

September 21, 2021

Mayor Kennedy Stewart and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Internal Development Application and Permitting Modernization Task Force – Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit

As you know, the Urban Development Institute (UDI) and our membership have been supportive of Council's and staff's efforts to make the City's development review processes more efficient. We participate on the Development Process Redesign External Group and the Regulation Redesign External Group which are working with staff on various initiatives to improve the efficiency and transparency of the review processes as well as make it easier for proponents, staff and the public to understand and navigate them. As such, we are pleased to see staff's recommendation to allow some projects to proceed with excavations and shoring prior to the issuance of a Development Permit (DP) if key conditions are met.

This new approach will benefit projects providing affordable/rental housing as well as amenities such as community centres, neighbourhood houses, libraries, parks and playgrounds – all of which are priorities for Vancouverites and Council.

The new policy would not only allow these projects to proceed with pre-construction earlier, builders would also be able to more easily access financing and construction loans; both of which will allow affordable/rental housing units and amenities to be delivered sooner.

At the same time, staff have balanced these improvements with steps to protect the City and the public by:

- Ensuring that before a Building Permit for excavation/shoring is issued, there must be consensus from the Planning Department, Legal Services, the City Building Inspector and the City Engineer;
- Establishing enhanced conditions that must be met by the proponent to ensure that development sites are safe for the public and adjacent properties for an extended period;
- Mandating the involvement of a Certified Professional; and
- Utilizing Covenants and Letters of Credit.

UDI fully supports the proposal put forward by staff in their July 6th Report to allow excavation and shoring to occur earlier for some projects if critical conditions are met, and we ask that Council approve staff's recommendations. We look forward to working with Vancouver on this and other



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION
#1100 – 1050 West Pender Street
Vancouver, British Columbia V6E 3S7 Canada
T. 604.669.9585 F. 604.689.8691
www.udi.bc.ca

initiatives to improve the City’s development review process, so Council’s housing affordability objectives can be achieved.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Anne McMullin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anne McMullin
President & CEO, Urban Development Institute