



September 15, 2017



Newsletter



ADVOCACY

PROVINCIAL

B.C. Budget Update– UDI expressed support for housing measures, including the announcement of a comprehensive housing strategy, and share concern on increased taxation measures. [UDI Provincial Budget Update Statement– Sept. 11, 2017.](#)

B.C. Energy Step Code – Stakeholder workshops were recently held in City of Richmond (Sept. 6) and City of North Van (Sept. 14) to consult on step code implementation. UDI

thanks these municipalities for the consultation opportunities. [B.C. Energy Step Code Best Practices Guide for Local Governments.](#)

Building Code & Standards Committee – The next meeting is scheduled for Sept. 21st. UDI has invited Sean Pander from the City of Vancouver to speak to the committee regarding NEU Connectivity Requirements, Low-Carbon Energy System Policy, and Wall Thickness Exclusions.

Contaminated Sites – As noted in the last Newsletter, the Province released [several documents](#) related to the implementation of the *Stage 10 (Omnibus)* amendments that will come into effect on November 1, 2017. UDI wrote a [response](#) to the Ministry of Environment proposals on September 8, 2017.

REGIONAL

Metro Vancouver Development Cost Charges –[Stakeholder workshops registration](#) (Various locations during late September and early October are available.) [DCC review information](#)

TransLink Development Cost Charge (DCC) Consultation: TransLink invites developers to provide insights on a draft framework for the new regional transportation DCC, addressing key policy options, design choices and preliminary rates to fund transit growth in the Mayors' Council 10-Year Vision. With enabling provincial legislation, DCC implementation is anticipated for 2020. **Please RSVP to: [Drew Ferrari, TransLink](#) by Oct.13, 2017** for an interactive, facilitated discussion on **Monday, Oct. 23, 2017**, from 1-4 pm, Tiffany Ballroom, Hilton Vancouver Metrotown, 6083 McKay Avenue, Burnaby. [Details.](#)

MUNICIPAL

City of Vancouver

[Housing Vancouver Strategy](#) - Rental Housing Stakeholder Workshop Sept.21: The City is developing policy options to enable 100% rental projects that include some below-market units in new areas of the City. The City seeks your feedback/ideas, and offers an afternoon workshop session to explore this topic further. Workshop date/time: Thursday, September 21, 3-5pm at Vancouver City Hall Town Hall Meeting Room. Please **RSVP** by Tuesday September 19, 2017 to [City of Vancouver](#) or 604-829-9264. You are also encouraged to provide input through a brief [online survey](#), open until noon, Wednesday, Sept. 20.

[False Creek Flats – Public Hearing](#): The City of Vancouver is hosting a public hearing next Tues., Sept. 19th at 6pm to hear feedback about the zoning changes and development policies proposed for the False Creek Flats.

One of the key elements is the introduction of a Density Bonus Bylaw to encourage the development of rental residential uses in specific areas where a base density of non-residential uses are permitted. However, in order to take advantage of the bonus density, the City proposes a fee of \$120 per square foot (psf) for additional density over the base density. UDI has advised the City of our strong concern that the \$120 psf value will act as a disincentive to construct rental projects and should be reassessed; especially in a market where rental vacancy rates are critically low and average rents continue to rise. Rezoning and allowing additional density for rental is supported, but UDI recommends the City re-evaluate their data and present a new SAC.

We encourage your participation in several ways:

- Send Mayor & Council an [Email](#)
- Register to speak by calling 604-829-4238 or e-mail [Public Hearing](#)
- Show up at City Hall on Sep 19 and register at 5:30 PM

More information [here](#).

Heritage Density Bank Update and Zoning Amendments to Support Heritage Conservation – A [report](#) will go to Public Hearing Sept. 19 “... to allow increases to the permitted floor area up to a maximum of 10 percent to be available through amenity shares for heritage conservation,” through development permit applications. UDI met with City staff Sept.13th, and supports the changes, as little density is available for purchase from the Heritage Density Bank. UDI did state that this is a temporary solution to a larger problem. City staff responded a more comprehensive solution will be developed through ongoing work on the [Heritage Action Plan](#) (HAP) with further industry consultation in fall. A Council report is expected in early 2018.

Character Home Retention Incentives and New Housing Choices in RS Zones – Also on Sept. 19th, a [report](#) on new incentives to encourage the retention of pre-1940 character homes (12,000 in Vancouver) in single-family districts will be going to Public Hearing. At a Sept. 13th meeting with city staff, UDI raised concerns about the additional work involved which may stress civic staff resources and create further processing delays. UDI recommended this be monitored, so the program can be adjusted if needed. Staff indicated they will monitor and report back to Council within a year. UDI also suggested the City consider opportunities to increase the supply of housing units through the redevelopment of some of the 12,000 homes. UDI will continue to recommend this approach through the [Housing Vancouver Strategy](#).

City of Coquitlam

Discussion items at the Sept. 8th Liaison Meeting included: New, dedicated city staff to encourage the inclusion of affordable and rental housing in development projects by providing incentives. See [Housing Affordability Strategy](#), and the [Retaining Walls Review](#).

A meeting has also been set up for Sept. 22nd to consult on Tree Management within Streamside Protection and Enhancement Areas (SPEA). Here are the [presentation slides](#) and the [committee report](#).

City of Maple Ridge

The next liaison meeting is scheduled for Sept. 15th. Discussion topics include: the proposed changes to the [Development Cost Charges](#), potential amendments to the Community Amenity Charges, Agricultural Development Permits and Employment lands.

City of Burnaby

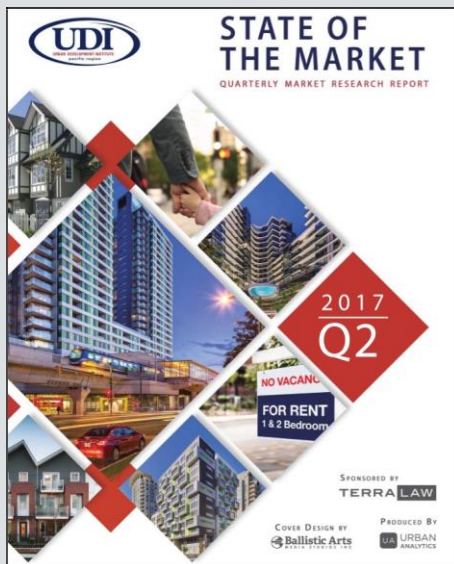
Groundwater Management - the Sept. 13th groundwater management subcommittee meeting has been postponed to early October. UDI will provide a further update once new policy details are known.

City of Richmond

The next liaison meeting is scheduled for Sept. 27th. Agenda topics include: Public Art on Private Land, YVR Airport Expansion Application (new south terminal runway), and District Energy.

GENERAL NEWS

We encourage all of our members to share their latest news about industry awards, philanthropic contributions, amenities they've built through CACs, DCLs and DCCs in B.C. communities along with photos please. And, don't forget to add our [email](#) to your corporate news release lists for updates.



Q2 State of the Market Report

UDI released its quarterly *State of the Market* report, produced by [Urban Analytics](#) and sponsored by [Terra Law](#).

Housing supply throttling has worsened with 87% of presales sold out, leaving zero move-in ready townhomes or concrete apartments available to purchase in Vancouver.

For more, please see links to media release, report, and executive summary. Media coverage is included in the UDI in the Media section of this newsletter.

[Media Release](#)
[Executive Summary](#)
[State of the Market Report](#)

Single Family Zone Area Re-Design Competition

The [Vancouver Urbanarium](#) is hosting an open design competition to develop and present innovative and economically viable options for addressing Metro Vancouver's affordability and social health challenges. Using one of four study areas: Vancouver, POCO, Burnaby or Surrey. applicants will select single-family lots for redesign with participation from local developers, architects and other stakeholders. Details [here](#).



NEW UDI Staffperson Clement Cheng



A planning intern, [Clement Cheng](#) is with UDI for the next three months until mid-December, working with our developer members and municipal government staff, coordinating meetings, sharing information and best practices research.

Welcome Clement to our policy, research and communications team!

UPCOMING EVENTS

UDI has many events for networking, education & member engagement.

For more UDI events, or to suggest/sponsor an event, please see [Event Calendar](#)

Energy Step Code Update Seminar & Panel Breakfast Sept. 28



Zachary May
*ADirector, Policy & Codes
Development*
Ministry of Municipal Affairs
& Housing



Sean Pander
*Green Building Program
Manager*
City of Vancouver



Brendan McEwen
Sustainability Manager
City of Richmond



Tim Ryce
*Deputy Chief Building
Official*
City of North Vancouver



Rory Tooke
*Community Energy
Planner*
City of Surrey



Robyn Wark
*Team Lead, Sustainable
Community Program*
BC Hydro

The [Energy Step Code \(ESC\)](#) implementation deadline is **December 15, 2017**. Join us to hear the latest updates from both the Provincial and Municipal government speakers.

Learn the next steps to comply with the code to achieve zero emission buildings. This is Part 1 of our ESC seminars. Part 2, on Oct. 5, will include: airtightness performance, testing requirements, and costing studies.

Featured panel:

- **Zachary May**, A/Director, Policy & Codes Development, Ministry of Municipal Affairs & Housing
- **Sean Pander**, Green Building Program Manager, City of Vancouver
- **Brendan McEwen**, Sustainability Manager, City of Richmond
- **Tim Ryce**, Deputy Chief Building Official, City of N. Van
- **Rory Tooke**, Community Energy Planner, City of Surrey

[Register](#)

LOCATION:

Hyatt Regency Ballroom A & B
655 Burrard Street
Vancouver, B.C.

DATE/TIME:

Thursday, September 28, 2017

7:30 AM Registration and hot breakfast buffet
8:00 AM Presentations and Q+A
9:00 AM Conclusion

FEES:

UDI Members: \$75.00 + GST
Non-member: \$150.00 + GST
Corporate tables of 10 seats.

*72 hours' notice required for cancellations.
Substitutions are allowed.*

SPONSORED BY:



PROJECT MARKETING

UDI U40 Event Oct. 2 Stakeholder Involvement in City Planning

LOCATION:

The Cultch
1895 Venables Street
Vancouver, B.C.

DATE/TIME:

Monday, October 2, 2017

5:30 PM - Registration/networking
6:30 PM - Presentation/Panel
8:00 PM - Conclusion

FEES:

\$35 + GST

[Register](#)



Ray Spaxman
Urban Planner & Architect



Adrian Crook
Founder of 5Kids1Condo



Veronika Bylicki
Co-Founder of CityHive



Scot Hein
Urban Designer & Architect (USA)

Event Sponsors:



As our city grows in both size and complexity, stakeholder involvement in the planning process has become increasingly important and diverse.

We have gathered a representation of prominent, active stakeholder voices to participate in a robust discussion on the current planning and community engagement process in our city.

This panel involves development and non-development communities in an open, respectful conversation about solutions, challenges and shared perspectives.

**LIMITED SEATING AVAILABLE.
PLEASE HURRY, THIS WILL SELLOUT.**

UDI FRASER VALLEY EVENTS

6th Annual Fraser Valley Mayors' Panel & Municipal Expo - Oct. 12



Mayor
Henry Braun
City of Abbotsford



Mayor
Jack Froese
Township of Langley



Mayor
Sharon Gaetz
City of Chilliwack



Mayor
Randy Hawes
District of Mission



Councillor
Bruce Hayne
City of Surrey



Mayor
Ted Schaffer
City of Langley



Mayor
Nicole Read
City of Maple Ridge



Moderator
Don Campbell

Elected Panelists above will discuss:

- managing civic growth
- densification
- affordability
- regional job creation measures
- other provocative and contemporary topics

LOCATION:

Langley Events Centre, 7888 200th St. Langley, B.C.

DATE/TIME:

Thursday Oct. 12, 2017

11:00 AM – 12:00 PM Registration/Reception

12:00 PM – 2:00 PM Lunch/Panel

Contact: [Ginny Normandeau](#) or
[George Koumbounis](#)

[Register](#)

FEES:

UDI Members: \$65 + GST

Non Members: \$100 + GST

Corporate tables of 10: \$650 + GST

72 hours' notice required for a refund. Substitutions allowed any time.

Thanks to our generous sponsors:

Open for Business Luncheon City of Langley Oct. 18



Ozzie Jurock



Michael Von Hausen



Mayor Ted Schaffer
City of Langley



CITY OF
LANGLEY

OPEN FOR BUSINESS

Discover why developers have selected the City of Langley as their preferred location for community building.

Langley City Mayor Ted Schaffer moderates a lively discussion with Ozzie Jurock, a leading business motivator and Michael Von Hausen, Adjunct Professor, Simon Fraser University with 30 years of land development experience.



LOCATION:

Cascades Casino Coast Hotel & Convention Centre
20393 Fraser Hwy, Langley, B.C.

DATE/TIME:

Wednesday, Oct. 18, 2017
11:30 am - Registration and Networking
12:00 pm - Lunch Served
12:40 pm - Presentations Begin
2:00 pm - Event Conclusion

FEES:

\$30 + GST Online Registration Required

Contact: [Ginny Normandeau](#) or [George Koumbounis](#)

REGISTER

UDI IN THE MEDIA

UDI released its [Q2 State of the Market \(SOM\) Report](#) with resulting media coverage. UDI President & CEO Anne McMullin advises [CKNW Simi Sara Show](#) the report confirms zero new townhomes or concrete apartments to buy in Vancouver. Anne speaks about the municipal building approval delays that contribute to high prices on [City TV](#) (42 second mark of newscast). Anne's comments about restrictive single family zoning, supply shortages & lack of cohesive regional transportation/housing plan also appeared in Chinese media ([Fairchild Radio](#) and [Fairchild TV](#), [Ming Pao](#) and [City365](#) outlets). [BIV news](#) also profiled the need to rezone single family areas, with agreement from Dr. Tsur Sommerville (UBC). The [UrbanYVR](#) blog, written by former Global news reporter Peter Meiszner, also included supply shortage findings and charts. [REW.ca](#) included Anne's comments about housing supply being "throttled" by municipal delays and zoning regulations. [Daily Hive](#) profiled the report, including Anne's comments about the need to improve the contentious public hearing process that delays building permits. The [Delta Optimist](#) included all the charts as well as the fact "no good news" in the report. [Canadian Real Estate Magazine](#) also profiled the findings.

Anne tells [Vancouver Sun](#) the cancellation of a multi-family building in Vancouver is troubling in this low supply market. This building project cancellation story with Anne's comments also appeared in [Sing Tao newspaper](#) and another Chinese news agency [City 365](#)

UDI response on the Provincial Budget Update Sept. 2017 in [New West Record](#) and [Vancouver Courier](#)

B.C. Energy Step code and consultation with UDI profiled in [Journal of Commerce](#)

UDI, in partnership with Surrey Schools Coalition, lobbies for more funding to build schools in keeping with the population growth in [Peace Arch News](#).

Anne's column about density incentives for single family areas in [West Coast Homes and Design Magazine](#) (in Vancouver Sun)

[Business Insider](#) quotes Anne praising a Vancouver Sun reporter, a Jack Webster journalism award finalist.

NEWSLETTER SPONSOR - MLA CANADA

[MLA Canada's Lease-Up Services](#) offers strategic recommendations to maximize results and mitigate risks for our clients. Our comprehensive lease-up experience for the past 10 years allows us to maximize revenue and stabilize tenancy. Contact us with your lease-up inquiry and let's discuss a strategy for your unique project.

