



Apr. 30 2018



ADVOCACY PROVINCIAL

Budget 2018 Follow-up with Provincial Ministers and Elected Officials: On April 17th representatives of UDI travelled to Victoria for a series of constructive meetings with government and elected officials, including the Minister of Finance and Deputy Premier Carole James, the Minister of Municipal Affairs and Housing Selina Robinson, and the Leader of the Third Party Andrew Weaver.

In each of the meetings, UDI reiterated our [concerns](#) of the cumulative impacts of the new and increased housing taxation measures contained in Budget 2018 and their potential to further undermine affordability, while also hurting the viability of our industry.

UDI highlighted a number of development scenarios that demonstrate how the increases to the Luxury Property Transfer Tax (PTT), the School Property Tax, and the still to be finalized Speculation Tax, will substantially add to the costs of residential development, including purpose-built rental. Unless the Ministry of Finance makes changes, these tax measures will apply to residential development land and these increased costs will ultimately be passed onto tenants and home buyers, contradicting the provincial government's own affordability objectives.

In response, Minister James committed to working with our industry to explore ways to ensure residential development land would not be negatively impacted by the new Speculation Tax when the legislation is introduced later in 2018. However, as the budget legislation pertaining to the increased PTT and the new School Property Tax has already received approval by the Legislature, there will not be an opportunity to reconsider those taxes until the Ministry of Finance's annual review of provincial taxation measures occurs later this Fall in advance of Budget 2019. Minister James's letter following our meeting can be found [here](#).

In the spirit of collaboration and the shared objective of building more affordable housing, Minister Robinson shared her interest in striking a diverse committee of housing, local government and planning experts to review the current state of the development review processes across the province, and how the legislation could be improved to both support robust public engagement while ensuring that needed housing can be approved and built in a reasonable timeline. UDI welcomes Minister Robinson's direct interest in arguably the biggest ongoing challenge facing our members and we look forward to further information regarding the review.

Assignment Reporting Requirements: On April 24th, the Minister of Finance, the Hon. Carole James, introduced Bill 25, the [Real Estate Development Marketing Amendment Act, 2018](#). If passed, the legislation will prohibit assignments without consent from the developer and will prohibit developers from consenting to assignments unless the developer first collects certain information about the assignor and assignee (even if it occurs on a non-arm's length basis). Please see the Government's [news release](#) on the Bill.

UDI is generally supportive of Bill 25 and its underlying purpose. The information being collected is limited to assignments and there are privacy protections contained in the legislation to limit access to the information. The reporting of assignment information to the Government will increase the public's confidence that, when a gain is made on the assignment of a pre-sale contract, the appropriate taxes can be collected.

One provision that members should be aware of in Bill 25 is the substantial increase in administrative monetary penalties and fines. This increase applies to all offences under the *Real Estate Development Marketing Act* not just with respect to the collection of assignment information. The Government has decided that it needs the ability to levy higher penalties and fines should the appropriate circumstances arise. UDI will be enquiring about this issue further as the regulations are developed.

Another potential issue we have identified is that there are no requirements or penalties for assignors and assignees who provide false or inaccurate information to developers, which then gets shared with the Government. We believe the Government should recognize that developers are not in a position to verify the information that is provided by third parties and should not be held liable when the developer has made a reasonable attempt to collect the information. As the regulations are developed for Bill 25, UDI will work with the Government to ensure developers who are acting in good faith will not be punished because the information they received from assignors and assignees is false or inaccurate – especially with the substantial increase in potential penalties and fines.

When the regulations are released, UDI will be hosting a Breakfast Seminar regarding the new requirements.

Rental-Only Zoning: On the same day, the Hon. Selina Robinson, Minister of Municipal Affairs and Housing introduced Bill 23, the [Local Government Statutes \(Residential Rental Tenure Zoning\) Amendment Act, 2018](#) that provides a broad based power to local governments to have rental only zones. If passed, the Bill would allow local governments to pass zoning by-laws to mandate rental tenure within a zone or part of a zone for a location in relation to which multi-family residential use is permitted. In addition, they will be able to limit the form of tenure to residential rental tenure in relation to a specified number, portion or percentage of housing units in a building. Please see the Government's [news release](#) on the Bill.

UDI understands that there are some instances where rental only zoning powers may make sense:

- To ensure that current density bonusing for market rental is allowed;
- Sites where there is currently purpose built rental; or
- Having rental-only zoning in areas where multi-family has not been contemplated, such as single-family or industrial zones.

However, UDI is concerned that this new power could potentially be used in other instances - potentially devaluing sites as a result of downzoning or changing the zoning policy of sites (which has the effect of downzoning). If this occurred, it may freeze the land market and would not send positive signals to investors that BC has a stable regulatory environment needed for long-term investments. It will be very important that local governments receive good guidance regarding how to use this new power. Ideally, UDI wants to ensure that this new power is used to provide incentives for rental housing; as opposed to potentially downzoning or reducing the value of properties.

Municipal Housing Needs Reports: Minister Robinson also introduced Bill 18, the [Local Government Statutes \(Housing Needs Reports\) Amendment Act, 2018](#), on April 24, 2018. If passed, municipalities will be required to produce Housing Needs Reports within three years of the adoption of the legislation, and then every five years afterwards. Information that will need to be collected for each municipality includes:

- "for each type of housing unit, the number of housing units required to meet current housing needs;

- for each type of housing unit, the number of housing units required to meet anticipated housing needs for at least the next 5 years;
- any other prescribed information” [in regulation].

UDI is pleased that the Province is seeking to track information on the housing supply needs of communities. However, these Housing Needs Reports will take three years to produce and there are other issues such as increasing zoning capacity and improving processing times that still need to be addressed.

REGIONAL

TransLink

Development Cost Charge (DCC): UDI met with TransLink officials on April 18th and 26th to discuss the increase in DCCs to cover Phase Two of the Mayors’ Council Transportation Plan for Metro Vancouver, which includes a new LRT in Surrey and the Broadway Extension of the Millennium Line – see [here](#) for the PowerPoint slides from the April 26th session. TransLink is seeking an additional \$5.5 million every year from DCCs on top of the annual \$23.5 million dollars that they are collecting in DCCs for Phase One. This is in addition to increases to property taxes, fares, the parking stall tax and the gas tax. The DCC would cover 10% of the regional portion of both Phase One/Two capital costs.

TransLink is seeking comments regarding several options to implement the increased rates:

Approach	Comments	Proposal
1. Increase the rates starting in 2020	<ul style="list-style-type: none"> • Full increase in short term • Less risk of future rate increase 	<ul style="list-style-type: none"> • Consider
2. Commence collections in mid-2019 instead of 2020	<ul style="list-style-type: none"> • Rate lower • Less notice 	<ul style="list-style-type: none"> • Don't consider further
3. Revise estimate of affordability waiver down from 20% of apartments	<ul style="list-style-type: none"> • Smaller short term increase • Creates risk that actual revenue is less than projected, if % actually waived is higher 	<ul style="list-style-type: none"> • Don't consider further • Review waiver bylaw with Metro Vancouver to better understand impacts on revenues
4. Increase the forecasted average annual rate of development	<ul style="list-style-type: none"> • Lower initial rate • Could be aggressive based on mortgage and tax changes • Risk of large future increase 	<ul style="list-style-type: none"> • Don't consider further
5. Stagger the increase over the first few years	<ul style="list-style-type: none"> • Lower initial rate, postponed increase • Predictable jump 	<ul style="list-style-type: none"> • Consider

UDI members noted several issues, including:

- The need for a capping mechanism to ensure that the DCC does not become too substantial in the future;
- Concerns about the impact the TransLink DCC and other fee/tax increases that the industry is facing, including municipal DCC/CAC increases, the increases in Metro’s DCC, and the tax increases in Budget 2018 (the Speculation Tax, School Tax and Luxury Property Transfer Tax which apply to development lands), are having on housing affordability;
- The need to adjust the proposed DCC charges based on updated 2017 data and changes that Metro Vancouver is making to its DCC exemption policy (TransLink is currently estimating that 20% of the units will be exempted by the Metro’s exemption policy);

- Delaying the increases in DCCs by one-year; and
- Reducing the DCC if TransLink is overachieving its revenue target for the development charge.

UDI is drafting a letter to TransLink regarding the DCC increases. If you have any questions or comments, please contact [Jeff Fisher](#) at 604.661.3031.

Metro Vancouver New GVS & DD DCC Rates and the Application of “In-Stream” Provisions: The Greater Vancouver Sewerage and Drainage District Development Cost Charge Amending Bylaw No. 305, 2017 comes into effect with the new rates on May 1, 2018. As per section 58.2(9) of the Greater Vancouver Sewerage and Drainage District Act, all in-stream provisions as set out in section 511 (subdivision) and 568 (rezoning, development permit, building permit) of the Local Government Act do apply, ensuring that the **existing rates will be charged for applications received prior to the effective date of bylaw No. 305, 2017 as long as the building permit is approved within 12 months of the effective date.**

Recognizing that each Metro Vancouver member municipality has defined procedures with respect to approval of subdivision, rezoning, development and building permit applications, the key determinants for the applicability of the DCC charges are fairly straight forward within the legislation. They are as follows:

- The date the particular building permit or subdivision application, or precursor application was received and the applicable fee paid to the municipality in relation to the effective date of Greater Vancouver Sewerage and Drainage District Development Cost Charge Amending Bylaw No. 305, 2017 (May 1, 2018); and
- The date the building permit is issued, or subdivision completed, which must be within 12 months of Greater Vancouver Sewerage and Drainage District Development Cost Charge Amending Bylaw No. 305, 2017 becoming effective.

Note as well that for building permits, if there is a “precursor application” (as defined by section 568 and considered in-stream), then the building permit to that precursor application is subject to the existing DCC rates as long as it is issued within 12 months of the effective date of Greater Vancouver Sewerage and Drainage District Development Cost Charge Amending Bylaw No. 305, 2017. If you have further questions please contact Dean Rear at 604.436.6838 or by email at dean.rear@metrovancover.org

Agricultural Land Reserve: As noted in previous newsletters, the Government has established an Advisory Committee on Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission. They released a [Discussion Paper](#), for which UDI has provided a letter of [response](#).

MUNICIPAL

City of Coquitlam

Electric Vehicle (EV) Charging: As noted in previous newsletters, the City of Coquitlam is considering adopting requirements for electric vehicle charging in new residential developments. Staff met with UDI members on April 23 to discuss the City’s proposals. This was a follow-up meeting to the one held in February. The options being considered are:

1. *“Require that all residential parking spaces be Level 2 energized;*
2. *Require that all residential parking spaces have partial plus infrastructure;*
3. *Require that one parking space per unit be Level 2 energized; or*
4. *Require that one parking space per unit have partial plus infrastructure.”*

Like other municipalities, energy sharing would be allowed (with a performance metric). Staff prefer option one because stratas/EV owners will not have pay to energize stalls, and there will be fewer problems with changing parking spaces when people purchase EVs. UDI representatives noted that if option 1 is chosen, Coquitlam needs to review its high parking standards to reduce the high cost of providing parking in new developments, which will increase with the EV charging requirements.

It was also recommended that the City delay the implementation of the Bylaw until the *Canadian Electric Code* is updated, as it includes provisions for energy sharing. UDI representatives also requested an expanded grandfathering period and provisions in the policy to allow staff to make variances in cases of

hardship. UDI will continue to update members regarding this issue as staff develop the EV charging policy. If you have any questions or comments, **please contact [Marissa Chan-Kent](#) at 604-661-3033.**

Steep Slope Development Review: In response to significantly large retaining walls being constructed on Burke Mountain in Coquitlam, staff initiated a steep slopes review in May 2017, and have proposed a set of policy and regulation responses to help ensure that new development on steeply sloped sites do not detract from the livability and attractiveness of the area. As such, an OCP and a Zoning Bylaw amendment were proposed in a report that went to Council on Monday, April 16, 2018. The two Bylaws were granted First Reading, and are scheduled for Public Hearing on May 28, 2018. Please see [here](#) for the *Steep Slope Development* Report that went to Council. The issue was discussed at UDI's Coquitlam Liaison Committee and we are supportive of staff's recommendations. If you have any questions or comments, **please contact [Marissa Chan-Kent](#) at 604-661-3033.**

City of Surrey

Energy Step Code (ESC): As noted in previous newsletters, the City of Surrey is considering adopting the ESC for both Part 3 and Part 9 buildings. The City hosted another workshop with Part 3 developers on April 23rd (please see [here](#) for PowerPoint slides). Staff have revised their implementation proposal (see below):

	Phase 1		Potential Timetable for Future Phases		
	Jan 1 2019		Jan 1 2021	2022 or 2023	2025
Larger Residential and Commercial (Part 3)					
Residential concrete towers (two paths)	Standard path	Step 3	same as 2019	Step 4 <i>TBD re: DES & LCS</i>	Step 4 <i>TBD re: DES & LCS</i>
	DES and low-carbon path	Step 2			
Residential woodframe low/mid rise	Step 3		same as 2019	Step 4	Step 4
Commercial office and mercantile	Step 2		same as 2019	Step 3	Step 3

+ Require Fundamental Building Commissioning for most Part 3 buildings

+ Intend to require *Higher Steps* in greenfield development areas – DPA or NCPs

Staff are proposing that applications with Development Permit approvals before January 2019 and Building Permits approvals within one year of their Development Permit approval be grandfathered from the proposed changes.

UDI representatives recommended that the in-stream protections be extended, so projects with Development Permit applications by January 1st have one year to have a Building Permit application into the City. Concerns were also raised about the aggressiveness of the Step 3 target. However, there was support for having a low-carbon option for developers.

The City also had an ESC session with Part 9 builders (please see [here](#) for slides). Staff will be going to Council with recommendations in early July. Please see the [attached](#) City of Surrey questionnaire if you have any comments regarding their proposals. **Comments may be sent to [Maxwell Sykes](#) by May 4th 2018.** For background, see previous presentations for:

- [Surrey ESC Part 3 Engagement Meeting – January 16 meeting](#)
- [Surrey ESC Part 9 Engagement Meeting – January 15 meeting](#)

City Centre Parking Update: With the recent adoption of the updated [City Centre Plan](#) and the coming investment in Surrey [LRT](#), the parking requirements for Surrey City Centre are overdue for an update to reflect the increasingly urban and emerging transit oriented development in the area. The focus of the City update will be non-ground-oriented multiple unit residential uses (e.g. multiple residential developments with underground parking).

Any proposed changes will be based on data and research, as well as stakeholder engagement. In 2012, Metro Vancouver released their [Apartment Parking Study](#), which concluded that parking supply in the region generally exceeds demand by 18% to 35%. A 2018 update to this study is expected to be released in the coming months. In addition to this region-wide study, Transportation Engineering department undertook its own Surrey City Centre study in 2017. This study looked at 52 buildings in City Centre and found that approximately 1 in 3 underground parking spaces are vacant, similar to the Metro Vancouver study.

In addition to reviewing the minimum parking requirements based on the above mentioned studies, City staff are also looking to provide alternatives to providing underground parking, such as cash-in-lieu of parking and providing on-site car share. Both of these alternatives to parking have been utilized in the City Centre in the past, and the current parking update provides an opportunity to formalize these options.

This review will be limited to the City Centre at this time. However, the expectation is that a similar review will be undertaken in the future for LRT station areas and corridors.

Electric Vehicle Charging Policy: Running parallel to the City Centre Parking Update, Staff are also exploring the introduction of new electric vehicle charging requirements. The intention is to follow the lead of [Richmond](#) and [Vancouver](#), both of which introduced requirements for 100% energized outlets capable of providing Level 2 charging in all residential developments (excluding visitor spaces). Again, similar to Richmond and Vancouver, Surrey may support electric vehicle energy management systems. We are also exploring similar requirements for commercial developments. Given the current trends in electric vehicle technology and adoption rates, these changes are necessary and similar requirements will likely become the norm in the region in the near future.

Construction Noise Bylaw: Because of several complaints from residents, the City of Surrey is contemplating changes to *its Construction Noise Bylaw*. Staff gave a presentation (see [attached](#)) at the April 26th Development Advisory Committee (DAC). They are proposing to delay when construction can begin from 7:00 a.m. to 9:00 a.m. on Saturday mornings. However, the City will still permit Noise Extension Permits in cases of hardship. The City is seeking comments this week. If you have any concerns/questions, **please contact [Leslie Whittaker](#) at 604.669.9585.**

District Energy – Customer Connection Costs: At the April 26th DAC meeting, staff also provided a presentation (see [attached](#)) on proposed new charges for developers in the City Centre who are connecting to Surrey's District Energy Utility. The City is finding that some projects are requiring wider branch pipes because the heat loads of projects are being overestimated. To encourage more accuracy, the City is proposing a connection fee (\$100/kW), which would be collected at Building Permit (BP) issuance. For the average high-rise building in the area, the additional cost would be \$150,000. Staff are also proposing to charge developers for the extra piping and work needed if their Energy Transfer Stations are located in remote locations away from trunk lines. The proposed instream protection is for projects with approved Development Permits (DPs) prior to the adoption of the amended By-law (which is likely to occur in May), and have an issued BP within 1 year of the adoption of the amended Bylaw.

UDI representatives and developers recommended that the City partially fund the costs of connecting the branch pipes to buildings. Additional costs could be levied if developers are seeking additional heat loads for their buildings. It was also recommended that the City expand the grace period, so that projects with DP applications into the City by the adoption of the amended Bylaw and BP applications within a year of that would be exempt. If you have any questions or comments, **please contact [Jeff Fisher](#) at 604.661.3031.**

City of Vancouver

Chinatown Development Policies Update: On April 19th, the City of Vancouver hosted a session with landowners, developers and business groups in the Chinatown area to review the City's proposals to amend the Area Plan. The City is proposing to remove the rezoning policy, reduce allowable heights and densities, and strengthening the urban design and development policies. Several concerns were raised at the meeting. Although the City is not downzoning properties, it's reducing the value of properties by amending the zoning

policy for sites in Chinatown. However, the City did make several amendments due to the feedback from the April 19th session, including:

- *"Removing the 1.0 FSR outright proposal;*
- *Removing the 3 metre lane setback and lane activation concept;*
- *Changing the Dwelling Uses from conditional to outright; and*
- *Clarifying the draft proposals to support all opportunities for residential development (either/or affordable or market types of rental, strata or social housing)."*

Please see the [attached e-mails](#) from City staff. A report will be going to Council regarding staff's proposals for Chinatown in the next few weeks. If you would like to meet with staff to discuss their policy proposals, please contact [Helen Ma](#), Policy Planner, at 604.873.7919.

Community Benefit Agreements (CBAs): The City of Vancouver is developing a city-wide CBA policy framework "... *that is intended to help strengthen supplier relationships and engagement between the development industry, City, and communities.*" The City is seeking to support workforce development. UDI has scheduled a meeting with staff to discuss the draft policy framework as it is being developed this spring, so it can be presented to Council as early this summer. The meeting will be held on May 14th between 3:00 p.m. and 4:30 p.m. at the Woodward's Building (5A - W Room). If you are interested in attending, please contact [Leslie Whittaker](#) at 604.669.9585.

Green Building Policy: Two staff reports are going to Council this week. The first is about [Zero Emissions Buildings Catalyst Tools](#) that will be going to Council on May 1st. Staff are proposing a time limited program (until December 31, 2025) to incent developers to build near zero energy buildings. They are seeking to:

- *"allow the Director of Planning to relax regulatory provisions of the Zoning and Development By-law; and*
- *to allow for an incremental increase of permitted floor area of up to 5% for buildings designed to achieve the Passive House or International Living Future Institute Zero Energy standard..."*

There are some stipulations. The Policy would not apply to some zones, such as *Rate of Change* areas, and "... *applicants that propose increased floor area as part of a near-zero emission building project will commit to providing a case study that includes standardized energy reporting, indoor air quality reporting as per the Green Building Rezoning Policy (2016) and lessons learned in building design and construction ...*".

The second report, regarding [Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy](#), will be going to Council on May 2nd. Several updates on these proposals have been included in previous newsletters. Staff are proposing changes in several areas. The *Vancouver Building By-law (VBBL)* will be amended so residential buildings over 6-storeys and commercial buildings will meet Step 2 of the *Energy Step Code (ESC)* by June 2019 and Step 3 by June 2021 - in addition to the following:

Table 1: Summary of Proposed Changes for Large Residential and Commercial

<u>Change</u>	<u>Description</u>
Energy Performance	<ul style="list-style-type: none"> • Set greenhouse gas, heat loss, and energy limits for large residential and commercial buildings, while aligning with the heat loss and energy use limits of the BC Energy Step Code. • No prescriptive path; buildings must have an energy model.
Direct Ventilation	<ul style="list-style-type: none"> • Outdoor air must be supplied directly to each suite by mechanical ventilation through ducting.
Whole-Building Airtightness	<ul style="list-style-type: none"> • All buildings and major occupancies must be tested for airtightness. • All buildings must meet an airtightness target of 2.0 L/s/m² @ 75Pa, or be sealed to the satisfaction of the Chief Building Official.
Suite Airtightness	<ul style="list-style-type: none"> • Residential suites must meet be tested and achieve an airtightness target of 1.2 L/s/m² @50Pa

The energy efficiency provisions in the *VBBL* for 4-6 storey residential buildings will also apply to mixed-use buildings. For building types not covered by the *ESC*, the City will be updating the *VBBL* to reflect the upcoming changes to the *British Columbia Building Code* (i.e. "... references to *ASHRAE 90.1-2010* and the *National Energy Code for Buildings (NECB) 2011* will be updated to 2016 and 2015 respectively.").

Water efficiency updates are being made to the *VBBL* as well. Residential kitchen fixtures and lavatory faucets will have to meet higher standards, and Energy Star Certified appliances will be required. Single pass systems in mechanical systems will be prohibited.

Some changes are proposed for the *Green Buildings Policy for Rezonings*, including:

- "A change to the heat loss limit for residential buildings over 6-storeys from 32 to 30, to align with Step 3 of the BC Energy Step Code;
- Creating alternate compliance pathways, where a development may choose a higher Step of the BC Energy Step Code, or Passive House, in lieu of a GHG limit; and
- The addition of low-VOC materials, and energy metering and reporting requirements, for buildings pursuing the near-zero emissions building pathway (e.g. Passive House)."

UDI will be writing a letter of support for the energy efficiency proposals. City staff had extensive consultations with the industry, including UDI Breakfast Seminars and three Townhall Consultation Sessions. These meetings led to amendments to their policy proposals. Staff are now proposing to initially go to *ESC* Step 2 rather than Step 3, and the Step 2 implementation has been delayed until June 2019 to give more time for the industry to prepare. UDI is also pleased with the catalyst tools being offered for Passive House projects.

Rain City Strategy Invitation and link to survey: The City of Vancouver is developing a high level plan that will guide how they manage and use rainwater in Vancouver: the Rain City Strategy. Their goal is to capture and treat 90% of the rainwater that falls in Vancouver using a combination of green infrastructure and conventional pipe systems on both public and private property.

In March, 2018, the City hosted two workshops with representatives from the construction and development industry as part of the planning process to create the Rain City Strategy. As a follow up, they are inviting developers to participate in a survey to help guide how they move forward in using green infrastructure to improve water quality, increase resiliency, and enhance the livability of Vancouver. The feedback received from this survey will help create an implementation plan and identify priorities to be included in the Rain City Strategy. See the follow-up survey at here.

Downtown Vancouver Business Improvement Association Presentation: On April 5, UDI VP and Senior Policy Advisor Jeff Fisher gave a [presentation](#) on 'Housing Challenges & Missed Opportunities in Delivering Affordable Housing' to the Downtown Vancouver Business Improvement Association.

Neighbourhood Energy Utility Expansion Optimization Technical Workshop: In February 2018, City Council [approved](#) expansion of the service area for the City-owned False Creek Neighbourhood Energy Utility (NEU) to parts of Mount Pleasant, Northeast False Creek and the False Creek Flats. On April 5, City of Vancouver staff met with the UDI and its members to seek input on utility connection fees and optimization opportunities that could improve system performance and add value for developers and customers. City staff will be collecting comments until May 15, 2018 (see here for the [presentation](#)). Based on feedback received at the meeting, the City will be hosting a technical workshop to further engage on NEU technology and system design, as well as design requirements for buildings connecting to the NEU. Members that have interests within the False Creek service area are invited to attend the working session being held on **May 11, 2018 from 2:00-4:00 PM, in Room 511 of the Cross-Roads building located at 507 West Broadway**. Developers attending are encouraged to include members of their team with a technical expertise in energy. Please register for the session by emailing [Marissa Chan-Kent](mailto:Marissa.Chan-Kent@vancouver.ca) or at 604-661-3033.

Improving Planning and Development Processes: The City has spent the past year working with partners across industry to co-design changes to their planning and development systems and processes. They have focused their efforts on high priorities, such as affordable housing, and pain points, such as low density housing and landscape reviews. Key improvements include:

- A 50% reduction in development permit timelines as part of an affordable housing pilot - with initial approval now under 13 weeks
- Expedited joint approval of temporary modular housing for development and building permits in 8 weeks
- An 80% reduction in times for landscape reviews for single family homes
- A 30% reduction in wait times at the Development and Building Services Centre

The City is also pursuing changes to planning policies to create greater transparency and simplify regulations and it is pursuing strategic capacity building and engagement with both staff and industry partners. These improvements come as the City continues to see unprecedented levels of development and permit applications, with an 85% increase in rezoning applications in 2017 compared to eight years ago. Senior leaders from the City [presented a complete update](#) on planning and development improvements. A condensed version of the highlights of the presentation are included [here](#).

Development Opportunity: The City of Vancouver is inviting architects, urban planners, designers, developers, entrepreneurs, environmentalists, start-ups, neighbourhood collectives, innovators and artists to come forward with creative proposals to transform 1.5 acres of centrally located City-owned property in the False Creek Flats through the [C40 Reinventing Cities Competition](#). Joined by 18 other cities around the world, Vancouver is seeking new models and innovations that can demonstrate new ways for cities to shape the future by fostering environmentally sustainable, resilient, equitable and livable urban developments.

The winning proposal will not only advance the ambitious zero carbon mandate of C40, but also move forward in a creative way many of the aspirations of the recently approved False Creek Flats Plan. The competition site is within the larger 9-acre (3.7 ha) Innovation Hub, on the western edge of the False Creek Flats and is anticipated to anchor public life in the future, showcasing and fostering new innovations in a variety of economic sectors. The site is strategically located near public transit, the seawall, and the downtown peninsula and sits directly between the two emerging institutional anchors at the future St. Paul's Health Campus and the creative campus unfolding at Great Northern Way centred on the newly constructed Emily Carr University of Art and Design.

Recently approved zoning for the site will support a diverse program including roughly 60,000 square feet of market residential and 200,000 square feet of employment space. In addition to these spaces, integral components of public benefit will be delivered including 50,000 square feet of non-profit art production space which will anchor a new creative entrepreneur centre, a central plaza, and non-market housing for artists working in the area.

Details on the site, including the requirements and form for submission, is available on the competition website [here](#). The deadline for Expressions of Interest closes on June 15, 2018. [Please feel free to share this information with anyone who may be interested in participating.](#)

District of North Vancouver

Development Cost Charges (DCCs): As noted in previous newsletters, the District is updating its DCC By-law, which has now received approval from the Inspector of Municipalities, and is going for Council for approval on April 30, 2018 (please see the [staff report](#) starting on page 33). UDI met with District staff and are pleased that some of industry's recommendations (such as caps on DCCs for multi-family housing) were adopted. Please see the new DCC rates below:

Class of Land Use	Roads	Sewers	Water	Drainage	Parks	Total
Single Family Residential (per dwelling unit)	\$11,672.31	\$1,544.35	\$3,118.31	\$5,206.53	\$6,494.30	\$28,035.81
Residential Multi-Family Ground Oriented (per sq. metre of gross floor area)	\$53.03	\$10.69	\$21.58	\$13.69	\$44.94	\$143.92
Residential Multi-Family Apartment (per square metre of gross floor area)	\$63.46	\$11.70	\$23.62	\$6.79	\$49.19	\$154.75
Commercial (per square metre of gross floor area)	\$84.89	\$4.63	\$9.35	\$20.03	\$2.92	\$121.82
Industrial (per square metre of gross floor area)	\$63.67	\$4.63	\$9.35	\$20.03	\$2.92	\$100.60
Institutional (per square metre of gross floor area)	\$42.44	\$2.57	\$5.20	\$21.46	\$1.08	\$72.75

City of Richmond

Achieving Step 3 of BC ESC session (free training): UDI members are invited to a free training hosted by the City of Richmond - Achieving "Step 3" of the BC Energy Step Code in Multifamily & Mixed-Use "Part 3" Buildings.

This session will briefly summarize the City of Richmond's proposed BC Energy Step Code requirements for larger "Part 3" developments, and then provide a detailed review of strategies to achieve Step 3 of the BC Energy Step Code in "Part 3" multifamily and mixed-use buildings. This event is targeted towards designers, builders, and developers of multifamily and mixed-use buildings; local government staff; and other interested parties. Topics covered:

- Fundamentals of the BC Energy Step Code
- Project Planning
- Building enclosures
- Mechanical systems
- Energy modeling
- Air-tightness testing

If you, your colleagues are interested in attending please contact [Marissa Chan-Kent](#) to receive an invite to the workshop.

Strata Wind-Ups: UDI has followed up with City staff regarding a Report that went to Council on Monday, April 23. Staff are seeking to clarify Council's and the City's role in the strata wind-up process; specifically that the City is not involved in the process (which is a private matter regulated through provincial legislation). The City would prefer that 100% approval of owners be obtained, but will only process development applications where there is confirmation that the proper provincial process has been adhered to. As such:

- Preliminary Applications / Inquiries will be accommodated provided they are within existing policy (Zoning, OCP, Land Use, Arterial Road Policies etc.). The City will not, however, entertain preliminary inquiries outside of existing policy. Demonstration that the subject properties are under contract is not required, but it would not hurt if proponents can demonstrate that the property is under contract.
- Development Application processing will commence 30 days after the submission of written certified confirmation of the BC Supreme court approval in order for any appeals to be submitted and reviewed by the Court OR if it can be demonstrated the developer has 100% of the titles transferred (as per the provincial legislation). The latter condition is not included in the proposed requirements, as the policy is intended for the wrap up of those strata corporations where sale agreements will be executed after the successful conclusion of the wind-up process.

Regarding the question about building condition, the City just wants background information for Council about why the wind-ups occurred. Council would also like information regarding how owners who opposed the selling of a strata are being assisted during and after the wind-up.

This issue will be put on the agenda of the May Liaison Committee meeting. If you have any further questions, please contact [Barry Konkin](#) (Manager, Policy Planning, City of Richmond) at (604) 276-4139.

City of Maple Ridge

UDI & GVHBA Presentation to City Councillors: On April 17, UDI Senior Policy Advisor Jeff Fisher and GVHBA Director of Government Relations Mark Sakai gave a presentation to the Maple Ridge City Council regarding community amenity contributions and affordable housing.

District of Squamish

Staff Development Liaison Committee Meeting: At the April 19 Development Liaison meeting, the committee received updates from Squamish staff on their Subdivision and Development Control Bylaw, Trees and Soils Bylaw, their revised draft CAC policy and a presentation from the Squamish Integrated Housing Solutions Group. The revised CAC policy is available [here](#) and we are seeking input from developers active in Squamish prior to it going to Council on May 17th. To provide comment on the CAC policy or to express interest in joining the new Squamish Staff Development Liaison Committee please contact [Rob MacKay-Dunn](#) or 604-661-3034.



