with government on many issues such as the Streamside Protection Act, Real Estate Act, Labour Laws, Shortage of Skilled Workers and other initiatives. I am pleased to report that we are making excellent progress on all fronts and confident that together with government, anticipated changes we will be able to reduce red tape and provide a stable foundation for continued growth in our industry.

Our education programs continue to be extremely successful with almost all venues being at capacity. Michelle Pante, our acting Director of Education and Professional Programs has done an outstanding job on providing a diverse and interesting curriculum. It is great to see so many representatives from all levels of government in attendance at our many programs.

Our Communications Committee Chair, Bob Ransford, continues to work hard on initiatives to raise the level of awareness of the Institute and the part we, as an industry, play in shaping and building our communities. Our Communications Strategy has always been modeled to improve communication between the development industry and various levels of government and the public, thus creating better working relationships. No doubt we will continue to realize many of these goals.

Over the next year your Board, Executive Committees and UDI staff will be extremely committed to represent the interest of our ever-growing Institute.

I wish to take this opportunity to thank each and every one of you for your tireless efforts. Your contributions are deeply appreciated and you are making such a great difference.

I would like to say a special thank you to our Executive Director
(Continued on page 4)

UDI STAFF AND OUR MANY COMMITTEES CONTINUE TO DIALOGUE WITH GOVERNMENT ON MANY ISSUES SUCH AS THE STREAMSIDE PROTECTION ACT, REAL ESTATE ACT, LABOUR LAWS, SHORTAGE OF SKILLED WORKERS AND OTHER INITIATIVES. I AM PLEASED TO REPORT THAT WE ARE MAKING EXCELLENT PROGRESS ON ALL FRONTS AND CONFIDENT THAT TOGETHER WITH GOVERNMENT, ANTICIPATED CHANGES WE WILL BE ABLE TO REDUCE RED TAPE AND PROVIDE A STABLE FOUNDATION FOR CONTINUED GROWTH IN OUR INDUSTRY.

Maureen Enser who has, for the past 22 years, been the guiding light of this organization. Maureen's personality, knowledge, hard work and total commitment to the Institute and its members has made a huge impact on our growth and overall success. It has been an absolute privilege working with her.

I would also like to extend my sincerest gratitude to all of our U.D.I. staff, Board, Executives and Committees for all of their ongoing commitment and support. It has been an honour and privilege to serve as your President over the past three years.

Ward McAllister
President



HAVE YOU VISITED US
LATELY?

MEMBERS ONLY WEB

UDI Research
Event Presentations
Job Opportunities
Rosters
Municipal Minutes
Newspaper Articles
And More!

[www.udi.bc.ca/
MembersOnly](http://www.udi.bc.ca/MembersOnly)

Executive Director's Remarks

Maureen B. Enser

It has been an exciting year for the industry and for the Urban Development Institute. The residential market is strong, buoyed by low interest rates and consumer confidence in the provincial economy. The commercial and industrial markets have been steady. In turn, the Institute has experienced strong growth in membership and program attendance. In all, it has been a very good year.

We are entering the second year of a three year strategic plan. The plan calls for building stronger relationships with local government and revamping key liaison committees to ensure industry input occurs at the right stage of policy and regulatory development. As you read the reports of our director of municipal affairs and municipal liaison chairs, you will see that we are well on our way to achieving our goals and objectives.

Another major focus of our plan calls for educating and informing the public on the role our industry plays in the creation of sustainable, healthy communities. Through both our education program, especially our "Growing Smarter" series, and our communication initiatives, we have already reached many of our targets. These are outlined in the reports of the professional development and education chair, communications committee chair, and the sustainable development committee chair.

Our relations with the provincial government remain strong. Premier Campbell recognizes the importance of our industry to the provincial economy and continues to meet annually with your Board of Directors and address the membership. Although the Honourable George Abbott left the municipal affairs and housing portfolio to take over the sustainable resource management portfolio, the groundwork he undertook to ensure a strong and stable development industry is being carried on by the Honourable Murray Coell. UDI president Ward McAllister and I have met with Minister Coell as well as Ministers Abbott, Barisoff, Hagen, Collins, Falcon, Murray, and others along with senior officials on matters ranging from deposit insurance and the new *Real Estate Development Marketing Act*, environmental legislation including the *Streamside Protection Regulation* and *Waste Management Act*, the skilled worker shortage, *Community Charter*, economic policies, energy efficiency policies, deregulation, to name a few. UDI has a long track record of being a "voice of reason" and

(Continued on page 6)

"UDI HAS A LONG TRACK RECORD OF BEING A "VOICE OF REASON" AND GOVERNMENTS CONTINUE TO TURN TO THE INSTITUTE FOR ADVICE AND THOUGHTFUL COMMENT ON PUBLIC POLICIES AND LEGISLATIVE INITIATIVES."

governments continue to turn to the Institute for advice and thoughtful comment on public policies and legislative initiatives.

Several years ago, the business community in British Columbia came together in an unprecedented manner to fight an oppressive regulatory regime. Collectively, we realized that the challenges of one sector of the economy were in fact the challenges of all sectors of the economy. Today, UDI remains committed to working with business organizations to offer our collective advice and support for economic policies that will place British Columbia at the helm of a vibrant Canada. In addition to broad economic policies, the business community rallies on specific issues such as transportation issues, environmental policies, protection of private property rights, and skilled worker shortages.

In an effort to share more information with members, government and the public, our communications committee followed through on some key objectives this past year – the creation of a newsletter aimed at informing municipalities on a number of relevant topics, and two special edition sections of the Vancouver Sun and Province newspapers aimed at informing the public of the role of the Institute and the industry as partners in community building. In addition, we have now revamped our website and have staff dedicated to ensuring all the latest information on issues and events is updated daily. For me personally, this is a big step forward as one of the challenges of being very busy is finding the time to let our members know just what we are doing on their behalf. Indeed, the efforts of the Institute have saved the industry millions of dollars and regulatory headaches on many fronts.

Ward McAllister is stepping down after serving three terms as president. Our members, government leaders, business and community groups have all expressed their gratitude for the thoughtful contributions he has made on behalf of our industry. All of us who have worked closely with Ward have great admiration for his leadership style and commitment. I know I speak on behalf of staff and the Board when I say the past three years under Ward's presidency have been remarkably energizing and his enthusiasm contagious. As a result, not only have we been able to achieve positive changes to the regulatory environment within which we operate as well as meet goals

(Continued on page 7)

“WARD McALLISTER IS STEPPING DOWN AFTER SERVING THREE TERMS AS PRESIDENT. OUR MEMBERS, GOVERNMENT LEADERS, BUSINESS AND COMMUNITY GROUPS HAVE ALL EXPRESSED THEIR GRATITUDE FOR THE THOUGHTFUL CONTRIBUTIONS HE HAS MADE ON BEHALF OF OUR INDUSTRY.”

and objectives within our strategic plan, but we have had a good time doing so! I enjoyed a true partnership with Ward based on mutual respect and trust, which is something I will always treasure. Fortunately for all of us, Ward is now chairing UDI Canada and I look forward to working along side him on the national agenda.

Ward and I have been supported by a Board of talented and professional directors and executive committee members, many of whom have dedicated many years of service to the organization. Without their guidance and support the challenges our industry faces would be daunting.

I feel very fortunate to work with our excellent and dedicated staff who everyday demonstrate their passion and commitment to the organization and its members. My sincere thanks and gratitude to Shari Borger, our Accountant/Bookkeeper, Ishrani Maniram our Administrative Assistant, Ginny Normandeau, who has been our Special Events Co-ordinator for the past 20 years, and Savannah Carate our Members Services and Communications Coordinator who recently joined the Institute full time.

During the past year we welcomed two senior staff . Michelle Pante has done an excellent job serving as Director of Professional Development while Sophie King is on maternity leave. Cameron Thorn left his role as Ministerial Assistant to Hon. George Abbott to join the Institute as Director of Municipal Affairs and Research. Cameron was tasked with restructuring our municipal affairs program and he has done so with outstanding success.

It has been a pleasure and an honour to serve as your executive director for the past 22 years. I look forward to the challenges ahead of us and the opportunities they present.

Respectfully submitted,

Maureen B. Enser
Executive Director

WE'RE LARGER THAN YOU
THINK...

UDI Canada
Pacific Region
Calgary
Edmonton
Ontario
Québec

UDI International
Australia

Membership Report

Neil Chrystal, Chair

The Membership committee is pleased to report that we had a very successful year! Our primary mandate over the past twelve months was to increase our membership base. Helped by the strong growth of our industry we were successful in attracting 35 new members to the Vancouver Chapter of UDI, an increase of over 15% to our membership base.

Much of our efforts this past year focused on our Fall and Spring recruitment campaigns led by the energetic and persistent Julie Marzolf. Julie was instrumental in attracting a number of new companies to UDI, and I would like to personally thank her for her enthusiastic efforts. We would like to extend a warm welcome to our new members and hope that they can realize the full benefits that membership in UDI offers.

To assist with growing staffing requirements within our organization, modest fee increases were introduced. Members should begin to see the benefits immediately as additional staff are hired to help manage the wide range of issues and challenges facing our industry. In this regard, we are pleased to welcome Savannah Carate as our new membership liaison who will assist companies in maximizing their benefits of membership.

I am pleased to report that membership in our Kelowna and Victoria Chapters continues to expand under the skillful leadership of Ken Webster and Mike Wignall. Kelowna added ten new members last year while Victoria Chapter expanded by five new firms.

For the year ahead, we will be focusing our efforts on expanding membership benefits and services. If you have any ideas on how we can enhance your membership experience please forward your suggestions to Savannah Carate at scarate@udi.org.

“HELPED BY THE STRONG GROWTH OF OUR INDUSTRY WE WERE SUCCESSFUL IN ATTRACTING 35 NEW MEMBERS TO THE VANCOUVER CHAPTER OF UDI, AN INCREASE OF OVER 15% TO OUR MEMBERSHIP BASE.”

Education Report

Alan Hartley, Chair

The UDI Pacific Region offered 24 educational events during the past year. Over 3,000 people participated in our monthly luncheons, seminars, free public lecture, Sustainability Conference and School of Development.

Our monthly luncheons included Premier Gordon Campbell, Bob Rennie, the Honourable George Abbott, Jock Finlayson on the Skilled Labour Shortage, the February Financial Forum with industry leaders, and Bill Morton on Demographics and Development: Building for the Coming Age Avalanche. Average attendance was in excess of 200 per event with over 500 at our January Development Industry Forecast luncheon.

907 people attended 11 breakfast seminars in 2003. Notable topics included The Power of Women in the Housing Market, The Community Charter, Vancouver 2010 and Real Estate Markets, Real Estate Development on Native Lands, Managing Today's Increasing Construction Costs and Mixed-Use Development.

The GROWING SMARTER: the sustainability challenge conference in the fall of 2003 attracted over 200 participants. During this conference UDI hosted a free public lecture by Terry Minger of the Center for Resource Management who spoke on Sustainability and the 2010 Winter Games as part of the ongoing Waisman Lecture Series. A more complete description of the GROWING SMARTER series is included in the Sustainable Development Committee Report.

Over the past couple of years UDI has created a new School of Development. This year two, two-day seminars were presented: The Forces Shaping Real Estate Development and the Numbers and Deal Structure of Housing Development. Both courses were highly popular and will be offered on an annual basis.

Our thanks to the education committee members: Colin Bosa, *Bosa Ventures*, Geoff Burgess, *Burgess Cawley Sullivan*, David English, *Intrawest*, Les Porter, *Crosby Property Management*, and Hendrik Zessel, *Royal LePage Commercial* and those members who have stepped down over the past year: Gillian Shipman, *Intracorp* and Brian Leung, *Ledingham McAllister*. Our thanks too for the efforts of our remarkable and hard working staff, Michelle Pante and Sophie King.

“OVER 3,000 PEOPLE PARTICIPATED IN OUR MONTHLY LUNCHEONS, SEMINARS, FREE PUBLIC LECTURE, SUSTAINABILITY CONFERENCE AND SCHOOL OF DEVELOPMENT.”

Communications Report

Bob Ransford, Chair

A number of communications initiatives were undertaken over the past year—many of them proactive efforts at raising public awareness about UDI’s role, about our position on emerging issues and about the importance of the development industry in the overall economy.

The “Growing Smarter” theme, developed for UDI’s conference on sustainable development in October, has been used to position UDI at the leading edge of the public policy discussion around sustainability and green building issues.

As part of the implementation of UDI’s strategic planning initiatives, the Communications Committee launched a “Municipal News and Views” e-newsletter, circulated widely to elected and non-elected municipal officials, UDI members and other stakeholders. It is planned that this newsletter will be published periodically to help facilitate the flow of information and increase our profile at the municipal level.

Recently, UDI’s web site has been restructured and modernized, making it more user-friendly and relevant to UDI members and the public. The objective is to ensure that information on the web site is up-to-date at all times, making the site a more valuable resource.

Two special newspaper supplements were published by Pacific Press under the “Building B.C.” masthead, featuring the development industry with U.D.I. controlling the editorial content. One was distributed as an insert in the Vancouver Sun last Fall and the other was distributed in the Province early this Spring.

UDI has also begun contributing to editorial submissions to Pacific Press’ monthly new home finder magazine.

As well, Bob Ransford, one of UDI’s directors, continues to write his “*City Vision*” bi-weekly column in the Vancouver Sun Westcoast Homes section, often featuring issues of interest to UDI.

The Communications Committee has also been involved in providing advice and support to UDI staff and to the Board in developing strategies and key messaging in response to issues such as the shortage of skilled workers, DCL rates in Vancouver, streamside protection regulations, the Arbutus corridor land use issue, Coquitlam DCC rates and a wide range of other issues.

“THE “GROWING SMARTER” THEME, DEVELOPED FOR UDI’S CONFERENCE ON SUSTAINABLE DEVELOPMENT IN OCTOBER, HAS BEEN USED TO POSITION UDI AT THE LEADING EDGE OF THE PUBLIC POLICY DISCUSSION AROUND SUSTAINABILITY AND GREEN BUILDING ISSUES.”

Environment Committee Report

Jim Malick, Chair

During the past year the activities of the Environment Committee have been varied but have again focussed on two main areas: Streamside Protection Regulation, and provincial legislation and regulations, particularly the Fish Protection Act and Streamside Protection Regulation (SPR), as well as the Waste Management Act (now the Environment Management Act), Contaminated Sites Regulation and a number of related regulations.

The province enacted legislation (Fish Protection Act) in 1999 concerning water quantity, fish habitat, endangered species, provision of responsibilities for fish habitat to municipalities along with other environmental responsibilities and co-ordination between the enforcement officers working for the two governments. The government enacted the streamside protection regulation in late 2000 and brought that regulation into force in January of 2001. Lobbying by UDI and others was eventually successful in causing the regulation being put into abeyance. Since that time the Province has been working, through a committee of MLAs to revise the regulation to be science based and bind the Federal government to the decisions arising from the Guide Book that is to be used to replace the very prescriptive set back requirements in the regulation. There are some significant issues to resolve, primarily with regulatory process. The Guide Book approach has been tested by UDI members and found to be significantly better than the former Development Guidelines or the former SPR. We are hopeful that the current issues can be overcome and a new approach to streamside set backs initiated.

UDI has participated in the reviews set up by BC Water Land and Air Protection (WLAP) regarding upcoming changes in the Act and associated regulations. Changes have already occurred in the Act and further changes to the Act and regulations are anticipated this year. Additional issues that may be of concern in the coming year and beyond are the implementation of the federal legislation on endangered species (Species at Risk Act). The Canadian Environmental Assessment Act has also been revised but will likely not affect the development community.

The Environment Committee has worked hard this past year and I would especially like to thank the members and staff for their diligent effort.

“LOBBYING BY UDI AND OTHERS WAS EVENTUALLY SUCCESSFUL IN CAUSING THE [STREAMSIDE PROTECTION] REGULATION BEING PUT INTO ABEYANCE.”

Sustainable Development Report

Jim Moodie, Chair

In fiscal 2003/2004 UDI launched its Sustainable Development Committee. While UDI and its members have been active in the sustainability realm for many years, the committee was formed to support UDI to take a more public and high profile role in related research, policy development and educational programming for members.

Growing Smarter

In October 2003 UDI launched our *GROWING SMARTER* education series featuring practical approaches to building sustainable communities. Our first event was a two-day conference titled *GROWING SMARTER: the sustainability challenge*. The conference featured 12 speakers who shared our success stories, reported research results on public perception and sustainability, presented on emerging green building and site development strategies, and updated us on how municipalities are addressing issues of sustainability. Terry Minger, President and CEO of the Center for Resource Management in Colorado and our luncheon keynote speaker, presented to over 200 people on *The Context & Challenges of Sustainable Real Estate Development*. Attendees lauded UDI for assembling a group of credible and inspiring speakers and for our outreach efforts which resulted in an audience that included UDI members, people from community organizations, provincial and federal agencies and, we're delighted to report, representatives from every Lower Mainland municipality!

Under the banner of our *GROWING SMARTER series* UDI has offered additional educational activities including a seminar and a full day of hands-on training on the Water Balance Model (WBM). WBM is an internet based scenario planning tool for rainwater management solutions and is fast emerging as a standard practice for land development by local municipalities. These events were a collaborative effort between UDI, the Inter-Governmental Partnership and the BC Real Estate Foundation.

Base Hits for Green Building Technology and *Base Hits for Green Site Development* are seminars scheduled for the fall.

Green Building Strategy

LEED or *Leadership in Energy and Environmental Design* has
(Continued on page 13)

“ATTENDEES LAUDED UDI FOR ASSEMBLING A GROUP OF CREDIBLE AND INSPIRING SPEAKERS AND FOR OUR OUTREACH EFFORTS WHICH RESULTED IN AN AUDIENCE THAT INCLUDED UDI MEMBERS, PEOPLE FROM COMMUNITY ORGANIZATIONS, PROVINCIAL AND FEDERAL AGENCIES AND, WE’RE DELIGHTED TO REPORT, REPRESENTATIVES FROM EVERY LOWER MAINLAND MUNICIPALITY!”

Sustainable Development Report

Jim Moodie, Chair

dominated much of the sustainability agenda over the past year. UDI is working very closely with local governments to support the development and implementation of a green building strategy that is practical, affordable and sensible. Please see the Vancouver Municipal Liaison Report for more information on our involvement with LEED and ASHRAE - American Society of Heating, Refrigerating & Air-Conditioning Engineers.

UDI and its members participate in a number of external sustainability committees to ensure that the experience and perspective of our industry continue to shape future policy and practice guidelines. A sample of these committees includes the *Canada Green Building Council*, *Smart Growth on the Ground, Advisory Committee*, and the *Cool Vancouver Task Force*.

Finally, UDI's website is a key component of our sustainability activities. Visit www.udi.bc.ca and you'll find an extensive hub of topic-related links and recommended reading.

“UDI IS WORKING VERY CLOSELY WITH LOCAL GOVERNMENTS TO SUPPORT THE DEVELOPMENT AND IMPLEMENTATION OF A GREEN BUILDING STRATEGY THAT IS PRACTICAL, AFFORDABLE AND SENSIBLE.”

Municipal Liaison Report

Cameron Thorn, Director of Municipal Affairs

It is hard to believe that almost a year has passed since I joined the Urban Development Institute as the Director of Municipal Affairs and Research. Although the last year has been very busy, it has also been immensely rewarding. While some effort has been spent considering provincial government policies, most of my time has been dedicated to working with our various municipal liaison committees.

Consistent with the direction of the Institute's Strategic Plan, my chief priority has been to strengthen our relationships with local governments and, in concert with the Board and our liaison chairs, transform our municipal liaison committees such that they become more proactive, effective and influential in our interactions with local governments. Over the past year, our President Ward McAllister and I have met with Mayors, Councillors and senior staff from a number of municipalities to express UDI's interest in working as a "Partner in Community Building" and to promote the mutual benefit of an enhanced and restructured municipal liaison structure. Our success in recruiting senior members of the development industry to participate on the liaison committees is ensuring not only an effective voice for the industry but is also enabling municipalities to effectively tap into the broad wealth of knowledge and experience when contemplating policies, bylaws and regulations.

I am pleased to report back a very favourable response from municipal representatives concerning UDI's initiative to build a stronger and more effective relationship with local governments. To date we have restructured our municipal liaison committees in Vancouver, Richmond and Coquitlam and are in the process of doing the same in Burnaby and Langley. In addition to these five very active committees, interest has been expressed by our members in either reactivating or creating liaison committees with a number of other municipalities. Over the year ahead we will work towards this goal while being mindful of the constraints of limited UDI staff and resources.

I would like to express my gratitude to those UDI members who have donated their time and energy to participate on the municipal liaison committees and for taking the time to read and respond to my numerous emails on a variety of local government issues. I would also like to acknowledge and commend municipal staff for bringing issues

(Continued on page 15)

"OUR SUCCESS IN RECRUITING SENIOR MEMBERS OF THE DEVELOPMENT INDUSTRY TO PARTICIPATE ON THE LIAISON COMMITTEES IS ENSURING NOT ONLY AN EFFECTIVE VOICE FOR THE INDUSTRY BUT IS ALSO ENABLING MUNICIPALITIES TO EFFECTIVELY TAP INTO THE BROAD WEALTH OF KNOWLEDGE AND EXPERIENCE WHEN CONTEMPLATING POLICIES, BYLAWS AND REGULATIONS."

forward for early discussion, for being open to working with UDI in a more interactive manner and for realizing the benefits of working constructively with myself and the committees to address issues of mutual interest. Finally, I would like to sincerely thank the Chairs of our municipal liaison committees for the leadership they have displayed, for giving considerably of their time, and for the valuable guidance they have provided to me in undertaking my responsibilities.

As you will see from the following liaison committee reports, not only have we established stronger relationships with local governments, we have also had success in positively shaping policies, bylaws and fees the result of which has collectively saved millions of dollars and mitigated the risks of development and construction.

The hard work of the past year has paid off and the Urban Development Institute is well positioned for another great year ahead as we strive to build affordable, livable and sustainable communities in partnership with local government.

Liaison Committee Reports:

VANCOUVER LIAISON Chair: Eric Martin	Page 16
RICHMOND LIAISON Chair: Bob Ransford	Page 21
COQUITLAM LIAISON Chair: Ted Ayerst	Page 25
BURNABY LIAISON Burnaby Liaison Committee	Page 28
LANGLEY LIAISON Co-Chair: Hugh Carter	Page 30

“[N]OT ONLY HAVE WE ESTABLISHED STRONGER RELATIONSHIPS WITH LOCAL GOVERNMENTS, WE HAVE ALSO HAD SUCCESS IN POSITIVELY SHAPING POLICIES, BYLAWS AND FEES THE RESULT OF WHICH HAS COLLECTIVELY SAVED MILLIONS OF DOLLARS AND MITIGATED THE RISKS OF DEVELOPMENT AND CONSTRUCTION. “

Vancouver Liaison Report

Eric Martin, Chair

The UDI-Vancouver Liaison Committee has been productive over the past year in addressing a variety of issues of importance to both the development industry and the City. While a number of significant issues have been successfully resolved we have a busy year ahead of us. The following is a summary of issues that have been addressed or are under current discussion.

1. Financing Growth – Development Cost Levies:

On June 24, 2003 Vancouver Council approved changes to the interim city-wide Development Cost Levy. As a result, the DCL rate for commercial and residential uses were increased from \$2.50 to \$6.00 per square foot and the industrial rate rose from \$1.00 to \$2.40 per square foot. Instead of providing a standard one-year grace period before the new rates took effect, Council instead voted to make the higher rates effective February 1, 2004. UDI expressed strong concern to Mayor Campbell concerning the increased risk and financial hardship the February 1 deadline created for many projects currently within the approval process as well as the fact the decision created an element of general uncertainty for future Council decisions regarding development. Due to the efforts of Mayor Campbell, the issue was brought back to Council for reconsideration on December 4, 2003 but the two-thirds vote necessary to increase the grace period was narrowly missed. However, in January and February 2004 Council passed a number of motions which resulted in a phased approach to DCL rates. Although on February 1 the new DCL rates originally approved did come into effect, the rates were then superceded by a more orderly and phased rate structure arrangement which came into effect on February 12, 2004. As a result effective February 12 to June 30, 2004 commercial and residential rates will be \$4.00 per square foot and industrial \$1.60 per square foot. On July 1, 2004 the commercial and residential DCL rate will become \$6.00 per square foot and the industrial rate will become \$2.40 per square foot. The efforts, particularly of Mayor Campbell and Councillor Green, were noted by UDI.

2. Regulation Review:

UDI has discussed the issue of a regulation review with Mayor
(Continued on page 17)

ON VANCOUVER:

Population:
560,000 (est.)

Area:
113 sq. km.

International Sister Cities:
Los Angeles
Guangzhou
Yokohama
Edinburgh
Odessa

(Source: City of Vancouver Website)

Campbell and with senior staff. It is acknowledged that there is a multitude of complex regulations and differentiations among different building uses and that there is also a growing use of discretionary regulations. The ranges of regulatory challenges can be summarized as:

(1) regulations that have become obsolete over time; (2) problems of regulatory redundancy and overlap because of various regulatory authorities; (3) regulations that simply have not worked as intended; and (4) emerging issues that do not have regulatory coverage. Staff has devised a multi-faceted strategy to address the problem and expect to report back to the liaison committee sometime in 2004 on progress to date.

3. DTES – Woodward’s Building:

Revitalization of the Downtown Eastside and the redevelopment of the Woodward’s building have been discussed on several occasions by the liaison committee and in discussions with the Mayor. Redevelopment and revitalization of the Downtown Eastside (DTES) is a significant priority for the City of Vancouver; the City also wants to see revitalization of both Gastown and Chinatown. Incentives for the redevelopment of heritage buildings have been put in place for Gastown and Chinatown and more recently were extended east along Hastings Street.

In March 2003, the City purchased the Woodward’s building from the Provincial Government for \$5,500,000. The City’s objectives for the site are revitalization of the neighbourhood, encouraging heritage conservation, securing a mix of project uses, providing non-market housing, ensuring street front retail continuity and accommodating a mix of incomes. In the summer of 2003 the City invited Expressions of Interest (EOI) from developers who were willing and able to develop some or all of the building as well as from commercial tenants and retail businesses, non-market housing sponsors and non-profit societies. In February 2004 Council approved a short-list of four development companies who are invited to submit formal Requests for Proposals. In April 2004 Council approved a requirement that, as a minimum, the 1903-1908 portion of the Woodward's building, as well as the "W" sign,

(Continued on page 18)

WOODWARD’S

The Woodward’s Building was built in 1903 on the corner of Hastings and Abbott. In 1996, it was designated a heritage building.

(Source: City of Vancouver Website)

preferably with its steel tower, be retained and rehabilitated, and that this requirement be included in the Request for Proposals. Requests for Proposals are due on June 11, 2004 and the City Council will announce the successful proponent on July 20, 2004.

4. Kingsway and Knight Neighbourhood Centre Delivery Program – Housing Area Plan:

The Kingsway and Knight Neighbourhood Centre Delivery Program (the “NCDP”) was approved by Council in 2002 and was launched in January, 2003. The purpose of the NCDP is to implement the Kensington-Cedar Cottage (KCC) Community Vision’s adopted directions for improving the shopping area and adding new ground orienting housing – rowing housing and duplexes - around the shopping area. Redevelopment of the former Safeway site at Kingsway and Knight will be central to the future development of the area. An Information Session was held in late April 2004 on the draft Housing Area Plan and potential new zoning for ground-oriented housing. Staff expects to make recommendations to Council likely in June 2004 on the Housing Area Plan and the proposed zones. Depending upon Council approval, staff will draft new zoning provisions which could be in place by early 2005.

5. Heritage Density Bonusing Program:

The transfer of density policy has been in place for 11 years and has been focused on the Central Area. Approximately 2 years ago Council observed the balance of unsold density in the density bank was at a historic high (500,000 square feet). In 2003 Council approved a program of incentives including bonus and residual density, to facilitate the conservation and rehabilitation of buildings in Gastown, Chinatown and the Hastings Street. Given the active level of development within the City, the density bank has a current balance of approximately 50,000 square feet.

Council requested staff to undertake a policy review with the interest of ensuring the heritage density bonusing program remains viable for heritage preservation in the future. It is expected that a report on the matter will be going to Council, likely in late spring

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“WE LIKE TO SAY WE’RE TARGETING 10,000 NEW PEOPLE TO LIVE IN A REVITALIZED BUT WELL PRESERVED CHINATOWN – INCLUDING BOTH MARKET AND NON-MARKET HOUSING.”

Larry Beasley
Dir. of Planning
City of Vancouver
(UDI April 2004
Luncheon)

or summer 2004. Staff will recommend that Council receive the report and seek public input. Upon receipt of public input and consultation with key stakeholders such as UDI, staff will integrate feedback, amend recommendations as necessary and report back to Council, likely in November or December 2004.

6. ASHRAE - American Society of Heating, Refrigerating & Air-Conditioning Engineers:

The City of Vancouver has had an Energy Utilization Program in place since the early 1990s. Under this program council has mandated that buildings within the City of Vancouver be designed to meet energy utilization requirements of either the 1977 National Energy Code of Canada for Buildings or the ASHRAE Standard 90.1 - 1989. Staff has been in discussions with UDI about updating the Vancouver Building Bylaw to reference the 2001 edition of ASHRAE. Although UDI has expressed support for more energy efficient buildings, it is also concerned about the potential impacts of the new ASHRAE standard as it relates to additional construction and material costs and to the potential impacts on the urban design through a limitation on the amount of glass permitted in a building façade. In a testimony to the strong working relationship between Vancouver and UDI, City staff and UDI undertook further study ASHRAE and as a result staff will bring recommendations to Council to adopt the new standard in September 2004, but to create a 15 month grace period during which time full compliance will not be required as industry and the city assess costs and urban design issues associated with ASHRAE 2001. Staff will report back to Council in January 2006 on the feasibility of implementing some or all components of the ASHRAE 2001 standard.

7. LEED – Green Building Strategy:

The Urban Development Institute is in active discussions with the City of Vancouver concerning LEED and the broader issue of a green building strategy. The issue has been raised in numerous meetings with staff and the Mayor with the common resolution that the City and UDI need to work together on this very important issue. On June 10, 2004 the Report, *Developing a Green Building*
(Continued on page 20)

“THE URBAN DEVELOPMENT INSTITUTE IS IN ACTIVE DISCUSSIONS WITH THE CITY OF VANCOUVER CONCERNING LEED AND THE BROADER ISSUE OF A GREEN BUILDING STRATEGY. THE ISSUE HAS BEEN RAISED IN NUMEROUS MEETINGS WITH STAFF AND THE MAYOR WITH THE COMMON RESOLUTION THAT THE CITY AND UDI NEED TO WORK TOGETHER ON THIS VERY IMPORTANT ISSUE.”

Strategy for the City of Vancouver will be going to Council with a series of recommendations. Staff sought UDI input in the development of this Report and is proposing the creation of a steering committee to develop a green building strategy over the next eighteen months. Among the input provided by UDI to the Report was, (1) the need to undertake demonstration projects to test the assumptions about green building standards, particularly as they apply to residential buildings and to the temperate climate of the Pacific Northwest; (2) increased costs and the willingness or ability of the consumer to pay for additional costs associated with green buildings; and, (3) the importance of ensuring a green building strategy does not dictate urban design. UDI is looking forward to working with the City of Vancouver over the next eighteen months on this issue.

8. UDI Meetings with Vancouver Mayor Campbell:

In addition to the good working relationship between UDI and senior staff at the City of Vancouver, senior representatives of the Institute are also meeting on a regular basis with Mayor Larry Campbell to discuss a variety of challenges and opportunities to making Vancouver an even better place in which to work and live.

“IN ADDITION TO THE GOOD WORKING RELATIONSHIP BETWEEN UDI AND SENIOR STAFF AT THE CITY OF VANCOUVER, SENIOR REPRESENTATIVES OF THE INSTITUTE ARE ALSO MEETING ON A REGULAR BASIS WITH MAYOR LARRY CAMPBELL TO DISCUSS A VARIETY OF CHALLENGES AND OPPORTUNITIES TO MAKING VANCOUVER AN EVEN BETTER PLACE IN WHICH TO WORK AND LIVE.”

Richmond Liaison Report

Bob Ransford, Chair

In January 2004 the UDI-Richmond Liaison Committee was restructured to enable the committee to work even more effectively on policies and issues related to planning and development. The Urban Development Institute has a strong relationship with the City of Richmond and UDI committee members have worked in a collaborative manner with Council and staff to address a number of important issues. The following is a summary of issues the liaison committee has successfully resolved or is currently working on:

1. Crawlspace – Zoning & Development Bylaw 5300 – Amendment Bylaw 7546:

In July 2003 a Report was brought to Council with recommendations to amend the Zoning & Development Bylaw as it relates to residential crawlspaces and to refer the matter to a Public Hearing. In correspondence to the Mayor, UDI expressed concern that the matter had not been previously discussed with the liaison committee and accordingly requested that the issue be deferred from the Public Hearing agenda in order for staff and UDI to discuss the issue in greater detail. At the August 18, 2003 Public Hearing Council agreed to defer the issue to enable further discussion with UDI. As a result of constructive dialogue between the Richmond staff and the Urban Development Institute revisions were made to the proposed crawlspace amendments which will prevent crawlspaces from being used as habitable area while avoiding the imposition of a costly and complex stepped foundation requirement. Given the significant amount of architectural and associated design work – particularly for multi-family units – that must be undertaken prior to submittal of application for a Building Permit, UDI also recommended that implementation provisions provide a grace period for applications currently within the approval process. Due to staffing changes the Report has not yet been forwarded to Council.

2. Options for Protection of Trees on Private Property:

In the fall of 2003 UDI was asked to provide comment on a staff report concerning options to protect trees on private property. Council had requested the report as result of public concerns about the loss of trees with the redevelopment of single family

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ON RICHMOND:

Population:
168,000 (est.)

Area:
129.7 sq. km.

“According to Statistics Canada, residents of Richmond have the greatest life expectancy in all of Canada.”

(Source: City of Richmond Website)

properties. Rather than endorsing the options proposed in the staff report which range from tree preservation education to tree cutting permits, UDI suggested the need to first establish a clear rationale for any future tree policy or regulation. UDI has asked staff to investigate whether the basis for a tree policy is rooted in the desire to protect particularly species of trees or whether it relates to the protection or retention of privacy. UDI stated that its members endeavour to retain trees where possible during redevelopment, but noted that it is neither always possible nor advisable to retain all existing trees on a redevelopment site. UDI also noted the inherent need for consistency and certainty as part of any tree policy. Richmond staff is considering the input from UDI in the preparation of a future report to Council on the matter.

3. School Site Acquisition Charges:

In late 2003 Richmond Council was asked to accept the Richmond School District's *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan*; inherent to the Plan was a 36% increase in school site acquisition charges. In discussions and correspondence with the City of Richmond UDI noted that its members were willing to contribute fairly to SSAC but that no opportunities had been provided to discuss the significant increase in charges facing the development industry. In consideration of the issue, Council advised the School District that it did not accept the Five-Year Capital Plan and it requested the District to consult with UDI and the Greater Vancouver Home Builders' Association and provide a detailed explanation justifying the proposed eligible school sites. Representatives from UDI and GVHBA met with senior staff with the School Board early in 2004 to discuss the matter, although no resolution was reached. UDI formalized its concerns in writing regarding SSAC to the City of Richmond, in particular the intent of the School District to increase SSAC by 36% even though the District has surplus school lands that it is considering redeveloping for non-school related uses. UDI has strongly advocated that proceeds accruing from surplus school lands should be used to offset the cost of purchasing new school land and that the development industry should not be forced to subsidize the budget for the Richmond School District. As the City has not accepted the School District's Five-Year Capital Plan,

(Continued on page 23)

“UDI HAS STRONGLY
ADVOCATED THAT
PROCEEDS ACCRUING FROM
SURPLUS SCHOOL LANDS
SHOULD BE USED TO OFFSET
THE COST OF PURCHASING
NEW SCHOOL LAND AND
THAT THE DEVELOPMENT
INDUSTRY SHOULD NOT BE
FORCED TO SUBSIDIZE THE
BUDGET FOR THE
RICHMOND SCHOOL
DISTRICT.”

the Province has appointed a mediator to work with the City and the School District. Discussions are continuing.

4. Development Cost Charges – Phased Rate Increases:

In late 2002 Richmond Council agreed to a phased approach for increasing Development Cost Charge rates; in early 2003 Council approved the schedule for two-step increase to the base level of residential DCCs. The first increase of about 4.5% to the rate was made effective April 1, 2003, the second increase, again of about 4.5% was made effective on April 1, 2004. However there was a difference of perspective between Richmond staff and UDI on two points, one, the implementation date for an annual increase to DCC rates equal to the Consumer Price Index (CPI) and two, the interpretation of the legislatively provided one-year grace period which protects instream subdivision applications from new DCC rates. On the first point Council agreed with UDI and refrained from approving an additional CPI increase on top of the April 1, 2004 increase of 4.5% to the DCC base rate. On the second point, Council agreed with staff for the continuation of a waiver, which waives the right of developers to a one-year grace period under provincial legislation for in-stream subdivision applications. Richmond is of the view that a one-year grace period is unnecessary due to its previously announced its intention to increase rates in 2003 and 2004 and to increase DCC rate each year equivalent to the Consumer Price Index.

5. Lane Standards – Development of Sustainable and Cost Effective Options

Richmond Council adopted a Lane Policy in June 2000. The current lane standard is comprised of a number of elements including pavement construction, storm drainage, street lighting and rolled over curb and gutter. The estimated 2003 cost per meter is \$838 and along with the required land, are expenses that must be borne by the developer. UDI has expressed ongoing concerns to Richmond Council and staff about the costs, both financial and environmental, of the current lane standard. Due to the efforts of Councillor Howard, Chair of the Public Works and Transportation Committee, staff was directed to work with UDI,

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VISIONS FOR 2021:

The Richmond OCP has plans in place to accommodate a population of about 212,000 by 2012.

(Source: City of Richmond Website)

GVHBA and Patrick Condon a UBC professor of landscape architecture on developing a Workshop to examine the current lane standard and to consider how lanes could be developed in a more cost effective and sustainable manner. A Workshop was held in March and was successful in terms of achieving agreement on the important characteristics of a lane and in terms of identifying a number of sustainable land options. Staff reported back to Council in April with a recommendation to undertake a sustainable lane pilot project with an interested developer. The sustainable lane is intended to be more cost effective by reducing the amount of asphalt, and by eliminating the requirement for street lighting and rolled over curb and gutter; moreover, the sustainable lane is projected to have lower annual maintenance costs than the current lane standard. In April 2004 Council approved the sustainable lane pilot project and within several months staff expects to report back to Council after identifying potential sites within Richmond for pilot projects and after discussions with interested developers.

6. Review of Model Requirements for Design Panel:

UDI has raised a concern that the requirement to provide models for essentially every project that goes to the Advisory Design Panel is costly, and that often the level of required detail within the model is unnecessary. The costs for some models are in the range of \$15,000 which inevitably adds to the cost of housing. Richmond has agreed to the creation of sub-committee of UDI and staff representatives to examine the issue more closely and to identify criteria in terms of the required level of detail in a model and the situations under which proposed developments could be exempted from a requirement to build a model or go before the Advisory Design Panel. Discussions are underway.

“UDI HAS RAISED A CONCERN THAT THE REQUIREMENT TO PROVIDE MODELS FOR ESSENTIALLY EVERY PROJECT THAT GOES TO THE ADVISORY DESIGN PANEL IS COSTLY, AND THAT OFTEN THE LEVEL OF REQUIRED DETAIL WITHIN THE MODEL IS UNNECESSARY.”

Coquitlam Liaison Report

Ted Ayerst, Chair

Over the past year the UDI-Coquitlam Liaison Committee has tackled a variety of issues ranging from the application of development cost charges to planning and OCP amendments. With the support and endorsement of Mayor Kingsbury the liaison committee has been restructured to provide for more participation from senior members of the industry and, to enable more proactive discussion on draft policies and initiatives. The City and UDI both believe that policies, bylaws and regulations that benefit from the early input of the development industry will be more resilient and balanced, and will best ensure the City's vision for its future is achieved. The issues that have been addressed by the committee include:

1. Development Cost Charges Review:

In January 2004 the City of Coquitlam began consultations with UDI concerning its intention to substantially review its Development Cost Charges program. In Coquitlam DCCs are used to help pay for transportation infrastructure and for parkland acquisitions and improvements. The proposals discussed with UDI were a departure from the current DCC program in two significant ways: one, in terms of the method for apportioning costs between new and existing users and the size of the Municipal Assist Factor and two, the proposal to establish an Area specific DCC as opposed to the city-wide DCC.

On the first point, staff indicated to UDI that a new methodology would be utilized to determine the apportionment of transportation costs between new development and existing users and that this methodology would assess each transportation capital project on a case-by-case basis. Staff noted the current Municipal Assist Factor has ranged from 5% - 15% whereas the proposed Municipal Assist Factor would only be 1%. However, staff noted that under the new methodology for apportionment of costs between new and existing users, the process would be more fair and equitable and that existing users are projected to contribute approximately 22% towards the total transportation capital program.

On the second point, staff noted that Council had requested two options for charging DCCs related to transportation infrastructure. Option 1, A City-wide Transportation DCC allocates all

(Continued on page 26)

ON COQUITLAM:

Population:
122,696 (est.)

Area:
130 sq. km.

Coquitlam's Future
Complete Communities:
Town Centre
Lougheed
Burquitlam

(Source: BC Stats [July 1, 2003], City of Coquitlam Website)

transportation infrastructure costs over the entire city resulting in a single DCC rate; and Option 2, An area-specific DCC rate that allocates costs by geographic area and results in two separate DCC rates; a reduced rate for Established Coquitlam and an increased rate for Northeast Coquitlam. UDI was asked to make specific comment on the two options for charging DCCs. In providing comment UDI referenced the *Best Practices Guide on Development Cost Charges*, a guide developed by the provincial government in conjunction with municipalities and the development community. UDI noted that the DCC program is subordinate to broader public goals and should therefore reflect other initiatives such as the Official Community Plan (OCP) and Area Plans. The Institute also noted that infrastructure costs should be paid by all who use and benefit from such public infrastructure. Finally, UDI raised the issue of housing affordability and noted that when DCCs rates are set high, there is a tendency to build larger, more expensive homes in order to absorb the DCC cost; charging a DCC rate that is significantly higher in one area of the City will ultimately frustrate efforts to encourage market affordable housing in the area. In addition to the correspondence from UDI there were over 200 comments from a DCC Open House of which 83% of respondents indicated a preference for the Option 1, a City-wide DCC. On March 1, 2004 Council directed staff to bring forward a DCC bylaw on the basis of a City-wide charge.

“IN ADDITION TO THE CORRESPONDENCE FROM UDI THERE WERE OVER 200 COMMENTS FROM A DCC OPEN HOUSE OF WHICH 83% OF RESPONDENTS INDICATED A PREFERENCE FOR [OPTION 1], A CITY-WIDE DCC.”

2. **Town Centre Commercial OCP & Zoning Amendments:**
In March and April 2004 Coquitlam undertook consultations with UDI concerning its proposed Town Centre Commercial amendments to the City-wide Official Community Plan. Upon analysis and a review of the current zoning with the Coquitlam Town Centre, Coquitlam was of the view that amendments were necessary in respect of the required percentage of buildable area for office and retail space, residential and live work opportunities and parking standards among others. It was generally recognized that there is strong demand for residential development and in the short-term, relatively weak demand for additional office and retail space in the Town Centre.

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Upon consultation with members, UDI drafted a letter of general support for the proposed amendments noting among other things support for the proposal to increase residential density as an overall proportion of development in the Town Centre and that residential density is vital to support the current and future commercial, civic and institutional uses planned for the area. UDI expressed support for the proposal to offer additional residential density in exchange for the development of employment-generating uses and/or market accessible units and the proposal for a reduced parking standard for some specified employment-generating uses and the provision that would enable Council to consider reducing on-site parking requirements by up to 30% as part of a development where justifiable. Finally, UDI noted the importance of mixed use in the Town Centre and the coordination of building forms, street and transportation networks, and street-fronting uses in order to create a “downtown” for Coquitlam. A public hearing was held on the OCP amendments and on May 3, 2004 Council gave final approval to amend the OCP and related zoning amendments.

“UDI EXPRESSED SUPPORT FOR THE PROPOSAL TO OFFER ADDITIONAL RESIDENTIAL DENSITY IN EXCHANGE FOR THE DEVELOPMENT OF EMPLOYMENT-GENERATING USES AND/OR MARKET ACCESSIBLE UNITS AND THE PROPOSAL FOR A REDUCED PARKING STANDARD FOR SOME SPECIFIED EMPLOYMENT-GENERATING USES AND THE PROVISION THAT WOULD ENABLE COUNCIL TO CONSIDER REDUCING ON-SITE PARKING REQUIREMENTS BY UP TO 30% AS PART OF A DEVELOPMENT WHERE JUSTIFIABLE.”

Burnaby Liaison Report

Burnaby Liaison Committee

The UDI-Burnaby Liaison Committee has met a number of times over the past year for updates and discussions on a number of City of Burnaby initiatives. Although UDI values the current good working relationship and opportunity to dialogue with senior staff at the liaison meetings, the Institute has expressed an interest in a more proactive and interactive relationship with Burnaby such initiatives could be discussed prior to their finalization. As a result of discussions between UDI and senior Burnaby staff, it has been agreed that an evolutionary approach will be taken concerning the future responsibilities of the liaison committee and the degree to which it is engaged in discussions of draft initiatives. UDI envisions the liaison committee eventually functioning as a 'sounding board' in the assessment and refinement of policy options for Council. The initiatives that have been discussed by the liaison committee over the past year include:

1. **Presentation on Stormwater Management Program:**

UDI received a presentation on the "Total" Stormwater Management Approach which was adopted by Council in June 2003. Burnaby has characterized its "Total" Stormwater Management as "a holistic Stormwater management approach based on flood protection and environmental protection principles previously adopted by Council, extending to all watersheds in the City." Stormwater Management Standards and practice tools will be implemented as required, including ponds, bio-filtration features, permeable pavement, underground storage tanks and infiltration trenches. Burnaby is also working on an education and communications strategy within the community and has plans for ongoing system monitoring. UDI noted that education will be very important, particularly in terms of working with strata councils to maintain the storage tanks, ponds and other features of the Stormwater Management Plan. Burnaby will be holding technical workshops on Stormwater Management in the latter part of 2004.

2. **Presentation on New Haven Plan:**

UDI recently received a presentation on the New Haven Land Use Framework Plan which was adopted by Burnaby Council on April 19, 2004. The subject site covers approximately 58 acres and is
(Continued on page 29)

ON BURNABY:

Population:

197,292 (est.)

Area:

98.6 sq. km.

"While Burnaby occupies about 4 percent of the land area of the Greater Vancouver Regional District, it accounted for about 10% of the Region's population in 2001."

(Source: City of Burnaby Website)

located within the Big Bend area of Burnaby, west of Riverway Sports Complex, north of Marine Way, south of Marine Drive and east of the Patterson Avenue right-of-way. In adopting the Plan Council also approved accompanying amendments to the Official Community Plan, the Burnaby Transportation Plan and the Big Bend Development Plan. Council has also approved a rezoning of the New Haven property to CD (Comprehensive Development) based on the Framework Plan. The CD zone replaces the Regional Institutional (P6) District and Heavy Industrial (M3) District zoning of the property and set the stage for future development approvals. In brief, the New Haven Plan proposes defined areas and densities for low density multiple family residential, light industrial and office, and commercial uses as well as designation of a heritage precinct, protection of watercourses, riparian and ravine forest areas. In terms of transportation, the Plan will provide integration with the City's road, cycling and pedestrian networks.

Langley Liaison Report

Hugh Carter, Co-Chair

The Township of Langley has enjoyed an unprecedented level of building activity over the past year in both the single-family and multi-family markets. Over this period UDI members have participated in a number of liaison meetings with Langley staff and have discussed a wide range of planning and development initiatives. The following is a brief summary of some of the key issues discussed over the past year:

1. Willoughby:

Residential development is well advanced in the Southwest Gordon Neighbourhood. Development has commenced in the Routely Neighbourhood, with a combination of compact single family (including provision for coachouses in some zones) and higher density townhousing. Applications for single family development have been made in the North East Gordon Neighborhood (see below) and the Yorkson Neighbourhood areas as well.

Commercial development has started in the Carvolth Neighbourhood nearest the new Highway #1 interchange (see below) and activity in the Willowbrook core continues with the latest addition being Costco at 64th Avenue and 208th Street.

2. North East Gordon Neighborhood Plan:

This area was the subject of a Council report and visit culminating in approval to proceed with the development of a final neighbourhood plan. Critical environmental (watershed, watercourse protection), major road network, ALR, tree preservation (along escarpment and ALR boundary), infrastructure and financial matters must be resolved prior to adoption of the Neighbourhood Plan.

3. 200 Street Bridge/Interchange Update:

Critical to the on-going residential and business park development activities in the Willoughby area is the interchange reconstruction at Highway 1 and 200th Street. The Ministry of Transportation and the Township of Langley have contracted design and reconstruction of the new Highway 1/200 Street Interchange.

(Continued on page 31)

ON THE TOWNSHIP OF
LANGLEY:

Population:
91,000 (est.)

Area:
316 sq. km.

Communities in the
Township:

Aldergrove
Brookwood/
Fernridge
Fort Langley
Murrayville
Walnut Grove
Willowbrook
Willoughby

(Source: Township of
Langley Website)

Improvements include widening 200 Street to four lanes from 84 Avenue to 91A Avenue, constructing a six-lane overpass bridge, and redesigning the Highway 1 on/off-ramps.

According to construction contractor BA Blacktop Ltd., “the overall design is complete; the road works on Highway 1 and 200 Street (Ministry of Transportation) and 88 Avenue West and East (municipal roads) are well underway; the new Six-lane Bridge over Highway 1 is substantially complete; the final alignment of Highway 1 has been constructed and the remaining final lift of asphalt will be completed this spring; and, the new intersection at 200 Street and 88th Avenue East opened February 29 with traffic lights in full operation.”

4. Development Cost Charges:

The Township of Langley has had a DCC program in place for over 15 years. Despite a comprehensive review in 1998-1999, the effective rate structure has remained significantly unchanged since 1995. A DCC bylaw to increase the rate structure is in the final approval stage, the result of which will be an increase of about \$5,000 per single-family lot. With a DCC review committee participant, UDI has expressed concerns both in writing and in follow up meetings about the increase, as have other construction-related organizations.

5. Creative Housing Ideas Workshop:

On April 29, 2004 a Workshop sponsored by UDI and the GVHBA was held to explore creative housing ideas. Using a PowerPoint presentation format, a variety of guest speakers discussed the fundamental planning concepts inherent to the creation of community and also explored the latest ground-oriented, compact and multi-family housing trends in BC and throughout North America that may have application for the Township of Langley. The Workshop was successful in provoking thought and both the industry and Langley staff will be following up on issues raised during the Workshop.

I WOULD LIKE TO EXPRESS MY THANKS TO ALL UDI MEMBER PARTICIPANTS AND THE TOWNSHIP OF LANGLEY STAFF FOR THEIR ON-GOING COMMITMENT TO AN OPEN DIALOGUE WITH INDUSTRY REPRESENTATIVES.

Kelowna Chapter Report

Ken Webster, Chapter Chair

The Kelowna Chapter is active on many issues in the Central Okanagan and we have experienced a very busy and productive year. The following is a summary of the issues and projects that our committees and members are currently working on or have completed.

1. **Municipal Liaison**

Municipal Liaison Meetings were held in November 2003, February 2004 and next meeting is scheduled for June 2004. Issues brought forward:

Draft Review of Commercial Land Use, Hillside Development Interface – Wood Residue Applications, DCC Increase for Controlled Access Highway Upgrades (Hwy 97 & 33), Review of City Development Application Process and the One Way Couplet.

Regional District of Central Okanagan & Ministry of Transportation Initial Liaison meeting was organized and held in April 2004. Planning, Engineering, Inspections Parks and Finance Department Updates.

UDI Kelowna membership is very active on many City of Kelowna and Regional District Committees;

Commercial Land Use in Kelowna – Review, One Way Task Force Committee, Social & Community Housing, Downtown Planning Committee, RDCO Westside DCC Review and RDCO Hillside Guidelines.

2. **UDI Kelowna Chapter Membership**

Sixty (60) members at present. Our Membership Committee is actively pursuing prospective members. Sponsorship Committee has been formed and each luncheon event sponsored. Budget Committee formed and budget prepared for the year April 1, 2004 – March 31, 2005.

3. **Education and Professional Development**

September 2003 - CMHC Housing Roundtable, Kelowna.

(Continued on page 33)

October 2003 – Presentation to Provincial Select Standing Committee, Financial and Government Services.

November 2003 – Presentations and submissions to the Fire Storm 2003 Committee. Filmon Commission.

January 2004 – Presentation and submission to the Kelowna City Council re: One-Way Couplet.

4. Fall 2003- Luncheon/Breakfast Speakers

CMHC Presentation

Carol Frketch, Regional Economist – BC & Yukon Region;
Charles King, Manager, Market Analyst – BC & Yukon Region;
Paul Fabri, Market Analyst, BC Southern Interior.

UDI Pacific Region Update

Maureen Enser, Ward McAllister and Cameron Thorn

“Addressing NIMBY: Strategies for Building More Inclusive Communities”

Matthew MacNeil, Housing Strategies Inc., Calgary, Alberta

5. Spring 2004 – Luncheon Speakers

“Changing People, Changing Places: The Demographic and Economic Context for Change in the Central Okanagan.”

David Baxter, Executive Director – Urban Futures Institute
Andrew Ramlo, Director – Urban Futures Incorporate, Vancouver

“City of Kelowna ‘ Where are we Growing?’”

Ron Mattiussi, Director of Community and Corporate Services

“Commercial Trends.”

Ron Bagan, Executive Managing director, Western Canada,
Colliers International, Vancouver, BC

“New Real Estate Focus for City of Kelowna”

Community Planning & Real Estate – City of Kelowna

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Mary Reaume-Hawkins

Victoria Chapter Report

Mike Wignall, Chapter Chair

The year 2004 has seen some changes to the executive committee of UDI and future directions of the organization. The membership has remained steady, while work has continued on the local development liaison committees. Monthly luncheons have continued to feature a diverse slate of speakers and our newsletter continues to be an excellent form for communication with the membership. The year also saw some promising developments in the areas of housing affordability and downtown revitalization.

1. Executive Committee

The Victoria Chapter executive committee has been in a transitional role this past year. Some valued former members of the executive have taken a well deserved rest (for now), while other executive members have moved into new roles and some new people have agreed to help out.

The current executive committee is as follows:

Chair	Mike Wignall
Secretary	Bob Ramshaw
Treasurer	Lynda Mason
Membership Chair	Art Kool
Municipal Liaison (Victoria)	David Adams
Municipal Liaison (Saanich)	Glen Wilson
Luncheon Speakers	Ty Whittaker
Newsletter Editor	Joy Cooper
Housing Affordability	Henry Kamphof
Downtown Issues	David Adams

Looking ahead to 2005, it will be important for the executive committee to identify additional members in order to both increase our ability to tackle new challenges and to ensure that a healthy supply of new ideas and enthusiasm continues.

2. Membership

Victoria Chapter membership currently stands at 54. The membership can be broken down as follows:

“LOOKING AHEAD TO 2005, IT WILL BE IMPORTANT FOR THE EXECUTIVE COMMITTEE TO IDENTIFY ADDITIONAL MEMBERS IN ORDER TO BOTH INCREASE OUR ABILITY TO TACKLE NEW CHALLENGES AND TO ENSURE THAT A HEALTHY SUPPLY OF NEW IDEAS AND ENTHUSIASM CONTINUES.”

(Continued on page 35)

Category	Number	Percent
Developers / Builders	18	33 %
Gov. and Other Public Sector	5	9 %
Consultants	23	43 %
Real Estate and Property Manag.	3	6 %
Financial Instit. and Services	5	9 %
Total	54	100 %

Our membership chairman is on a campaign to contact prospective new members and introduce them to the Urban Development Institute. It is expected that our membership will grow slightly in the upcoming year.

3. **Liaison Committees**

The Victoria Liaison Committee is an informal group that meets 3 or 4 times a year. It is made up of representatives from the planning department, members of the municipal council and UDI. The first scheduled meeting is planned for June 29, 2004.

The Saanich Liaison Committee is a more formal group, made up of members from the planning, engineering and development departments as well as representatives from the local community associations, UDI and the Canadian Home Builders Association. It is chaired alternately by two members of council. Meetings are held monthly and the committee has become a fully accepted advisory committee within the Saanich political structure.

The Saanich Committee has covered the following issues this past year:

Adaptable Housing Bylaw amendments to allow for modification of housing as the residents “age in place”

Review of the Saanich Stormwater Management and Environmental Requirements and their impact on development.

Reorganization of Saanich’s planning, development and engineering departments.

(Continued on page 36)

Timelines for development approvals.

Use of recycled building materials and encouragement of house salvage rather than demolition.

4. Luncheons

The monthly luncheon continues to be the main opportunity for membership to get together and network. This past year the luncheons and topics have included:

Sun River Estates
Norm Eden, Swiftsure Developments

Insurance Industry Trends
Kris Chamley and Chris Flint, Aon Reed Stenhouse

Changes to the BCBC and the Impact on Property Owners
Joyce Murray, Minister Responsible for the B.C. Buildings Corp.

Changes to the Rental Legislation and the Impact on Property Owners
Al Kemp, Apartment Owners Association

Dockside Lands Future Development
Kim Fowler, City of Victoria

Save on Foods Center (Victoria Arena)
Graham Lee, R.G. Properties

In addition to the usual monthly luncheons, the Victoria Chapter organized a charity luncheon in December with proceeds from prize ticket sales going to the Victoria Women's Transition House (a society that provides shelter to women in abusive relationships). The December event raised approximately \$ 1000 for the society.

5. Newsletter

The Victoria Chapter Newsletter is published quarterly and is distributed by e-mail to all members and other interested parties.

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THE UDI VICTORIA
NEWSLETTER IS ONLINE!

To download the Spring 2004 edition, visit our website at www.udi.bc.ca and select "Publications" from the navigation bar.

The newsletter features interviews with local development representatives and municipal officials, updates on new legislation, executive committee updates and other articles that are of interest to the membership.

6. Housing Affordability

Henry Kamphof continues his good work in the area of Housing Affordability. This year, much of his efforts have been dedicated toward the Regional Housing Affordability Strategy (RHAS). RHAS is a proposal of providing tax dollars as a seed funding source to encourage construction of affordable housing in the region. The RHAS is experiencing an increasing local profile and is in the process of being adopted by several local municipalities

7. Downtown Issues

The most promising downtown event this year was the Downtown Victoria 2020 Conference held last fall with a follow up session this past spring. The conference identified a number of strategies to revitalize the downtown area and a number of small workgroups have been formed to see the most promising strategies brought forward to reality. The conference has attracted a high profile and UDI members have been actively involved in it and the follow up to it.

8. Future Directions

The Victoria Chapter faces several challenges ahead. These include the following:

Low community profile
Lack of recognition in the developing western suburbs
Perception of little value for membership

In order to address the above issues, plans are underway to increase the profile of the organization in the local community. The group has been looking for a relatively high profile, winnable issue in which to participate.

Plans are also in the works for a series of Western Community

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“PLANS ARE ALSO IN THE WORKS FOR A SERIES OF WESTERN COMMUNITY BASED EVENTS (LUNCHEONS OR DINNERS) TO INCREASE AWARENESS OF UDI IN THE WESTERN COMMUNITIES AND TO INCREASE MEMBERS’ AWARENESS OF OPPORTUNITIES IN THE WESTERN COMMUNITIES.”

based events (luncheons or dinners) to increase awareness of UDI in the Western Communities and to increase members' awareness of opportunities in the Western Communities.

It is anticipated that as the profile is raised and demonstrable successes are achieved, the perception of value for membership will resolve itself.

UDI Victoria continues to position itself to move ahead in the next year. It is anticipated that with continued hard work of the executive and following through on future plans, the Victoria Chapter will emerge from 2005 as a stronger, more active and more recognizable organization within the local development community.

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Sponsorship Report

Michelle Pante, Director of Professional Development

It is our great pleasure to acknowledge the many organizations who generously contribute to UDI's Sponsorship Program. Their sponsorship dollars and in-kind resources are critical components of the Institute's programming. Thanks to our sponsors, UDI has the capacity to meet members' needs for timely and cost effective professional development and high impact networking opportunities.

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