



June 12, 2018



## ADVOCACY

### PROVINCIAL

Building Smart with Airtightness Testing: Part One – the Essentials: BC Housing is offering a three-hour seminar and webinar on June 26, 2018 from 9:00 am – 12:00 pm that will focus on airtightness testing of buildings. This half-day seminar will address the necessity of proper airtightness testing in order to achieve continuous air barriers that have the integrity to adequately meet code requirements.

Of interest to builders, developers, designers, energy advisors, and building officials, it will cover:

- Quick review of Part 9 requirements and practice
- Overview of Part 3 requirements
- Designing the building for airtightness testing
- Defining airtightness test phases and boundaries
- Mid-construction qualitative testing
- Timing and conditions for quantitative airtightness testing
- Preparing for phased airtightness testing
- Preparing for whole building airtightness testing
- Quantitative airtightness testing procedures
- Recommissioning after airtightness testing

#### Meeting Details

Fletcher Challenge Canada Theatre  
Room 1900, SFU Harbour Centre, 515 W. Hastings  
For more info, call BC Housing 604-439-4135 or [email](#).  
Registration is open [here](#).

Provincial Rental Housing Task Force Consultation: In April, Premier Horgan and Minister Robinson appointed a [Rental Housing Task Force](#) that will advise on how to improve security and fairness for renters and landlords throughout the province. The Task Force is beginning its public and stakeholder engagement later today in Kelowna and will host 10 public meetings for rental housing providers and renters across B.C. in June.

UDI is strongly encouraging our members that build and manage rental units to register and participate in these community sessions. UDI met with the Task Force on May 31 in Victoria and has developed a brief backgrounder for members attending the community sessions. Please contact [Rob MacKay-Dunn](#) if you plan on participating in one of the community meetings and would like more information.

Upcoming Meeting Schedule:

Kelowna

Date: Tuesday June 12

Location: Okanagan College – Centre for Learning Atrium

[1000 KLO Road](#)

Time: 6 p.m. to 9 p.m.

[Eventbrite Registration](#)

Victoria

Date: Tuesday June 26

Location: Ambrosia Centre

[638 Fisgard Street](#)

Time: 6 p.m. to 9 p.m.

[Eventbrite Registration](#)

Vancouver

Date: Wednesday June 27

Location: SFU Wosk Conference Centre

[580 W Hastings Street](#)

Time: 6 p.m. to 9 p.m.

[Eventbrite Registration](#)

Surrey

Date: Thursday June 28

Location: Bridgeview Community Centre

[11475 126A St. Surrey](#)

Time: 6 p.m. to 9 p.m.

[Eventbrite Registration](#)

The Task Force is expected to report its findings and make recommendations to Premier Horgan and Minister Robinson in Fall 2018.

## REGIONAL

Mobility Pricing Commission Final Report: On May 24 the Mobility Pricing Independent Commission released their findings from their 10-month research and engagement project. [Metro Vancouver Mobility Pricing Study: Findings and Recommendations for an Effective, Farsighted and Fair Mobility Pricing Policy](#) found ways that mobility pricing could: reduce traffic congestion in Metro Vancouver, introduce a fairer way of paying for transportation, reduce or eliminate the need for fuel taxes and other charges; and allow for ongoing improvement of the regional transportation network by providing a stable source of revenue. For more information and the final report please check out the Mobility Pricing Independent Commission website: [www.itstimemv.ca](http://www.itstimemv.ca).

Port of Vancouver

Notice of Land Use Plan Amendments: Over the past year, the Vancouver Fraser Port Authority has acquired sites in the District of North Vancouver, Port Coquitlam, Delta, Richmond, and Surrey. The port authority has also divested a total of 13 lots located in the District of North Vancouver, Delta and Surrey.

Port of Vancouver are required by the [Canada Marine Act](#) to add the newly acquired sites to their Land Use Plan by way of an amendment and give them a port authority land use designation. Similarly, the divested lands must be removed from their Land Use Plan.

Land acquired - The following sites have been acquired and will be included in this year's Land Use Plan Amendments:

- 1441 Dominion Street, District of North Vancouver
- 1305 & 1375 Kingsway Avenue, Port Coquitlam
- Roberts Bank Water Lot and Causeway, Delta
- Rail Expansion Lands, Delta
- South Fraser Perimeter Road Lands, Delta
- 11480 River Road, Richmond

Land divested - The following sites are being removed from the port authority's Land Use Plan as they are no longer under port authority jurisdiction:

- Maplewood Lands, District of North Vancouver
- South Fraser Perimeter Road Lands, Delta
- South Fraser Perimeter Road Lands, Surrey

Public Consultation period - Before amendments to the Land Use Plan can be implemented, the Port of Vancouver are required by the Canada Marine Act to hold a 60 day public consultation period. The comment period runs from Friday, June 15 to Wednesday, August 15. During that time they will hold three open houses as well as an online engagement process. These open houses will review sites located in that geographic area and to provide feedback in person. Review all the material [online](#) and complete a feedback form. Read about all the proposed Land Use Plan amendments across the Lower Mainland and complete a feedback form online. Visit [porttalk.ca/landuseplan](http://porttalk.ca/landuseplan) to find out more.

Contact [landuseplan@portvancouver.com](mailto:landuseplan@portvancouver.com) or call 604.665.9092

All feedback forms to be submitted (hardcopy and online) by Wednesday, August 15, 2018.

Proposed Amendments

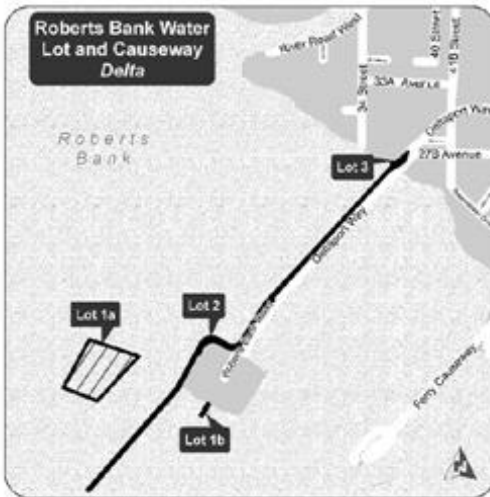
**1441 Dominion Street, District of North Vancouver**  
Proposed redesignation from "Industrial" to "Port Industrial"



**1305 & 1375 Kingsway Avenue, Port Coquitlam**  
Proposed redesignation from "Heavy Industrial" to "Industrial"



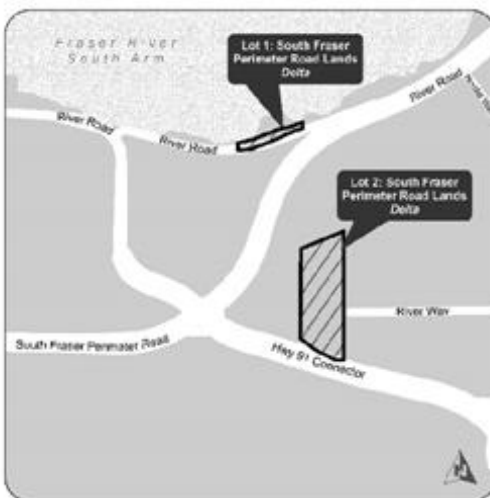
**Roberts Bank Water Lot and Causeway, Delta**  
Proposed redesignation: Lot 1a and 1b from "Water" to "Port Terminal", Lot 2 from "Transportation Terminal" to "Port Terminal" and Lot 3 from "Agricultural" to "Special Study Area"



**Rail Expansion Lands, Delta**  
Proposed redesignation from "Agricultural" to "Special Study Area"



**South Fraser Perimeter Road Lands, Delta**  
Proposed redesignation of Lots 1 and 2 from "Industrial" to "Industrial"



**11480 River Road, Richmond**  
Proposed redesignation from "Industrial" to "Industrial"



## MUNICIPAL

### Coquitlam

Coquitlam Housing Forum: On June 21, 2018, the City will be hosting a Coquitlam Housing Forum. The Honourable Selina Robinson, Minister of Municipal Affairs and Housing, will provide the keynote address. In addition, the "... *one-day forum is intended to focus on action and will:*

- *host learning events with BC Housing, Vancity Community Foundation, and non-profit developers*
- *enable new partnerships aimed at delivering affordable housing solutions*
- *promote Coquitlam's housing affordability incentives*
- *build capacity among local housing providers*
- *provide networking opportunities between developers and non-profit housing providers."*

#### Event Information:

- When: Thursday, June 21, 2018 from 8:00 am - 3:30 pm
- Where: Executive Plaza Hotel, 405 North Road, Coquitlam BC

If you have any questions, please contact [Jacint \(Yatz\) Simon](#) at 604-927-3471.

### Vancouver

Affordable Housing Delivery and Financial Strategy – UDI Input Session: The Housing Policy department will be going to City Council on June 15 with the Affordable Housing Delivery and Financial Strategy (AHDFS) which will provide a roadmap for supporting investments in affordable housing with a focus on the delivery of 12,000 units of social and co-op housing for lower income households. This is a key implementation piece from Housing Vancouver. The City of Vancouver requested to provide UDI with a brief overview and update on the AHDFS and receive any questions we may have. This meeting is set for tomorrow, Wednesday June 13 at 9:00 am – 10:00 am at 507 West Broadway - Crossroads Building - Room 511 Cityscape room. A conference call option will be available. If you are interested in attending or calling into this session, please contact [Marissa Chan-Kent](#) or 604-661-3033.

Regular Council Meeting – June 19, 2018: The City's Regular Council Meeting of June 19, 2018 is being dubbed "*Super Housing Day*" by Staff due to the presentation of numerous housing policy items, including the [Broadway Corridor Planning Program](#) and a progress report on the implementation of the Housing Vancouver Strategy. The full agenda and reports are expected to be [posted](#) later tomorrow.

New Utilities Development Cost Levy (DCL): On June 7 the City hosted a well-attended stakeholder session on the proposed new City-wide Utilities DCL to address the need for upgraded water, sewer, and drainage infrastructure. Staff and consultants [presented](#) the draft DCL Utilities Capital Program as well as the proposed [DCL rates](#).



## WHAT ARE THE PRELIMINARY UTILITIES DCL RATES?

Land Use	Utilities Portion of DCL Current (Sept 2018) (\$/sq.ft.)	NEW Preliminary Utilities DCL (\$/sq.ft.)	Change
<b>Residential Development</b>			
Low Density Residential At or below 1.2 FSR	\$0.34	\$2.34	+\$2.00
Medium Density Residential Above 1.2 FSR to 1.5 FSR	\$0.73	\$5.08	+\$4.35
Higher Density Residential Above 1.5 FSR	\$1.46	\$10.16	+\$8.70
<b>Non-Residential Development</b>			
Industrial*	\$0.58	\$2.03	+\$1.45
Mixed Employment**	\$1.09	\$3.81	+\$2.72
Commercial & Other	\$1.46	\$5.08	+\$3.62

Notes:

- \*Industrial applies to I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 zoning districts
- \*\*Mixed Employment (Light Industrial) applies to IC-1, IC-2, IC-3, I-1, I-3, and I-4 zoning districts
- DCLs are levied per sq. ft. of gross floor area
- Temporary Buildings & Specific Uses: No rate changes for temporary buildings and specific uses including childcare, school, community energy centre, and parking garage.
- Future annual DCL inflationary adjustments have not been included in this table

The proposed City-wide Utility DCL will apply to new developments on a square foot basis and will be in addition to the Citywide DCL. If approved by Council on July 11, 2018, the proposed new rates could become effective on September 30, 2018. UDI already has a number of concerns regarding the application of the new DCL on purpose-built rental projects and larger sites. As the City is only considering feedback until June 15, please send your comments, concerns and questions regarding the proposed new Utilities DCL to [Marissa Chan-Kent](#) by Thursday June 13 for inclusion in UDI's submission to the City. Due to the tight timelines please also consider sending your comments directly to the City via [Chris Clibbon](#).

Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies: On June 5, Council [voted to refer](#) a [Staff Report](#) proposing a number of harmful changes to development policies and zoning in Chinatown to a Public Hearing. Ahead of Council's consideration, UDI and others [shared serious concerns](#) with the Report's recommendations and had urged Council to rescind the Report and not to refer to Public Hearing until meaningful consultations have occurred with local business groups, property owners and residents. The proposed changes would in effect be a downzoning for property owners, and will not only devalue their properties, but will seriously undermine the City's and the local community's efforts to boost Chinatown's vibrancy and economy. We are extremely disappointed with Council's decision to proceed and encourage our members to participate in the Public Hearing scheduled for 6pm on June 28 at City Hall. Please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings) for more details.

Update to the Rezoning Policy For Sustainable Large Developments: The City of Vancouver is updating this policy (last updated 2012) to remove out of date requirements and align requirements with more recent citywide policies. Changes are aimed at clarifying requirements, removing redundancies, aligning with new storm water and water conservation requirements, among other things. The City is looking for feedback on the proposed changes. Important to note, this policy only applies to sites over 2 acres and buildings with 45,000m<sup>2</sup> of floor space.

- Meeting Date: June 15, 2018; 1 - 2:30 pm
- Location: Vancouver City Hall, Sockeye Room, 7<sup>th</sup> floor of main building

If you are interested in attending, please contact [Marissa Chan-Kent](#) or at 604-661-3033.

NEU Optimization Follow up Session: The City of Vancouver has hosted several sessions on the expansion of the City-owned False Creek Neighbourhood Energy Utility (NEU). The City is exploring optimization opportunities that could improve performance and add value for developers and customers. At the most recent workshop held on May 11<sup>th</sup>, City of Vancouver staff met with the UDI and its members to seek input on utility technology and system design, design requirements for buildings connecting to the NEU, and connection fees. Details are available in this [presentation](#). Updates relating to design requirements and connection fees are expected to be taken to Council for a decision in December 2018. Staff are currently undertaking analysis based on feedback received to date and will host a follow-up consultation with the UDI in Fall 2018. If you have any questions the please contact [Marissa Chan-Kent](#) or at 604-661-3033.

Community Benefit Agreements (CBA): As noted in previous newsletters, the City of Vancouver is moving forward with establishing CBAs for large rezoning projects (i.e. sites larger than 1.98 acres or contain 45,000 m<sup>2</sup> or more of new development floor area). CBAs have been used for several developments in or near downtown, including the Olympic Village and the Parq project. Staff have held a few meetings on Community Benefit Agreements – including one on May 14, 2018 (see [attached](#) slides). Their intent is to support workforce development and “... to help strengthen supplier relationships and engagement between the development industry, City, and communities.” They are recommending the development of an approach that would be a point system (similar to LEED). It is anticipated that a framework for a future policy will be going to Council for approval before the Council break in July. Staff will be establishing a committee to assist them in developing the policy further in the fall, and the CBA policy will likely come into effect in early 2019. If you have any questions/comments, please contact [Marissa Chan-Kent](#) at 604-661-3033.

Green Demolition By-law Update: On May 16<sup>th</sup>, Council received a [report](#) with three recommendations to update the *Green Demolition By-law*:

1. The Bylaw requirement (75% of materials from one- and two-family demolitions must be recycled or reused) would be expanded from pre-1940 homes to pre-1950 homes. The requirement for pre-1940 homes has been in place since 2014, and it captures roughly 40% of one- and two-family demolitions. The expansion to pre-1950 will capture roughly 70% of demolitions.
2. For pre-1910 homes and heritage-listed homes, the homes would have to be deconstructed such that at least 3 tonnes of wood are salvaged. This will apply to 10-12 homes a year. This requirement will mean these homes will have to be taken down more carefully, so that the wood can be reclaimed and then used by contractors, furniture makers, etc. – as opposed to going to recycling or for use as biomass.
3. The City will provide \$250,000 to support the establishment of a deconstruction hub by a third party, which will provide another outlet for materials salvaged through deconstruction.

On June 5, the City formally adopted the Zero Waste 2040 Strategic Plan and with adopted expansions as mentioned in previous newsletters on the Green Demolition By-law. One key focus area of Zero Waste 2040 is reducing waste from the built environment. The City approved an expansion of the existing green demolition requirements from pre-1940 homes to pre-1950 homes. Pre-1940 homes currently represent roughly 40 per cent of residential demolitions in Vancouver. The shift to pre-1950 homes will increase that to 70 per cent. The bylaw amendments will also require deconstruction — a more careful approach to taking down houses in order to salvage more materials — for pre-1910 homes and heritage-listed homes built before 1950. In addition, the City approved funding to support the creation of an independently-

operated Deconstruction Hub, which will help advance the local market for restoring, upcycling and selling salvaged materials, including architectural details and salvaged old-growth wood. To date, most of the materials that have been diverted under the Green Demolition By-law have been recycled rather than reused. The Hub is intended to increase reuse and support the City's new deconstruction requirement.

The Green Demolition By-Law supports the Heritage Action Plan, Zero Waste 2040, and the Greenest City Action Plan, and aims to increase reuse and recycling of demolition materials, and generally reduce the amount of construction and demolition waste disposed to landfill and incinerator. The proposed Green Demolition by-law amendments will be effective January 1, 2019.

Renewable City Action Plan: Six Months In: A Stakeholder Session: On May 29, the City of Vancouver held a stakeholder session to provide an update on the Vancouver Renewable Action Plan. Major accomplishments were covered, including expansion of NEU, removal of barriers for Passive House developments and requirements for EV charging infrastructure for new buildings. See the presentation [here](#). Next steps covered were the launch of the Zero Emissions Building and Construction of Centre of Excellence, Millennium Line Broadway extension, Mobility pricing independent commission report and preferential parking policy for zero emission vehicles. The majority of the stakeholder group requested that the City host two RCAP sessions per year. The City plans to host a similar session at the end of 2018 or early in 2019. If you'd like further information on topics covered in this presentation – please get in touch with the [Renewable City Team](#).

Reinventing Cities Competition Update: Only days remain to submit your team's expression of interest for an innovative proposal to transform 1.5 acres of centrally located 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 to shape future cities by fostering environmentally sustainable, resilient, equitable and livable urban developments. The winning proposal will not only advance the ambitious environmental mandate of C40, but also move forward in a creative way many of the aspirations of the recently approved False Creek Flats Plan. While questions can be directed to the team through email at the competition website, City of Vancouver staff will also be available onsite on Monday, June 4th, 2018 from 1 to 2 pm to provide an overview of the process and answer any last minute questions your team may have. Additional details on the competition, including the specific requirements and form for submission are available on the competition website at [here](#). The deadline for Expressions of Interest for the Vancouver site closes on June 15, 2018

#### New Westminster

Workshop on Proposed Part 3 Energy Step Code Framework and Electric Vehicle Charging Policy for New Westminster: On April 9, 2018, New Westminster City Council unanimously approved the BC Energy Step Code implementation framework for Part 9 new residential buildings, and instructed staff to proceed with industry engagement to develop a Step Code implementation framework for larger buildings, covered by Part 3 of the BC Building Code.

The City of New Westminster invites you to attend a morning workshop on the proposed Step Code framework and timing for Part 3 new multi-residential and commercial buildings. This workshop will present an overview of the building archetypes that would fall under the proposed Step Code policy and associated performance targets. City staff will present a five-year implementation framework for the Step Code, and will seek feedback and suggestions from the development and design community.

City staff will also deliver a presentation on the recently approved electric vehicle charging in readiness requirement that was endorsed by City Council on June 11, 2018. Next steps for City staff would be to develop a Zoning Bylaw amendment that would require all non-visitor parking spaces in new residential buildings to have access to an energized outlet capable of Level 2 charging. The City welcomes your input on the proposed Zoning Bylaw change.

- Meeting Date: Wednesday, June 20<sup>th</sup> - hot breakfast at 9:00 am, presentations & workshop 9:30 am – 12:00 pm
- Location: Anvil Centre, Main Floor Ballroom East

If you would like to attend, please contact [Marissa Chan-Kent](#).



Surrey

BC Energy Step Code (ESC): At the May 24<sup>th</sup> Development Advisory Committee (DAC) meeting, staff provided attendees with an update (see [attached](#)) on the City's proposed implementation of the ESC. The City has amended their proposal based on input from industry representatives at previous meetings - see below:

+ leadership role with municipal requirements when available	Phase 1	Potential Timetable for Future Phases		
	Jan 1 2019	Jan 1 2021	2022 or 2023	2025
<b>Smaller Residential</b>				
Single family detached, duplex, and other res.	Step 1	Step 3	Step 3 or 4	Step 4 or 5
Townhomes and apartments	Step 3 Step 2	same as 2019 Step 3	Step 4	Step 4 or 5
<b>Larger Residential and Commercial</b>				
Residential concrete towers	Standard path Step 3	same as 2019	Step 4	Step 4
	DES and low-carbon path Step 2		TBD re: DES & LCS	TBD re: DES & LCS
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
Refined when arch-specific reqs	2018 Building Bylaw Amendment		Clarity for industry	

At the May 24 meeting, recommendations were made to staff to extend the grandfathering period. Staff will be going to Council in early July with their recommendations, and implementation will likely occur this December. If you have any issues or questions about the City's proposals, please contact [Marissa Chan-Kent](#) at 604-661-3033, or [Maxwell Sykes](#), City of Surrey Climate & Energy Manager, at 604.592.7022.

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