



Dec. 4, 2017



## Newsletter

### ADVOCACY

#### FEDERAL

**Public review on proposed changes to the National Building, Fire and Plumbing Codes:** The Provincial Government provided UDI with information regarding the [public review of the National Building, Fire and Plumbing Codes](#) (please see attached letter). UDI's Building Code Committee will be reviewing the changes. Comments are due by January 2, 2018. If you have any questions or comments, please contact [Marissa Chan-Kent](#) at 604.661.3033.



#### PROVINCIAL

**Bill 16 – Tenancy Statutes Amendments Act 2017:** On November 30, [Bill 16 – Tenancy Statutes Amendments Act 2017](#) received Royal Assent and was enacted into law. Bill 16 restricts 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.

#### REGIONAL

**TransLink's Proposed Structure and Rates for a Development Cost Charge (DCC) for Transit:** A [report](#) regarding the proposed TransLink DCC is going forward to the Mayors' Council on December 7, 2017. UDI has been supportive of a modest development charge for transit expansion. The annual revenue target from development is \$20 million, and "... is estimated to fund approximately 10% to 15% of the total transit capital expansion costs in the Phase 1 Plan." The proposed rates at this time are:

**Table 1:** Proposed DCC Rates for Transit Infrastructure in Metro Vancouver

Use	DCC Rate
Single family	\$2,100 per dwelling unit
Townhouse/duplex	\$1,900 per dwelling unit
Apartment	\$1,200 per dwelling unit
Retail/service	\$1.00 per sq.ft.
Office, Institutional,	\$0.50 per sq.ft.
Industrial	\$0.50 per sq.ft.

These rates may change as TransLink's does further analysis before the rates come into effect on January 20, 2020. Annual inflationary adjustments have been proposed, with a three-year review of the rates. UDI has concerns that the current proposal provides no limits on the ability of the TransLink and the Mayors' Council to increase the DCC rates substantially, beyond inflation, on their own in the future.

## MUNICIPAL

### City of Vancouver

**Community Amenity Contributions (CACs):** Council approved significant changes to Vancouver's CAC policy for rental housing and commercial projects on November 29, 2017. UDI has been working with staff to improve the CAC policy and was supportive of staff's [proposals](#) (please see attached [UDI's letter to Council](#)). Under the policy, an estimated 80% of rental housing projects outside of the downtown will not have a CAC. Larger and more complex projects will continue to go through the CAC review process. For commercial projects, the City is replacing CACs with Linkage Targets. The interim targets are as follows:

#### Interim Commercial Linkage Targets for Commercial-only Rezoning

Area	Interim Commercial Linkage Targets (\$/sf on net additional floor area)
Downtown	\$15.00
Rest of Metro Core (Broadway Corridor, Burrard Slopes, Mount Pleasant, False Creek Flats, Railtown)	\$10.00
Grandview-Boundary Mixed Employment Area, South Vancouver Industrial Lands	No CACs / Commercial Linkage Targets (except large developments*)

\* Large developments are defined as sites measuring 8,000 m<sup>2</sup> (1.98 acres) or more, or projects containing 45,000 m<sup>2</sup> (484,375 sq. ft.) or more of new development floor area (Rezoning Policy for Sustainable Large Developments, 2014)

**Housing Vancouver Strategy (HVS) and 3-Year Action Plan:** Also on November 29<sup>th</sup>, Council approved the [HVS and a 3-Year Action Plan](#) with over 100 actions. [UDI was generally supportive](#) of the *Strategy* – especially the proposed *Moderate Income Rental Housing Pilot Program* and a commitment to improve processing times through a regulatory review and hiring additional staff. More consultation is needed with the industry regarding other proposals that are still being developed by staff, including:

- Proposed tax changes;
- Rental-Only Zoning;
- *Residential Tenancy Act* changes;
- Pre-sale Restrictions;
- Community Benefit Agreements; and
- *An Affordable Homeownership Program*.

**Electric Vehicle (EV) Charging Infrastructure:** On November 27, 2017, UDI representatives met with City of Vancouver staff to discuss [proposed EV charging standards](#) in new developments. There will be significantly more EV charging requirements for new non-residential buildings. For residential projects, the City is looking at adopting a similar approach to Richmond. All non-visitor parking stalls would be required to have access to Level 2 charging. However, the City would be adopting a performance standard that would allow developers to introduce load sharing to substantially reduce costs – a step UDI supports. UDI will continue to update members as this proposal is further developed. An Update is expected to go to Council in February.

### City of Richmond

**Electric Vehicle (EV) Charging Infrastructure:** As noted in previous newsletters, UDI has been working with the City of Richmond on EV Charging requirements. The Richmond Liaison Committee received an [update](#) on the policy on November 29, 2017. The policy will be going to Public Hearing in December, and will come into effect on April 1, 2018. The proposed By-law “... will require that all residential parking spaces, excluding visitor parking, feature an electrical outlet capable of providing Level 2 charging.” However, the City will allow energy management systems, which will substantially reduce costs, with proposed grandfathering provisions.

**Draft Market Rental Housing Proposal & Lulu Island Dike Master Plan:** At the November 29 Richmond Liaison Committee Meeting, city staff presented the Proposed Market Rental Housing Policy to UDI representatives for comments. The City is seeking mechanisms to encourage and/or mandate market rental housing in the city. UDI will form a subcommittee early in the new year to discuss proposals. Additionally, city staff [presented](#) the [Lulu Island Dike Master Plan](#) for feedback. This plan outlined the need for large developments along the waterfront to allow for major improvements to flood protection infrastructure which often result in robust superdike conditions. UDI will be writing a letter in support of the flood protection strategies.

### City of Coquitlam

**Housing Affordability Strategy (HAS):** The City passed Bylaw 4818, 2017 on November 27 as a part of the City’s implementation of the HAS. The [strategy](#) aims to create more opportunities in the City for purpose-built rental units in an effort to reduce housing unaffordability. Apart from a preliminary consultation with UDI in September, there was no further consultation leading to the final strategy. As a result, UDI members have identified several issues with the current strategy. UDI wrote a [letter](#) highlighting areas of concerns and recommending deferral of the strategy.

### City of Maple Ridge

UDI’s Maple Ridge Liaison Committee is scheduled to meet with City staff on January 19, 2018.

**Development Cost Charges (DCC) Imposition Bylaw:** The City is wrapping up the consultation phase of the DCC Imposition Bylaw and will be approaching Council for reconsideration and third reading within the next few weeks. UDI will be drafting a letter of comment within the next two weeks. Adoption of the bylaw is expected to take place within the first quarter of 2018.

### City of Surrey

**Development Cost Charges (DCC):** The City will be going to Council on January 22, 2018 for direction on their 3-year phased DCC rate implementation. Should Council be supportive of the final revisions to the DCC, the City will be seeking the Province’s approval, in which case, if approved, the City will aim for the new DCC Rates to be

effective as of May 16, 2018. In stream applications would have one year to complete from final reading of Bylaw in order to qualify for current DCC rates. See the City's slides [here](#).

**Adaptable Housing Standards:** The City is updating their Adaptable Housing Standards and will be presenting to Council on December 11. Subject to Council's discretion, the City may be required to present a report to Council in January 2018. See the City's slides [here](#).

### **Township of Langley**

The Langley Liaison Committee will be meeting with Township of Langley staff on December 7 to discuss the Energy Step Code (ESC), the status of Willoughby Developments and to receive an update on the Township's Neighbourhood Plans (Brookwoods/Fernridge, Smith, Williams) and Development Cost Charges.

**Development Cost Charges (DCC):** The Township is aiming to update their DCCs in mid-2018. The unit rates will be updated to meet current construction costs and land costs for both urban and rural property.

**Community Amenity Contributions (CAC):** The City is currently working on an update to their CAC framework and will reach out to stakeholders in early 2018.

### **District of Squamish**

**Community Amenity Contribution (CAC) Policy:** On November 23, 2017 UDI participated with key stakeholders in a District of Squamish (DOS) workshop on a [draft CAC policy proposal](#). Based on feedback from attendees, DOS acknowledged elements of the proposal were unworkable as currently proposed, and required further research before moving forward for further consideration. UDI offered assistance through the next steps of the policy development and is exploring options to create an ongoing development advisory/liaison committee with DOS.

### **West Vancouver**

**Energy Step Code (ESC):** On November 30, 2017, UDI staff attended an information session on West Vancouver's proposal to enact the [ESC](#) (please see the [attached staff presentation](#)) They will be adopting a similar approach to the City and District of North Vancouver, for greater consistency across the North Shore. For Rezoning, West Vancouver will be requiring Step 3. Part 3 residential projects, not undergoing a Rezoning, will be required to achieve Step 2. For commercial projects, the requirement will be Step 1. The requirements will come into force on July 1, 2018.

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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.

## **UDI at National Housing Strategy Event**

UDI was invited to attend the federal government's unveiling of the \$40B, ten-year National Housing Strategy. The strategy is expected to create up to 60,000 new homes over the ten years across Canada, and repair up to 240,000 existing community homes.

The Fund is dependent on investments from the provinces and territories, municipalities, non-profits, co-operatives and the private sector.

For details, please see:

[Housing Strategy Backgrounder](#)



## 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](#).

## UDI Forecast Lunch Thursday Jan. 18

A promotional banner for the 2018 Annual Forecast Luncheon. The banner features a dark blue background with a white and blue geometric design on the right side. The text "2018 ANNUAL FORECAST LUNCHEON" is at the top left. Below it are three headshots of speakers: LAYDEN, McALLISTER, and YUEN. To the right is the UDI logo (UDI UNION DEVELOPMENT INVESTMENT) and a headshot of STOVELL, labeled as the MODERATOR. At the bottom, a red banner contains the text "JANUARY 18 - HYATT REGENCY HOTEL".

2018 ANNUAL FORECAST LUNCHEON

LAYDEN      McALLISTER      YUEN

UDI  
UNION DEVELOPMENT INVESTMENT

STOVELL  
MODERATOR

JANUARY 18 - HYATT REGENCY HOTEL

We hope you will join us to hear our esteemed panel of industry leaders give their projections for this pivotal year ahead.

Our panel covers all corners of Metro Vancouver and all sectors of our industry – you don't want to miss this!

**Please get your tickets early as this will sell out before Christmas!**

#### Featured Panel

- Kevin Layden of [Wesbild Holdings](#)
- Ward McAllister of [Ledingham McAllister Properties](#)
- Todd Yuen of [Beedie](#)
- Jon Stovell of [Reliance Properties](#) (Moderator)

(Their bios can be found on our [event page](#).)

#### LOCATION:

Regency Ballroom (3rd floor)  
Hyatt Regency Hotel  
655 Burrard Street, Vancouver

#### DATE/TIME:

Thursday, January 18, 2018

11:00 AM Registration and networking  
12:00 PM Lunch  
12:45 PM Presentation  
2:00 PM Conclusion

#### FEES:

\$135 + GST - UDI Members  
\$210 + GST - Non Members (Space permitting, Non Members may be able to register starting January 8, 2018)

CORPORATE TABLES OF 12. **MAXIMUM 2 CORPORATE TABLES PER COMPANY**

Please note 'Corporate Table' in the Comments box and write 'TBA' if guest names are not known at time of registration. Deadline for guests names is Thursday, January 11, 2018. Thank you!

#### CANCELLATION POLICY

Individuals - 72 hours prior  
Corporate Tables - 7 days prior

[Register](#)

#### Event Sponsors:



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**RECAP: UDI Seminar: Open for Business - Coquitlam Nov. 28**



Four speakers: 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, presented a vision of how Coquitlam will evolve over the next 25 years.

The community features the new Evergreen Line extension, which will shape the area into a more vibrant, urban, and high-density, mixed-use community.

Moderator Anne McMullin, UDI President & CEO, engaged the audience through a lively question and answer session, using a tool called Slido. This application enables audience members to pose questions online, which are voted on by the crowd. The most popular questions are posed to the speakers.

Thanks to our generous sponsor, insightful speakers and engaged audience participants.

#### Event Sponsors:



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## UDI Vancouver Winter Reception Now Dec. 13th

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

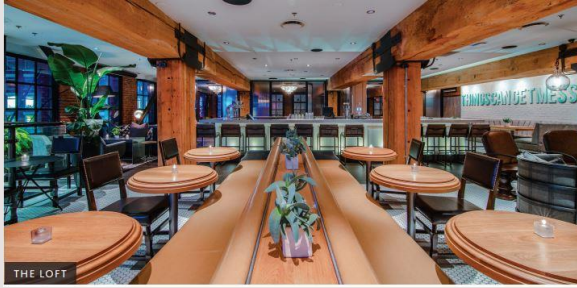
#### FEES:

\$60 + GST (UDI Members Only)



[Register](#)

## UDI U40 Winter Social 2017 Dec. 20



**Event Sponsors:**



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

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](#)

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## UDI FRASER VALLEY EVENTS

Additional UDI Fraser Valley events will be posted after the Christmas break. Stay tuned.

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## UDI IN THE MEDIA

Anne McMullin, UDI President & CEO explains how low supply of homes creates high prices in [Globe and Mail](#) and [Newscaf.com](#).

BC Premier John Horgan says to UDI crowd we must be "aggressive" on the supply side of housing in [ThinkPol](#).

What the BC government should have told UDI crowd about addressing address bureaucratic logjams and other issues in [Vancouver Courier](#).

Vaughn Palmer writes in [Vancouver Sun](#) that Premier Horgan told UDI lunch crowd he's enthusiastic about minority government.

Zoning for rental only would put a lid on land values but land already purchased by developers for market condos should not be downzoned to rental, says Anne in [Metro News](#) and [CTV News](#).

City of Vancouver's new *Housing Strategy* with Anne's feedback in [CBC News](#). Anne says the report is a positive step forward if rental-only zoning done correctly, but suggests the City must do more than additional taxes, reports and strategies to counter the housing supply shortage in [REW.ca](#) and [Vancouver Courier](#), [Vancouver Sun](#) and [CityHallWatch](#).



[Vancity Hive](#) reports City of Vancouver development office is not closed until further notice, contrary to some rumors. Anne advises their lengthy delays in approving permits do stall housing creation.

Kelowna civic government plans to consult with UDI on new climate change program, reports [Kelowna Capital News](#).

[BIV News](#) reports Premier John Horgan told UDI lunch crowd that municipalities must speed up building approvals.

Chinese media [City365.com](#) profiles Anne's comments about how rental-only zoning, if done right, could curb runaway land pricing.

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