



Nov. 6, 2017



## Newsletter

### ADVOCACY

#### PROVINCIAL

**Minister of Finance 2018 Budget Submission:** On behalf of our over 700 members representing thousands of individuals involved in all facets of land development and planning, UDI sent a [letter](#) to Finance Minister Carole James providing our pre-budget 2018 recommendations. Those are: to boost housing supply of all kinds, to quickly confirm transit and transportation expansion funding, and to work in partnership with the industry to boost confidence that taxes are being applied and collected appropriately.



**Bill 16 – Tenancy Statutes Amendments Act 2017:** On October 26, the provincial government [introduced Bill 16 – Tenancy Statutes Amendments Act 2017](#) to restrict a landlord's ability to use a vacate clause in fixed-term tenancy agreements, and to limit rent increases between fixed-term tenancy agreements with the same tenancy to the maximum annual allowable amount (currently 2% plus inflation). The new rules will apply to both new and existing tenancy agreements, and may potentially conflict with the City of Vancouver's Empty Homes Tax policies. UDI is advocating that government must include exemption provisions for houses and buildings that will be demolished as part of a redevelopment, allowing our members to temporarily rent units while they await lengthy municipal permits.

**Energy Step Code (ESC) – City of Richmond:** On October 26, the City of Richmond hosted a multi-stakeholder workshop to review staff's draft recommendations to Council on implementing the [ESC](#). They are considering going to Step 3 for Part 3 residential development and Step 2 for Part 3 office/retail throughout the municipality. Currently, the building requirements in the City Centre are approximately Step 2. The earliest potential date for the introduction of the *ESC* standards is April 1, 2018. The City is providing some in-stream protection measures (slides 13-16). Another City of Richmond workshop on the *ESC* is expected for November.

**ESC – District of North Vancouver:** The District is considering requiring all new residential and commercial buildings to meet Step 1 of the Step Code after Dec 15, 2017, then laddering to Step 2 for Part 3 residential buildings and Step 3 for new Part 9 residential dwellings after July 1, 2018. Part 3 residential projects requiring rezoning would be required to meet Step 3. Note that new commercial buildings will remain at Step 1 after July 1, 2018 until review at a future date.

## REGIONAL

**TransLink Development Cost Charge (DCC) Consultation:** On October 23, UDI members participated in a workshop on the proposed [new regional transportation DCC](#) that is expected to provide TransLink with \$20 million annually. With enabling provincial legislation, DCC implementation is anticipated for January, 2020. The charge is likely to range between \$900 to \$2,400 per new residential unit and be approximately \$0.50 to \$1 per square foot for non-residential development. UDI has been recommending the charge be linked to increasing development – especially near transit, and that there be some limitations placed on future DCC increases. This month, TransLink will be releasing a Review Draft Framework for comment.

**TransLink Presentation – Building Near Guideways, Street Cars and LRT:** At the October 26 Surrey Development Advisory Committee (DAC) meeting, TransLink staff provided [information](#) on their requirements and process for developers building near transit infrastructure.

**YVR Airport Zoning Regulations:** YVR has recently notified Transport Canada of its intention to apply for changes to the Airport Zoning Regulations (AZR). The proposed AZR changes will ensure that future development in the vicinity of the airport meets federal safety standards and remains compatible with plans for future expansion. As changes to the AZR could impact future development near the airport, UDI has been working with YVR and key stakeholders to host a Developer Information Session on Tuesday, November 14, from 3 – 4pm. The session will have display boards and spokespeople who will provide an overview of the AZR plans and potential implications on development. UDI members will also be able to engage directly with YVR senior executives. If you wish to participate in this session, please contact **Clement Cheng** ([ccheng@udi.org](mailto:ccheng@udi.org)).

## MUNICIPAL

### City of Vancouver

**2018 Fee Increases for Rezoning, Development, Building, and Other Related Permits:** On October 31, Council [approved](#) the 2018 fee increases for rezoning, development, building and other related permits. Fees will be increased by 9% in most categories, with complex development fees increasing by 19%, along with some other more significant increases in targeted areas as outlined in the staff [report](#).

**105 Keefer Development Permit Board:** On October 30, the City of Vancouver Development Permit Board and Advisory Panel considered the [development permit application](#) for 105 Keefer Street. Due to the negative precedent that would be set if the application was not approved, UDI wrote a [letter](#) of support and spoke at the public hearing urging the board to protect the integrity of the City's planning process, by approving this development that meets or exceeds all of the objectives and requirements for the site. The decision was [deferred](#) to their November 6 meeting.

**Housing Vancouver:** On November 2, UDI participated in a *Housing Vancouver* Stakeholder Launch Event. Over the past year, the City has been meeting with UDI and other stakeholders regarding housing affordability issues. At the end of November, a proposed 10-year strategy will be going to Council with approximately 100 recommended actions to improve housing affordability in Vancouver. UDI will continue to meet with the City as the *Housing Vancouver* strategy progresses.

**Renewable City Strategy Update:** On November 1, City staff provided Council with an [update](#) on the *Renewable City Strategy (RCS)* with 2023, 2030 and 2050 targets to reduce carbon emissions and increase the use of renewables in Vancouver. The report is a work plan that identifies short, medium and long-term actions as well as ongoing work to meet the City's objectives. Of the 77 proposed actions, 27 relate to buildings and 30 relate to transportation. Other actions include improving existing buildings. The report acknowledges that the integration of land-use and transportation planning will be key for the City to achieve its goals. UDI will be meeting with the City on the relevant actions to the industry as the *RCS* moves forward.

**Removing Regulatory Barriers for Green Buildings:** On November 1, Council received two reports with recommendations that will assist the industry in meeting green building standards. The [first report](#) includes recommendations for floor area exclusions for 4-6 storey multi-family buildings to ensure floor space is not lost because of recent energy efficiency changes in the *Vancouver Building By-law*. The report also includes proposed improvements for heritage buildings. A [second report](#) includes recommendations to remove

regulatory barriers for Passive House buildings. UDI was consulted by staff on these reports and is supporting the recommendations. The reports have now been referred to public hearing.

**Rain City Strategy:** The City is also working on a *Rain City Strategy*, which relates to green infrastructure and urban rainwater management. An update [report](#) went to Council on November 1, 2017. Staff indicate that a high-level implementation plan, including targets, will likely go to Council in early summer 2018. UDI will be seeking a meeting with staff on their proposals and how they relate to new development early next year.

#### City of Surrey

**Public Art Fee:** At the October 26 DAC meeting, City staff provided a [presentation](#) on Surrey's Public Art program. In 2011, Surrey introduced a public art fee (0.25% of the estimated total project construction cost of projects). At the time, it was proposed that it increase to 0.5%. However, this decision was deferred. It is now being brought forward for consideration. [More details.](#)

#### City of Richmond

**Public Art on Private Land:** On September 27, City staff presented a [memo](#) with several questions to the City of Richmond Liaison Committee regarding the timing of the public art review process and the role of council in approving public art on private land. The Committee is now finalizing a [response](#).

#### City of Delta

**Development Cost Charges:** The City of Delta is proposing to increase DCC rates by 1-6% depending on the land-use category. Their public feedback collection period has been extended by two weeks, until November 17, 2017. All feedback can be emailed to **Paula Kolisnek** ([pkolisnek@delta.ca](mailto:pkolisnek@delta.ca)) or directly at 604-952-3142. [More details here.](#)

#### District of Squamish

**Community Amenity Contribution (CACs):** The District is currently reviewing and revising its policy on community amenity contributions as part of applications for rezoning and OCP amendments. They are seeking feedback on their [Targets and Allocations](#) as well as the [Draft Proposal](#). Please submit your comments to **Gary Buxton** ([gbuxton@squamish.ca](mailto:gbuxton@squamish.ca)) or by phone at 604-815-6870. The District will be hosting a roundtable / workshop style meeting on this subject Thursday, November 23 in Council Chambers from 1-4pm.

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## 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.

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## UDI Endowment at BCIT Pays Annual Dividends for Students

UDI, through the vision and generosity of its developer members, contributed \$73,500 to BCIT in August 2006 as an endowed *Development Industry Award* with annual earnings gifted to deserving students. BCIT added an additional \$10,000 matching gift, along with subsequent industry contributions over the years. Now totaling \$125,000, the endowment supports first-year achievement awards in construction-related programs in BCIT's School of Business, School of Construction & the Environment and School of Energy.

This year, three students benefited from this annual award:  
Rishi Soni, Marketing Management-Professional Sales  
\$1683



Benoit Chevrette, Geomatics Engineering Technology \$1684  
James Chhay, Chemical & Environmental Technology \$1684

We wish them continued success in their education and career path.

## 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](#).

### Hon. Premier John Horgan and Hon. Minister of Municipal Affairs & Housing Selina Robinson Keynote UDI Event Nov.16 - **SOLD OUT**



**This event is sold out but you may add your name to the wait list by clicking on the Register button.**

UDI is excited to host both the Premier & Minister of Municipal Affairs & Housing, & Minister responsible for TransLink Nov. 16.

UDI members can expect an update on the provincial government's priorities for housing and transit.

**LOCATION:**

Waterfront Ballroom  
Fairmont Waterfront Hotel  
900 Canada Place, Vancouver

**DATE/TIME:**

11:30 AM Registration and networking  
12:00 PM Lunch  
12:30 PM Presentation (10-min keynote + moderated Q&A)  
1:30 PM Conclusion

**FEES:**

\$120 + GST - UDI Members  
\$160 + GST - Non Members  
*Corporate Tables available.*

**CANCELLATION POLICY:**

*72 hours' notice required for individual tickets.  
One week's notice required for corporate tables.  
Substitutions allowed anytime.*

**Event Sponsors:**



**REGISTER**

### UDI Seminar: Open for Business - Coquitlam Nov. 28



Over the next 25 years, Coquitlam will experience significant growth with population expected to reach over 220,000 by 2041. The Evergreen Line extension to Coquitlam is shaping the area into a more vibrant, urban, and high-density, mixed-use community.

Moderated by Anne McMullin, UDI President & CEO, the panel features:

- Mayor Richard Stewart, Mayor of Coquitlam
- Peter Steblin, City Manager - City of Coquitlam
- Jim McIntyre, GM, Planning & Development - City of Coquitlam
- Andrew Merrill, Mgr. Community Planning, City of Coquitlam



**Mayor Richard Stewart**  
City of Coquitlam



**Peter Steblin**  
City Manager  
City of Coquitlam



**Jim McIntyre**  
General Manager, Planning  
& Development  
City of Coquitlam



**Andrew Merrill**  
Manager, Community  
Planning  
City of Coquitlam

**LOCATION:**

Plaza Ballroom, Hyatt Regency  
655 Burrard Street  
Vancouver, BC

**DATE/TIME:**

Tuesday, Nov. 28, 2017

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

**FEES:**

Member Price: \$75.00  
Non-member Price: \$150.00

*Corporate tables of 10 seats.  
72 hours' notice required for  
cancellations. Substitutions are  
allowed.*

**REGISTER**

**Video of Michael Ferreira, Urban Analytics Keynote Now Available**

We hope those of you who attended the sold-out Michael Ferreira UDI luncheon presentation Oct. 19th found it informative and entertaining. We had a lengthy wait list so have provided this [YouTube](#) video link if you wish to view his presentation online, forward to a colleague or post a link on your social media sites.

**UDI Vancouver Winter Reception Now Dec. 13th-Note Date Change**

By popular request, UDI has changed the date of its annual winter reception. **Please update your calendars.** Come celebrate another successful year with us at UDI's annual December Reception, a festive event for UDI members, public officials & special invited guests. Enjoy good food, good cheer, and great networking.

**LOCATION:**

Waterfront Ballroom  
Fairmont Waterfront Hotel  
900 Canada Place, Vancouver

**DATE/TIME:**

Wednesday, Dec. 13, 2017  
5:00 to 7:00 pm

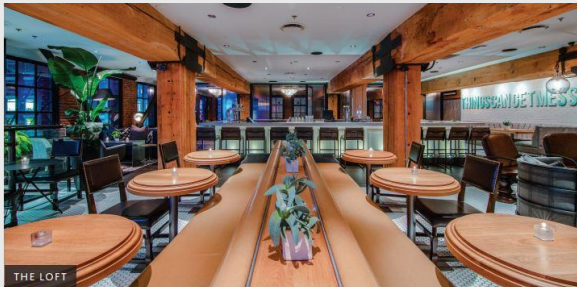
**FEES:**

\$60 + GST (UDI Members Only)



[Register](#)

## UDI U40 Winter Social 2017 Dec. 20



This holiday season, our U40 Winter Social will be held at the spacious Loft at [Earls Yaletown](#). Enjoy a fabulous evening with good food and great company.

Tickets always sell out, so get yours early!

**DATE/TIME:**

Wednesday, Dec. 20, 2017  
5:00 - 9:00 PM

**FEES:**

\$65 + GST - All UDI Members Welcome  
\$95 + GST - Non Members  
*Includes one drink and canapes*

**NO REFUNDS** but substitutions allowed.

**CONTACT:** [Ginny Normandeau](#)

[Register](#)

**Event Sponsors:**



UDI is grateful to our U40 Patron Sponsor, [KPMG](#), for their continued support!

**Queen's University Real Estate Seminar Nov.14**

UDI members are being offered a **discounted rate** at the upcoming Office, Retail, Industrial & Multi-Unit Residential **Real Estate Executive Seminar**. Hosted by Queen's University, this full-day executive seminar features 20

expert speakers on four panels, each diving deeply into a different property type. Some of the speakers are prominent UDI member developers.



**LOCATION:** Vancouver Marriott Pinnacle Downtown Hotel

**DATE/TIME:** Tuesday, November 14, 2017 7:45 am breakfast. Event start: 8:30am to 4:00pm

**FEES:** \$350 plus HST (*\$150 less than the regular rate*). Please use this [link](#) to take advantage of this rate for new registrations only. For more detail on the event and speakers, please see: [Seminar](#)

## Zero Emission Commercial Building Workshop

The City of Vancouver is hosting a workshop for owners and managers of commercial buildings, and their trusted implementation partners, to discuss barriers and opportunities for heat pump and heat recovery retrofits in existing commercial buildings. Civic staff will also share a draft framework and actions under consideration for achieving zero emissions in all buildings by 2050.

**Date/Time:**

Part I: Thursday, Oct.26, 2017 11:30 AM - 1:30 PM

Part II: Thursday, Nov. 9th, 2017 9:00 – 11:00 AM

**Location:**

Vancouver Economic Commission, Suite 1500, 401 West Georgia St., Vancouver

**Free Admission:** Light breakfast, tea and coffee will be served.

[REGISTER](#)

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## UDI FRASER VALLEY EVENTS

### Recap: Open For Business Oct. 18th

UDI Fraser Valley hosted another sold-out event, featuring keynote speakers Michael Von Hausen and Ozzie Jurock, and a welcome by City of Langley Mayor Ted Schaeffer,

Thanks to our speakers and generous sponsor, the City of Langley. Please tag your photos on [Facebook](#).



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## UDI IN THE MEDIA

CRA announces a crackdown on presale condo assignments, supported by development industry in [Globe and Mail](#).

UDI and property appraisal firm try to address the property tax burden on small business and commercial land owners in [Vancouver Sun](#).

Anne McMullin, UDI President & CEO, responds to a new proposed Metro Vancouver water DCC in [Vancouver Sun](#). UDI and GVHBA advocated phasing in of new Metro Vancouver sewage DCC in [Journal of Commerce](#).

Anne's comments on building trades shortages compounded by traffic congestion and lack of regional housing/transit plan in [Business in Vancouver](#).

Michael Ferreira, Urban Analytics told UDI member audience "the new normal" in real estate features: instant sellouts of new projects, double-digit price increases, government uncertainty, grossly insufficient supply and a lot of disappointed and increasingly frustrated would-be buyers, featured in [Vancouver Courier](#), [Business in Vancouver](#) and [Daily Hive](#).

UDI Okanagan hosted keynote [David Allison](#), who urges people to stop relying on demographics and instead embrace "value-graphics", featured in [Kelowna Daily Courier](#).

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## UDI's New Members



### Vancouver Welcomes:

Chicago Title Insurance Company  
Kingdom Property Investment  
Smith + Andersen  
Faber Connect  
BCIT Real Estate Association  
Razor Projects  
Belmont Properties  
Investment Revenue Realty

### Capital Region Welcomes:

M'akola Development Services  
TNP Equities

### Okanagan Region Welcomes:

10997447 BC Ltd.

### Fraser Valley Region welcomes:

Altire Properties  
Peever Conn Group of Companies

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