

URBAN DEVELOPMENT INSTITUTE—PACIFIC REGION



Annual Report 2005



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Speakers, Newsletter:

Gene Miller, New Landmarks Design Company

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Greg Asling, Emil Anderson Construction
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A Message from the President

David Podmore

I'm pleased to report that this past year has been very rewarding for our industry on a number of fronts.

We are enjoying a time of renewed consumer confidence in the BC economy. The BC housing market continues to show the strongest growth among all provinces, and there is increasing demand for the Greater Vancouver industrial/commercial sector. In the past year, we've seen a record number of homes built and sold, we are now employing more than 200,000 British Columbians, and our industry is contributing over \$16 billion a year to the provincial economy.

UDI believes a collaborative approach involving government and industry will create an environment that will attract investment. This has been the focus of our strategic plan, now in its third year, and we are on target. We've built stronger relationships with local and provincial governments, and continue to look at ways to work together as "partners in community building."

The skilled workers shortage represents a tremendous opportunity to attract young people to good paying jobs and interesting career paths in the construction/development industry. We are collaborating with government on how this can best be achieved.

We also applaud the government's efforts to reduce red tape and address Riparian Area Regulations. These efforts are leading to greater levels of accountability, stronger consumer confidence, development mobility and regulatory flexibility. The Institute will continue to work with government to develop "made-in-BC" solutions for our industry.

On a humanitarian front, I want to thank UDI members for assisting in the reconstruction of the South East Asian communities devastated by the tsunami and earthquake in December. Many of you donated materials, funds and expertise to this international cause. Your support is gratefully acknowledged and appreciated. The Institute assisted Builders Without Borders in undertaking these efforts at the request of World Vision of Canada, the Canadian Red Cross, Care Canada, Save the Children and the Christian Children's Fund.

I also want to commend our board members for their hard work and dedication. The board engaged in many positive discussions this year, in particular around policy matters based on principles of fairness and equity. In addition, I would like to pay special tribute to two retiring board members, Alan Hartley and Scott Cressey. Alan has done an exceptional job in developing a first-rate professional development and education program for our membership. Scott has provided us with his valuable insight. It has been a real privilege to have worked with each of you, and I thank you for your outstanding contributions.

Looking ahead, we are blessed with a healthy industry, but it will also be a year of great challenges. Elections at the provincial, municipal and possibly federal levels will have a definite impact on decision making. We will have to work harder at building new relationships and improving communications with government on all levels. Addressing the skilled workers shortage will be a continuing concern. Above all, we are tasked with improving the future of our industry, and providing both housing and job opportunities for all British Columbians.

The Institute remains a leading voice for the real estate development industry. Credit is due in large part to Maureen Enser and her team for their outstanding work in creating an organization of which we can all be proud. Hats off to you!

It has been my great pleasure to serve as your president this year, and I look forward to serving you for the coming years.



A Message from the Executive Director

Maureen Enser

What a wonderful, exciting and exhausting time to be in our industry! The resurgence of the real estate sector proves that with good provincial economic policies in place, investment and business will flourish. It has also been a rewarding year for the Institute as we continued to build on our three year program of enhancing our partnership with municipalities and others interested in building sustainable, vibrant communities in a balanced, fair manner.

To this end, Jeff Fisher, who joined us late last year, continued the expansion of the municipal liaison work begun by Cameron Thorn who left the Institute to join a development company. As you read the municipal liaison report you will appreciate the time and energy that Jeff and the numerous volunteers who serve on our liaison committees have put into this initiative.

Bolstering our liaison committees, we extended invitations to local politicians and officials to join us at our luncheons and seminars in addition to special events. Communication and consultation should never be underestimated in breaking down barriers, reducing conflict and building a strong foundation of trust and respect. This is essential if we are to be partners in community building. I am pleased to say that our liaison with local governments is successful and continues to be the backbone of our organization.

We broke attendance records for our professional development and luncheon programs this past year. We packed the large ballroom with more than 600 attendees for the January Industry Forecast lunch. Our seminars were frequently sold out and we had a wait list for our School of Development. UDI staffer Michelle Pante is the force behind the program, responsible for the high level of professionalism and quality of speakers and topics. Because of the success of the program, we have also attracted more sponsors than ever, enabling us to keep educational fees at a reasonable level.

The growth in membership has been very strong indeed, thanks to the efforts of a most dedicated membership committee and UDI staffer Savannah Carate. Here again we have reached out to municipalities and created a special membership category for them.

As a result of this growth, we have been able to put funds aside for a research project to determine the implications of the imposition of a variety of development costs and fees on all types of development – as well as fair and equitable options for financing growth. Throughout the years the Institute has provided commentary on this issue, however this new research will be more in depth and economic and legal expertise will be commissioned to undertake the project. The research will be completed late this year and presented to municipal councils early in 2006 after newly elected councils take office.

At the provincial level, we have been very fortunate to have a government that embraces sound economic policy and open consultation. The Institute has been consulted on every major piece of policy and legislation that impacts our ability to build strong communities.

The major thrust of our provincial activities continues to be environmental legislation, the Community Charter, housing policy and economic policy. These broad topics encompass, among others, Riparian Areas Regulation, First Nations land claims, Building Code Amendments, liability and insurance concerns, Real Estate Act reform and provincial budget response. Regardless of whether or not every one of our recommendations has been accepted, it is encouraging to know that we have the opportunity to present them and they will be given careful consideration.

Spanning federal, provincial and local jurisdiction, the environmental agenda has grown immensely. Without the active participation of our environment committee we would not be able to address all the issues. Looking forward, we are considering expanding staff resources to focus on this area.

Last summer, Ward McAllister became President of UDI Canada. UDI Pacific Region took over the administrative responsibilities for the national office. With the possibility of yet another federal election, the opportunities to make progress on industry related federal issues have been limited. Despite this, we

have met with Michael Harcourt and Jim Godfrey to discuss the federal government's agenda for cities and sustainable communities. UDI Canada's key issues include the skilled worker shortage - which is felt across the country, decaying urban infrastructure, environmental regulations, federal tax policy related to GST and rental housing. All of these issues have implications for housing affordability and the cost of doing business in Canada.

Our Awards of Excellence program will be held in June and Sophie King has returned to UDI after maternity leave to oversee the program. With the number of outstanding projects that have been completed over the past couple of years, I know the jury will have difficult task ahead of them. We set a new record for sponsorship for this event thanks to Sophie's efforts and those of our Awards Committee.

Our awards program and our annual golf tournament have always been sold out well in advance, and our December reception continues to attract local, provincial and federal politicians and officials in great numbers. Our special events co-ordinator, Ginny Normandeau, has looked after our social events for many years and has a knack for creating 'relaxed sophistication.' When Ginny is organizing a function, you can expect the best.

Outside the Lower Mainland, our chapters are equally doing well. David Podmore and I spoke to our members in Kelowna earlier this year and we look forward to meeting with our Victoria members later this spring. We have very capable people heading up our chapters and they are doing a remarkable job as you will note in their reports.

All of this activity has increased the workload on our administrative staff. Thanks to our very capable bookkeeper, Shari Borger, and our administrative assistant, Ishrani Manaram, we are able to co-ordinate committees, events, membership and accounting without a hitch.

It is a pleasure to work with David Podmore, President, UDI Pacific Region and to continue to work with Ward McAllister, President, UDI Canada, as well as the directors and committees that devote so much time and energy to the Institute. As in any organization, it is the people, be they volunteers or staff, that make it all worthwhile.



Our sincere thanks to our December Reception sponsors:

Bosa Properties, British Pacific Properties, Burgess Cawley Sullivan & Associates, Colliers International, Concert Properties, Concord Pacific Group, Deloitte & Touche, Delta Land Development, Intracorp Development, Macdonald Development, Onni Group of Companies, Palladium Development, ParkLane Homes, Scotiabank, Scott Construction Group, Terasen Gas, Wesbild Holdings, WesGroup Income Properties.

Membership Report

Neil Chrystal, Chair

The Membership committee is pleased to report that we had a very successful year! Helped by the strong growth of our industry, we were successful in attracting 17 net new members to the Vancouver Chapter of UDI, an increase of over six percent to our membership base. We would like to extend a warm welcome to our new members and hope that they will get involved and realize the full benefits that membership to UDI offers.

To assist with growing staffing requirements within our organization, modest fee increases were introduced in 2004. 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. Savannah Carate, our membership liaison, has continued to do an excellent job in managing membership issues and the committee is appreciative of her many contributions.

I am also pleased to report that membership in our Kelowna and Victoria Chapters continues to expand under the skillful leadership of Glen Wilson and Graham Wood. Kelowna added eleven new members last year while the Victoria Chapter expanded by six 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.

Communications Report

Bob Ransford, Chair

Much of the work of your Communications Committee this past year consisted of providing advice with messaging when dealing with a number of municipal issues.

The Committee did spend some time considering a comprehensive advertising campaign to highlight industry progress and to point to career opportunities for skilled construction trades, in order to help alleviate the current skilled trades shortage. It was decided to delay such a campaign until after the provincial election, to a point when our message would better resonate.

The Communications Committee will be acting on this priority and taking advantage of other opportunities to communicate key messages that support our efforts at the municipal and provincial levels.

Professional Development and Education Report

Alan Hartley, Chair

2004 - 2005 was all about raising the bar – we even had a breakfast seminar titled *Raising the Bar: Quality Benchmarks for Wood Frame Buildings!* Seventy (70) industry professionals participated as speakers and moderators in a robust program of 25 events comprised of breakfast seminars, luncheons and two School of Development courses. We acknowledge and thank each of you for sharing generously your expertise and time (please see next page).

At this year's *Monthly Luncheons* we had the pleasure of hearing from an impressive list of guest speakers: Larry Beasley, Bob Rennie, John Furlong, Mayor Larry Campbell, Honourable Murray Coell, Pat Jacobsen, Malcolm Leitch and Barbara Maple – all players whose work impacts our industry, one way or another. We smashed the January Forecast Luncheon attendance record this year with 624 people turning out to hear prophetic words from Avtar Bains, Rob Macdonald and Neil Chrystal.

In our *Open for Business* series we heard from Mayors and Planning Directors in Burnaby, Surrey, Richmond, Maple Ridge, Squamish and Port Moody.

Our *GROWING SMARTER seminar series* featured speakers on base hits for green building technology.

We offered both of our two-day *School of Development* courses, *The Fundamentals of Real Estate Development* and *The Numbers Behind Housing Development*. Each course was offered exclusively to UDI members and both were sold out! A third course, *The Approvals and Design Management Process* is in development for offering in Fall 2005.

Designed to meet the needs of our growing membership, this year's *Seminar Program* addressed legislative changes, market trends, current issues, municipal profiles, infrastructure development and innovations in technology.

Finally, we continued our tradition of *Public Education* offerings via the expert panel that presented at the FREE Condo Buyers Seminar, which was attended by close to 600 curious potential customers.

In total, 4,144 people registered in our events, a 36% increase over last year. We thank you, our valued members, for your patronage and will continue to strive to meet your needs and exceed your expectations.

UDI staff has done a remarkable job of organizing and delivering our educational programs. Special thanks are due to Michelle Pante, our Director of Professional Development & Education, who has been instrumental in the success of our program. Our sincere thanks go to a dedicated group of core committee members: Colin Bosa, Bosa Properties; Geoff Burgess, Burgess Cawley Sullivan & Associates; David English, Intrawest Placemaking; Les Porter, Crosby Property Management; and Hendrik Zessel, Royal LePage Commercial. We also acknowledge the leadership of Alan Hartley of Stantec Architecture, who has submitted his resignation after a decade serving as Chair of the Education Committee. The coming year is opportunity for us to renew the strategic direction of our growing and successful educational program.

Our sincere thanks to our Professional Development sponsors:

BC Housing, Blake Cassels & Graydon LLP, Bull Housser & Tupper, BTY Group, Canada Mortgage and Housing Corporation, Cement Association of Canada, Clark Wilson LLP, Concert Properties, Concord Pacific Income Group, Delta Land Development, Genstar Development, Homeowner Protection Office, Hunter Laird Engineering, Ledcor Construction, McCarthy Tetrault, McLachlan Brown Anderson, Mackenzie Fujisawa, ParkLane Homes, PCL Constructors Westcoast, Polygon Homes, Portrait Homes, RBC Royal Bank, Robert Ciccozzi Architects, Scotiabank, St. Paul Guarantee Insurance Company, TELUS, The Vancouver Sun & The Province, Urban Analytics, Wesbild Holdings.

We would like to recognize the following professionals who have contributed to our Professional Development program:

Brad Anderson, Doug Backhouse, Avtar Bains, Scott Baldwin, Larry Beasley, Ryan Beechinor, Jack Bellhouse, Richard Boase, Colin Bosa, Mayor Malcolm Brodie, Robert Brown, Ken Cameron, Mayor Larry Campbell, Ivan Campbell, Sandra Cawley, Cameron Chalmers, Neil Chrystal, Honourable Murray Coell, Mayor Derek Corrigan, Art Cowie, Arnon Dachner, Murray Dinwoodie, Darren Donnelly, David English, Maureen Enser, Joe Erceg, Michael Ferreira, Howard Friedman, John Furlong, Pierre Gallant, Michael Geller, Tony Gioventu, Cameron Gray, Peter Grimmet, Norm Hotson, Blake Hudema, Kieron Hunt, Pat Jacobsen, David Laird, Malcolm Leitch, Mark Lewis, Robert J. Macdonald, Barbara Maple, Ward McAllister, Mayor Doug McCallum, Darryll McDonald, Ron McFee, Jim Moodie, Bruce Morgan, Mayor Kathy Morse, Larry Munn, Cameron Neil, Jane Pickering, David Podmore, Merhdad Rahbar, Bob Rennie, Jim Robar, Paul Rollo, Randy Shier, David Sprague, Kim Stephens, Mayor Ian Sutherland, Bob Switzer, Ben Taddei, Karen Ungerson, Michael von Hausen, Susan Wilkins, Pat Williams, Ed Woo, Bryan Woolley.

4,144 Registrants at our events this past year.

Percentage increase over number of registrants in 2003/2004 **36%**

70 Industry professionals who contributed to our Professional Development program.

Events held over the 2004/2005 year **25**

624 Attendees at the January Industry Forecast who hope their predictions win the forecast contest next year.

The number of advice-seekers at the Condo Buyers' Seminar **600**

Environment 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: 1) Riparian Areas Regulation (formerly the Streamside Protection Regulation) and 2) provincial legislation and regulations - particularly the Riparian Areas Regulation as well as the Environmental Management Act (formerly the Waste Management Act), Contaminated Sites Regulation and a number of related regulations. In addition, we have begun initiatives on a broader environmental front and are in the process of developing strategies for several federal statutes (Canadian Environmental Protection Act [CEPA], Species At Risk Act [SARA], Canadian Environmental Assessment Act [CEAA]) and other environmental protection initiatives of local, regional, provincial and federal agencies such as Smart Growth and Environmentally Sensitive Areas.

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. There have been recent problems implementing the RAR partly caused by the election and negotiations between DFO and WLAP.

UDI has participated in the reviews of changes in the Environmental Management Act, Contaminated Sites Regulation and the forth coming Licensed Environmental Professional (LEP) process. Changes have already occurred in the Act and further changes to the Act and regulations are anticipated. The implementation of the LEP process has been put off to April 2006.

The Environment Committee is also beginning discussions with Fisheries and Oceans, Environment Canada, and Water, Land and Air Protection to form links for putting our concerns and initiatives forward.

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

Awards of Excellence Report

Sophie King, Manager, Research & Special Projects

I am very pleased to be a part of the planning for the 2005 UDI Awards of Excellence, scheduled for Thursday, June 23 at the Fairmont Waterfront Hotel in Downtown Vancouver. For over twenty-three years this premier event has been honouring projects representing superior forms of development by members of the Institute. This year's event promises to be an exciting and top-notch affair which recognizes and celebrates the partnerships in community building forged between members of the Institute and governments at all levels.

Working under the experienced and very capable guidance of UDI's Executive Director, Maureen Enser, and supported by UDI staff Ginny Normandeau, Savannah Carate, and myself, Sophie King, the following individuals have expended tremendous time and effort to bring you the 2005 UDI Awards of Excellence in Urban Development: Rod Wilburn, Concert Properties (Committee Chair); Ward McAllister, Ledingham McAllister; Michael Geller, SFU Community Trust; Diana McMeekin, Artemis Marketing Group; John Lynch, Canada Mortgage & Housing Corporation; Tom Bell, Gomberoff Bell Lyon Group of Architects; and Daniel Walsh, Grosvenor Capital Corporation.

This year we received a record number of submissions in 13 categories, spanning all sectors of the development spectrum, including sustainable development. We are also pleased to present a special category in recognition of an individual or organization for their outstanding contribution to the development industry.

We are currently in the process of finalizing the Judging Committee and setting up a schedule for the judging process. The composition of the 2005 Judging Committee reflects all the facets of real estate development that are vital for a successful project: planning, finance, design, construction, marketing, consumer protection, and environmental consideration.

I would like to thank all the UDI members who submitted their projects for consideration. The submission list this year is impressive and given the challenges of developing in today's regulatory and business environment, every single project is worthy of an award in its own right. Best of luck! For more information about the 2005 UDI Awards program, or to reserve seats for the Ceremony, please refer to our website at www.udi.bc.ca.

This Awards program would not be possible without the generous support of our sponsors: BC Housing Management Commission, BC Hydro Power Smart, Besharat Friars Architects, Canada Mortgage and Housing Corporation, Cement Association of Canada, Clark Wilson LLP's BCRELinks.com, Colliers International, Debbie Adams Productions, Greater Vancouver Regional District (GVRD), Raef Grohne Arcitectoral Photographer, Homepage Media, Homeowner Protection Office, Royal LePage Commercial Inc., National Home Warranty Programs, Scotiabank, Shaw Cable Systems, St. Paul Guarantee Insurance Company, Tekton Creative, Terasen Gas, The Vancouver Sun & The Province.

I would also like to thank the following companies for generously donating a wonderful selection of prizes for this event:

Trilogy Properties Corporation (a one night stay at the world renowned Opus Hotel with dinner for two at Elixir), Concert Properties (one night stay with dinner for two at the beautiful Victoria Marriott Inner Harbour), Intrawest Placemaking (a two night stay in a deluxe king room at the Four Seasons Resort Hotel Whistler, with a \$150.00 gift certificate for the hotel's Fifty-Two 80 Bistro), and Big White Real Estate Ltd. (a generous 2 night stay at the Snowbird Lodge at Silver Star).

Municipal Liaison Report

Jeff Fisher, Director of Municipal Affairs & Research

It has been a very busy and rewarding six-months for me, since joining the Urban Development Institute – Pacific Region as Director of Municipal Affairs and Research. Every day has been challenging, exciting and different. I have worked with engaging people on our Liaison Committees, and I have learned a tremendous amount from them while tackling a myriad of issues.

My focus has obviously been meeting with municipal officials, coordinating the discussion of key industry issues with local governments through the Liaison Committee process, and building upon Cameron Thorn's good work of strengthening our strong relationships with our municipal partners.

Cameron also had much success in restructuring the Committees, so they are more proactive and effective. The reform process continues. We are urging municipal officials to engage the Liaison Committee, UDI and the industry earlier in the policy development process. This way we can resolve potential conflicts and concerns before they become problems, and mitigate the impacts of policies on the industry. I feel we are making progress with all of the Committees, and I would like to thank the staff of Burnaby, Coquitlam, Langley Township, Richmond and Vancouver for their efforts and for their commitment to the Liaison Committee process.

UDI members can assist in the process through their participation. As Cameron noted in last year's report "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 appreciate the valuable time the Chairs and UDI members have provided to our Committees through their participation in meetings and the advice they have provided to the Institute, municipal staff and myself on various policy initiatives.

We also need your feedback on critical issues. We have begun to send out *UDI Municipality Updates* to our key contacts (please see page 21 for an example). They primarily focus on local government policy proposals. If you are developing projects in municipalities identified in these e-mail alerts, I urge you to read them and provide UDI with any concerns or comments you have. This will ensure that the Institute can provide municipalities with the best and most complete information about the impacts of policy initiatives on the industry. Any UDI members who would like to receive these e-mails should contact Savannah Carate of Member Services at (604) 669-9585 or by e-mail at scarate@udi.org.

The coming year promises to be even busier for UDI and the Liaison Committees. We will be reviewing several issues including:

- The expansion of municipal fees and charges on new developments;
- Having a fairer system of grandfathering projects from increases in charges and fees;
- Green Buildings and the LEED standard;
- Municipalities using the *Streamside Protection Regulation*, as opposed to the more appropriate and scientifically based *Riparian Areas Regulation*;
- Parkland dedications/DCCs;
- Rising land, labour and material costs;
- Commercial/industrial land use policies;
- The *Community Charter*;
- Transit Oriented Development;
- Municipal staffing issues and the length of the approval processes;
- Property rights;
- Aboriginal land negotiations;
- *Building Code* issues; and
- Accessibility.

I would like to express my gratitude to the Chairs of the UDI Liaison Committees. They have been patient with me, answered all my questions over the last six months and educated me on the various development issues before the Committees. They have done stellar work for our Institute and the industry as a whole.

The Lower Mainland is already an example for the cities of the world. This will become even more apparent when Vancouver holds the United Nation's World Urban Forum next year and the 2010 Olympic Games. I look forward to working with the Liaison Committees, our municipal partners and UDI's members in the coming year as we continue to shape and improve the planning and development policies in the Lower Mainland and build upon our legacy.

Municipal Reports

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Langley (Township) Liaison Committee Co-Chair: Hugh Carter	Page 20

Vancouver Liaison Report

Eric Martin, Chair

It has been a busy year for the development industry in the City of Vancouver with a record value of construction - with \$1,728,574,126 worth of building permits being issued in 2004. This level of activity brings about many issues, but the UDI-Vancouver Liaison Committee has kept up with the pace. We have dealt with several key issues and had some successes. At our quarterly meetings with Mayor Campbell, we have also had good discussions on a wide range of significant development and planning issues.

There are still some matters that concern us, but I feel the work we are doing is benefiting both our industry and the City of Vancouver – which continues to garner international recognition as the place to be and as a model for urban planning. Next year promises to be even busier for the Liaison Committee. We will be tackling several matters that will impact the future direction of the City. Below are just some of the issues, we have and will be discussing:

Development Cost Levies/Fees

On September 16, 2004, the City Council increased its Development Cost Levies (DCLs) in the Downtown South area from \$6.18 per square foot to \$9.50 per square foot. However, UDI was able to secure for the industry a one-year grace period, so it will not come into effect until September 15, 2005. Concerns have also been raised regarding DCLs and the Community Amenity Contributions (CACs) for the South East False Creek (SEFC) area. The Committee's work continues on the DCL front next year, as the City continues to review its levies.

The City has also raised fees. In addition to an inflationary increase that was passed in January, Council has approved increases in fees for six areas as a result of a comprehensive, corporate review of development and building related fees and the corresponding service delivery costs incurred. The most significant increases were for rezonings and development permit applications which were generally raised 10% and 13% respectively. UDI urged the Council to again mitigate the increases through a phase-in or a grace period. Unfortunately it did not do so. I am pleased, however, that in the future fee increases to adjust for inflation will be done on an annual basis. UDI supports this as it will avoid surprise substantial fee increases that the industry has difficulty absorbing.

Processing Times, Staffing and the Regulation Review

In Vancouver, like other municipalities, processing times are a critical issue for the development industry. We have had some success on this front. Council has approved the hiring of thirteen and half development related positions in key areas in various departments. And, as noted in last year's report, UDI had discussed the issue of a regulation review with Mayor Campbell and senior staff. The City is currently hiring a consultant to develop a strategy for undertaking this review of the City's complex development regulatory framework. City Staff want to look at the regulatory process to determine if further efficiencies can be found, or if it can be simplified. UDI will be assisting staff in this review. These two initiatives should assist our industry in terms of processing times in the near future.

South East False Creek

On March 1, 2005, Council approved the Official Development Plan (ODP) for South East False Creek (SEFC) – after years of study and discussion. As noted, the industry is concerned with high DCLs and CACs for developments in the area. We also expressed concern about the financial sustainability of the project. This type of project may not be able to be implemented in other jurisdictions because of the high costs involved. The City's adoption of the Leadership in Energy and Environmental Design (LEED) Gold and Silver standards for the SEFC as minimum requirements will provide new challenges for the industry. An emerging problem is Olympic security concerns are threatening to further delay development in the area. UDI will continue to work with the City on these concerns in the coming year.

Future Planning Initiatives

The City is focusing a lot of attention on developing the central area just east of the downtown – with work being done in Chinatown, the Downtown Eastside Hastings Street Heritage Revitalization Initiative and the False Creek Flats. Obviously, with the approval of the RAV line, there will be development opportunities near the new stations. This will become an emerging issue for the Liaison Committee over the next few years. CityPlan Visions and Future Neighborhood Centres will also be important items for future discussion.

City of Vancouver Green Building Strategy

As noted above and in last years report, UDI has raised concerns regarding LEED and the broader issue of the City's Green Building Strategy. Last July, the City adopted a strategy that most newly built civic buildings will be LEED Gold certified. Staff were also instructed "...to investigate the development and implementation of a new green building strategy for private sector development using knowledge gained in SEFC; to expand discussions with the development industry and other stakeholders to ensure the cooperative development of a green building strategy for new development in medium to high density residential zones, as well as commercial and industrial zones...". This dialogue is happening now, and I urge you to become involved as it has substantial implications for the industry in and outside of the City of Vancouver. A report will be going to Council in July.

ASHRAE – Energy Utilization By-Law

Last June, Council approved the 2001 edition of the ASHRAE (American Society of Heating, Refrigerating & Air-Conditioning Engineers) Standard 90.1. City Staff and UDI worked constructively on this issue for a number of months and the final Report to Council was reflective of the industry's input. This included a 15 month grace period for the industry - during which time the Chief Building Official, in consultation with the Director of Planning, can relax some requirements of the new standard due to cost or design impediments. During the 15 month grace period industry and the City will assess costs and urban design issues associated with ASHRAE 2001. Staff will report back to Council in January 2006 on the experience gained during the grace period.

Metropolitan Core Jobs and Economy Land Use Plan

The City is concerned that residential uses are displacing commercial parts of the City's core and potentially undermining future employment growth. As a result, the Council has put in interim policies to prevent this in the eastern CBD. They are now embarking on a critical two-year *Metropolitan Core Jobs and Economy Land Use Plan*. The future uses of the metropolitan core (boundaries to Clark and to 16th) are being studied. How much and what type of commercial and industrial space will be needed over the next 20 years will be the focus of the report. UDI will be involved in the process, and I urge UDI members to participate in this critical review.

Other Issues

- **Parking By-Law:** Recently, UDI worked with staff to successfully encourage Council to reduce parking requirements for multiple residential developments in several areas of the City.
- **Live/Work:** UDI will be assisting the City in its efforts to create live/work zones. A critical obstacle is the issue of how these properties will be assessed for property tax purposes.
- **Board of Variance:** This has been and will continue to be a critical issue for both the City and the development industry. We will continue to pursue reform of the Board.
- **World Urban Forum in 2006:** There is a real opportunity to showcase the City and Canadian technology and ideas at this international event. The United Nations and Canada will host the Forum, which will be held in Vancouver in June 2006. UDI will work with City staff to ensure that this opportunity is fully realized and sets a positive precedent for the upcoming Olympic Games.

UDI will endeavor to keep you all up to date on upcoming key events and issues throughout the year. I ask you, however, to provide us with your comments on these initiatives, so our Institute can provide the City with the best and most up to date information and opinions of the industry.

Richmond Liaison Report

Bob Ransford, Chair

As you are all probably aware, the UDI-Richmond Liaison Committee has been very active this year – especially around the issue of RAV related charges. This, however, is not the only matter we have reviewed. We have been effective on a number of issues.

I would first like to commend staff and Council for helping to build strong ties with the Institute through the Liaison Committee. City staff have effectively used the Committee to review, comment and improve several municipal policies. These include:

- School site acquisition charges;
- The review of development fees;
- Lane standards;
- Residential units in Steveston's commercial district zones;
- The Fast Track Application process;
- The review of Advisory Design Panel requirements;
- The Roadway Restoration Regulation Bylaw; and
- Water metering.

The City also was successful in developing an Aircraft Noise Sensitive Development Policy for projects around Vancouver International Airport. This was difficult, because Transport Canada guidelines were very restrictive. None the less, a compromise was reached, in large part, because the City sat down with key stakeholders – including UDI.

UDI, in conjunction with the City and the Richmond Committee on Disability, also has established a Universal/Adaptable Housing Committee. The purpose of the Committee is to review ways to improve the visitability and adaptability of housing units for the disabled. The issues are very complex, but I feel that progress is being made.

Because of the very positive relationship UDI has had with the City and its staff, we were surprised by the \$4 per square foot “voluntary” charge that was being applied in the City Centre area for RAV related issues – including the construction of the Capstan station.

I feel that it is important to explain the Institute's position regarding this matter because it has impacts beyond the borders of the City of Richmond. First, UDI raised concerns regarding the voluntary nature of the levies – because the regulatory body that was approving development projects was extracting the “voluntary” contributions. In these situations there is always a conflict of interest.

Our second concern was the precedent of having the City of Richmond leverage the development industry through fees, levies, development cost charges (DCCs), or “voluntary” contributions to fund direct transit infrastructure like RAV stations. UDI does not believe that local municipalities are permitted to do this.

There is a good reason for this. We have a regional transit system in the Lower Mainland. Funding sources are accrued and coordinated on a regional basis to develop an efficient transit system which has advantaged local municipalities and the public.

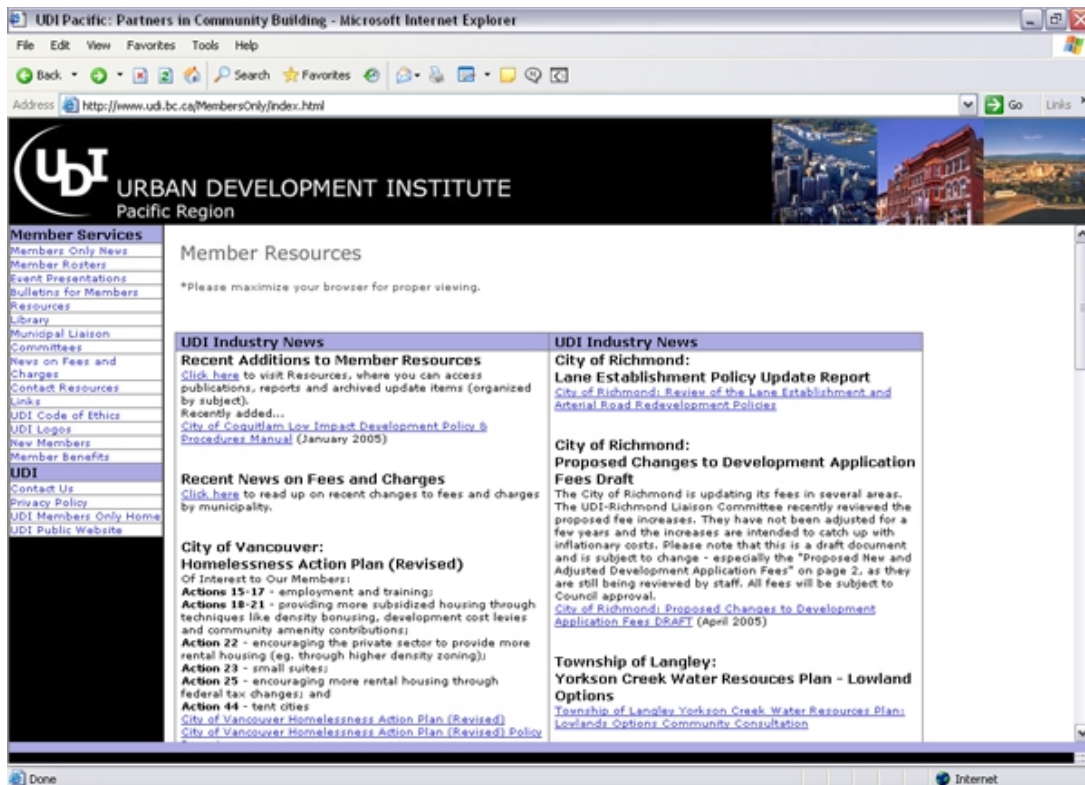
TransLink recently engaged the public throughout Greater Vancouver in long, arduous and controversial deliberations about how transit should be funded in the Region. Approaches like parking levies and gas taxes were discussed and debated. A funding scheme, containing a diverse number of revenue sources was approved after the long debate. All of the funding mechanisms are in one way or another paid for by the public at large. The idea of using DCCs or other types of levies on new development to fund transit was not raised.

It is important to note that UDI is still working with the City to resolve this matter. Recently, we have had positive meetings with Richmond officials, and the Liaison Committee has established a sub-committee that will be reviewing funding for Transit Oriented Development (TOD) initiatives, such as investments in improved streetscapes in the City Centre area. As part of the City's TOD initiatives, staff is also looking at decreasing parking standards, improving setbacks, and reducing road allowances. I feel that we have made significant progress on this issue.

This year there are several initiatives that we will be following. As noted, development in the City Centre will be a focus of our efforts – and this includes the integration of the new Olympic skating oval into the City Centre plan. The City will also be reworking its Arterial Road policy, which is intended to allow more dense development along arterials. We hope that Council will adopt many of the positive aspects of the original policy. We will also be addressing Richmond's place in the Livable Region Strategic Plan.

I am looking forward to our work over the next year on these and other issues. I also want to urge members to support UDI's efforts to resolve the matter of the RAV related charges on new development because of the potential impact on the industry as a whole in British Columbia.

The Industry Today.



Visit our website for Members.
www.udl.bc.ca/MembersOnly

Members: Contact scarate@udi.org for the log in coordinates.

Coquitlam Liaison Report

Ted Ayerst, Chair

It has been a year of change for the Coquitlam Liaison Committee. Jim McIntyre was recruited from the City of Port Moody to be Coquitlam's new General Manager for Planning and Development, while Jeff Fisher joined the Committee as UDI's Director of Municipal Affairs and Research. The Committee continues to reform itself. We will be having more frequent meetings in the coming year, so issues can be reviewed in a more timely way.

City staff have also committed to keeping the Institute informed of public hearings and new policies in the future. So look for those UDI Alerts. Our members continue to urge the City to take full advantage of the UDI Liaison Committee, by providing information to the Committee earlier in the policy review process. We have tackled several important matters. Here are some of the issues we have dealt with this year:

Fees/Charges

As I noted in last year's report, the City instituted new Development Cost Charges. Since then, they have significantly increased their Utility Connection Fees for sewer, water and drainage services. UDI wrote Council and appeared before the City's Land Use and Economic Development Committee regarding our concerns about these increases. While we are pleased that the By-law was eventually amended to reduce the Connection Fees for developers of commercial and industrial properties, the increases were still large. In the case of one apartment project, the new Utility Connection Fees have resulted in costs rising from approximately \$26,650 to over \$334,029. For another project, the fee increase has been \$2 million.

UDI feels that normal procedures for these types of charges were not followed. The industry and the public were not provided appropriate notice. Also, some developers are being double charged. The Institute urged Council to improve the grandfathering provisions in the By-law as many projects currently in Coquitlam's development review process will not benefit from the current provisions. This includes some proposals which have been in the review process for many years and have servicing agreements in place.

It is our understanding that Coquitlam's Utility Connection Fees will be reviewed by the Courts.

Low Impact Development Policy & Procedures Manual

Our Committee discussed this important document, which complements the City's *Stormwater Management Policy and Design Manual (Subdivision and Development Servicing Bylaw No. 3558, 2003)*. It applies to the Hyde Creek Watershed. The Manual includes procedures and recommendations for the City and industry to improve water quality, and to better manage stormwater runoff and erosion.

Guide to Best Site Development Practices

This was formerly known as the *Hillside Development Standards & Guidelines* and was to originally apply to the Northeast portion of the City. It will now apply to all parts of Coquitlam and to all types of topography (not just hillside areas). UDI recommended that the City change its name to reflect this. We also provided other suggestions. The Guide was approved by Council on May 2, 2005. It consolidates several of the City's existing standards and guidelines around development sites. It also includes a checklist for developers. UDI supports this type of approach as it will bring more clarity to the development review process – especially when policies conflict.

Streamside Protection By-Law

UDI is concerned that Coquitlam and other municipalities are passing by-laws under the *Streamside Protection Regulation (SPR)* as opposed to the new *Riparian Areas Regulation (RAR)*. Under the *SPR*, thirty metre setbacks are established. This may create a simple line to follow for the City, but it

unnecessarily removes significant amounts of developable land. UDI spoke to Council regarding this issue and urged them to adopt the *RAR*, which is based on the latest science.

Staffing

UDI continues to urge the City of Coquitlam to hire additional staff in key development related departments to better manage the backlog of applications in the review process. The City is currently hiring additional staff. The process has been slow due to the overall shortage of skilled people in the Province. I hope new staff will be hired soon, so approval times can be reduced.

Neighborhood Plans

There are new Neighborhood Plans (NPs) for the Northeast (Burke Mountain), and new residential zones will be established. The Upper and Lower Hyde Creek NP's were approved by Council in July of last year, but the City is still not accepting zoning or sub-division plans. It is anticipated that they will in the near future. The Smiling Creek plan is just underway.

In the Town Centre area, there is now more flexibility around many at-grade street fronting uses. As opposed to just requiring a commercial component on these sites, other uses can be permitted. Parking standards for a number of Town Centre uses have also been reduced. In addition, parking requirements can be reduced by variance in the area by up to 30% in certain situations.

Staff have also indicated that a new focus for the City over the next two years will be the Neighborhood Plans around each of the stations of the Coquitlam LRT line, which has been approved. I also expect that the Riverview Hospital lands development will be another issue we will be discussing over the next year.

I am looking forward to further and more frequent discussions with the City of Coquitlam over the next year through our Liaison Committee. There is a real opportunity to build on our strong relationship with staff and improve upon the operations of the Committee, so we are involved earlier in the policy development process.

Burnaby Liaison Report

John O'Donnell, Chair

It has been almost a year since I became the Chair of the newly restructured UDI Liaison Committee with the City of Burnaby – and what a busy year it has been. In 2004, the City broke its all time record for the value of Building Permits. Over \$500 million worth of permits were issued during the year. By comparison, less than \$200 million worth of permits were issued in 2001. The increasing number of development projects has challenged the staff and the industry as we try to find ways to make the approval process more efficient to handle the new demands.

As noted in last year's report, UDI envisions the Committee will eventually function as a 'sounding board' in the assessment and refinement of policy options for Council. Steps have been taken to make the Liaison Committee a more effective mechanism to discuss and address development related issues.

One of our successes this year has been the work of the Engineering Sub-committee. The Liaison Committee established a Sub-committee to review the City's engineering process as UDI members had expressed concerns at a number of Liaison meetings about delays in obtaining project approvals. We met several times over the last year, and have provided twenty recommendations to improve the process. They include:

- Having key player meetings between staff, developers and their consultants;
- Having staff provide a draft list of servicing requirements earlier in the process;
- Improving the Letter of Credit process;
- Doing infrastructure planning to support new neighborhood plans;
- Providing advance information on servicing requirements for existing large scale neighborhood plans;
- Reviewing the roles/responsibilities of all players in the engineering review process;
- Having a late comer system; and
- Establishing a project tracking system.

Staff have already started implementing some of these suggestions. The recommendations have been divided into short, medium and long-term initiatives. I would like to thank Norm Couttie, Leif Bjorseth, and Declan Rooney who formed the Sub-committee.

In addition, the Engineering Department has implemented a "one stop shopping approach" where the Department assigns a single project manager for each proposal, so developers can work with one person for engineering issues.

The Liaison Committee is also beginning to focus some attention on simplifying the zoning process. Projects are reviewed by Council at seven different meetings in Burnaby. This is higher than other municipalities. UDI members have urged the City to reduce the number of times developments go before Council, and to combine some of these meetings.

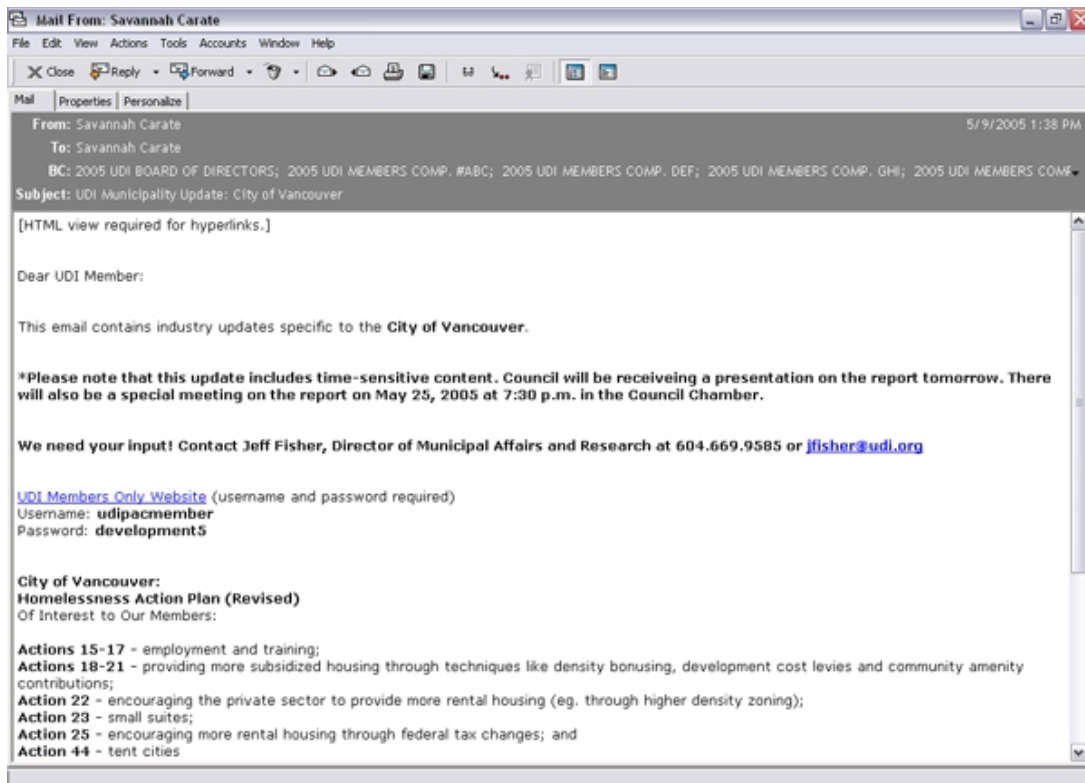
Making the development review process more efficient is important, but there still is a need to hire staff – especially with the dramatic increase in the volume of work. UDI has strongly recommended that more staff be recruited to key departments. The City has begun to hire some additional staff – especially in the Engineering department. We will continue to urge that Council address this issue.

The City has also requested that UDI work with staff to find ways to encourage multi-family housing on small sites. Frequently the applications that are being submitted for these sites are for duplexes rather than for multi-family developments. UDI has noted that there are a number of disincentives facing multi-family development such as the added complexity and length of approval times compared to duplexes and the extra cost associated with multi-family projects such as underground parking and the provision of public amenities. I look forward to addressing this matter in the coming months.

Other issues we have and will be discussing include, the Northeastern LRT project, the \$7 million Central Valley Greenway, Burnaby's use of the *Streamside Protection Regulation* as opposed to the new *Riparian Areas Regulation*, the City's economic development strategy, and the approval of phased stratas.

I am look forward to another busy, eventful and productive year on the Committee. If you have any questions or concerns, please contact the Liaison Committee's coordinator, Jeff Fisher at (604) 669-9585 or by e-mail at jfisher@udi.org.

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Langley Liaison Report

Hugh Carter, Co-Chair

The Township of Langley has enjoyed dramatic building activity over the past year, primarily in the Routely and Southwest Gordon neighbourhoods in Willoughby. 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. Key issues discussed over the past year:

Willoughby Area Development

In terms of residential activity, there are very few development parcels remaining in the Southwest Gordon Neighbourhood, and, the majority of these are either under development or application. Residential development is well underway in the Routely Neighbourhood, located west of 200th Street.

Planning and engineering for the North East Gordon Neighborhood (east of Southwest Gordon) and the Yorkson Neighbourhood (at Highway #1 and 208th Street) are on-going. North East Gordon planning is focused upon storm water management and road infrastructure challenges whereas Yorkson planning is seeking a resolution of downstream storm water management issues and the associated phasing of the neighbourhood. Deep well injection of roof top water is being proposed in the latter neighbourhood as a sustainable means of groundwater recharge, however, the viability of the concept is still under review.

Commercial development has started in the Carvolth Neighbourhood nearest the new Highway #1 interchange and activity in the Willowbrook core continues with the opening of Costco at 64th Avenue and 208th Street earlier this year. Traffic improvements are underway where possible (e.g. the widening of 200th Street, pedestrian overpasses, etc.), however, further works will be needed to accommodate the growing population base and commerce in the area.

ALR/Urban Edge Planning

This initiative, started under the former Director of Planning, Terry Lyster, with input from the BC Ministry of Agriculture (Fisheries and Food Resource Management Branch), addresses edge planning where urban land uses meet agricultural lands. The Liaison Committee suggested that a buffer/park on the urban edge would be best accomplished through bonus density provisions. The Langley Agricultural Advisory Committee (LAAC) has been struck to address this issue and the Liaison Committee will follow its progress.

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 stages, but UDI has expressed concerns both in writing and in follow-up meetings about the grandfathering provisions under the new bylaw. The existing DCC rates will apply to single family housing projects when there is a subdivision application in place. However, the current rates will only apply to a multi-family residential, commercial or industrial development when a full building permit application is deposited with the Township. Council, have referred this apparent inequity back to staff for a follow-up report.

Erosion and Sediment Control By-Law

On May 11, 2004 the first of two Workshops with development and environmental stakeholders will be held to review and assess this proposed municipal legislation addressing stormwater flows into the municipal system. The UDI Committee will be reviewing this in more detail at the upcoming Liaison meeting, and UDI members are encouraged to attend these Workshops independently.

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. I enjoyed co-chairing the Committee with the now retired Terry Lyster and acting Director Brian Doyle. I would hope that the new Director of Planning, Kurt Houlden, will be joining our Liaison Committee meetings in the future.

Kelowna Chapter Report

Graham Wood, Chapter Chair

The Kelowna Economy

(Source: Robert Fine Executive Director, Economic Development Commission)

2004 was a tremendous year for growth in the Central Okanagan. Housing starts rose to a ten year high increasing by 80% over the previous year reaching over 2200. At the same time building permit values increased by 68% to 478 million. In the first quarter of 2005, these numbers are already being shattered with record months recorded in April in both categories. The economy has benefited as a whole from this strong building trend.

Kelowna Chapter Activities

Our Executive have been actively involved with or on various committees and workshops, SEI, Downtown Planning, Parking Committees, DCC Reconciliation, Central Okanagan Smart Transit Plan, Strategic Plan, Social Planning and Housing Committee, Affordable Housing Forum.

Municipal Liaison

Meetings were held in November 2004, February 2005 and next meeting is scheduled for May 17 2005. Issues brought forward include: Hillside Building Platform, Waterfront Development, Downtown Transient & Homeless Issues, KSS Building Site-Real Estate Dept. Water Balance Model, Inspection/Administration Fee, Westside Amalgamation, Urban Centre Incentives, Mixed Use/Revitalization – DCCs , One Way Couplet, Okanagan By-Pass.

Regional District of Central Okanagan Liaison

A meeting was organized and held in November 2004 & April 2005. Planning, Engineering, Inspections, Parks and Finance Department Updates. Issues discussed: Sensitive Eco-System Inventory, Lake Okanagan Bridge, Westside Amalgamation Study, Burning By-Laws, OCP/Urban Reserves, Westside Town Centre Review, Blasting Procedures, Sub-Division Approving Authority, Sub-Division Review Process, Hillside Development Guidelines, DCC By-Law Update.

Kelowna Chapter Membership

UDI Kelowna chapter membership currently sits at sixty five (65) members. Our Membership Committee is actively pursuing prospective members. We operated at a surplus for the year and are starting to build reserves so as to expand our activities.

Professional Development: Fall 2004 Luncheon Speakers

CMHC Presentation (Charles King, Manager, Market Analyst – BC & Yukon Region and Paul Fabri, Market Analyst, BC Southern Interior); and *Raising the Bar-Quality Benchmarks for Wood Frame Buildings* (Pierre Gallant Principal, Morrison Herschfield Ltd. and Bob Switzer, Sr. Vice President, Polygon Construction Management).

Professional Development: Spring 2005 Luncheon/Breakfast Speakers

UDI Pacific Region Update (Maureen Enser, Ward McAllister and David Podmore, Jeff Fisher of the UDI Pacific Region); *Improving Land Decisions in the Central Okanagan* (Todd Cashin, Environmental Technologist, Regional District of the Central Okanagan); *The Do's and Don'ts of Disclosure and Marketing Under the New Real Estate Development Marketing Act* (Ron Solmer and Geord Holland, Lawyers, Pushor Mitchell); *Water Issues* (Greg Armour, Okanagan Basin Water Board); and *Utilities* (Brent Hunt, Paul Tassie, and Ruth Sulentich of Terasen Gas).

Other Chapter Events

The Kelowna Chapter also held a Golf & Barbeque Social and a Christmas Reception.

Victoria Chapter Report

Glen Wilson, Chapter Chair

I am honoured to have the opportunity to reach out to the development community as the newly-minted Chair of the UDI Pacific Victoria Chapter. My first responsibility is to thank Mike Wignall for his work as Chair over the past year. He has been a steadfast leader and a strong advocate for UDI. I look forward to the next few years with hope and anticipation. Consumer confidence is at an all time high in British Columbia and we are expecting to continue in a strong economic environment. Our industry is thriving, and I call upon our members during this exciting and dynamic time to continue to work for its betterment. Municipal governments are considering new bylaws and regulations; community groups are responding to development activity with more energy and diligence: we, as the development community, must step up our efforts to liaise with these stakeholders and express our views. If we are not at the table, we do not have a voice.

Municipal Liaison Victoria

At the latest UDI/Victoria liaison committee meeting, representatives from the City proposed that the industry get together with elected officials and key staff to discuss the present and future financial realities of development. Such a "charrette" could not have come at a better time. The City will soon embark on the most comprehensive Downtown Plan Review in has ever held, and it is crucial that all new policies be informed and influenced by a thorough understanding of the development proforma. UDI Victoria welcomes the opportunity to present such information and will marshal its best professional resources to give the City a thorough grounding. It is a pleasure to build this partnership with the City. We believe that the best land use policies will emerge if they include the industry perspective. A copy of UDI Victoria's presentation to the City of Victoria on the Downtown Plan Review can be found in our Spring 2005 newsletter: www.udi.bc.ca (See Publications).

Luncheons

UDI Victoria has been achieving record-breaking attendance numbers at its luncheons this year. Much of the credit goes to a new promotion strategy featuring repeated electronic mail-outs to a potential audience of nearly 500. Our ever-growing mail list acknowledges that development topics are not just of interest to industry types but also to politicians, community activists, and concerned citizens. Urban development is everyone's business: we are committed to information outreach far beyond the usual confines of the industry and its affiliated professions. Our luncheon program runs September through June, excluding December. Our 2004/2005 program topics ranged from municipal amalgamation to a review of Victoria's downtown plan to green buildings and LEED. Our engaging speakers continue to bring with them a wealth of experience and knowledge that all can benefit from.

Newsletter

The UDI Victoria Newsletter provides a quarterly review of events and news affecting our members. We would like to thank those individuals who have contributed to the success of our newsletter by providing story leads, photographs and articles. If you would like to receive our distributions, please contact Gene Miller at gene@newlandmarks.com to be added to our mailing list.

Future Directions

As Chapter Chair, I have the responsibility of representing Victoria at the UDI Pacific Board meetings in Vancouver. I am struck with the depth of commitment around the Board table: we are part of a large and dynamic organization and I have set out goals for our local chapter so that we can grow. First, we need to encourage growth in our membership. We can more effectively represent our industry if we have more of the development community on board. Second, we need to increase our membership dollars so that we can hire a dedicated staff person who can organize and advocate for us on a regular basis. Third, we need our membership to participate as advocates on issues that are important to development in our region. I look forward to working together with the membership of UDI Victoria and the representatives of UDI Pacific on industry issues and initiatives that continue to impact the local development environment.



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