

Urban Development Institute Pacific Region
2006 Annual Report
Partners in Community Building





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About UDI

The Urban Development Institute is a national non-profit association (with international affiliations) of the development industry and its related professions. The 400 corporate members of UDI Pacific represent thousands of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies. Since 1972, the Pacific Region has been dedicated to fostering effective communication between the industry, government, and the public; and aims to improve both housing and job opportunities for all British Columbians. UDI Pacific also serves as the public voice of the real estate development industry, communicating with the media on a number of issues. UDI concentrates its activities in three primary areas: government relations, professional development and education, and research.

UDI Online

Looking for upcoming events? Industry news? Property and employment opportunities? Visit us online at www.udi.bc.ca. Members, you can access additional resources such as event presentations, membership rosters and industry publications, at www.udi.bc.ca/MembersOnly (please contact Member Services at 604.669.9585 to obtain your username and password).

2005/2006 Board of Directors

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Vancouver Executive

President:
David Podmore, Concert Properties

Executive Director:
Maureen Enser, UDI Pacific Region

Past President:
Ward McAllister, Ledingham McAllister Properties

1st Vice President:
David Negrin, Concord Pacific Group

2nd Vice President:
Don Forsgren, Intracorp Developments

3rd Vice President:
Al Poettcker, UBC Properties Trust

4th Vice President:
Neil Chrystal, Polygon Homes

Vice President at Large:
Jim Hoggan, James Hoggan + Associates

Officer and Treasurer:
Garth Thurber, Deloitte & Touche

Directors

Harry Grimm, Portrait Homes
Daniel Walsh, Grosvenor Capital
Randy Zien, Wesbild Holdings
Peeter Wesik, WesGroup Income Properties
Peter Kenward, McCarthy Tetrault
Bruce Langereis, Delta Land Development
Colin Bosa, Bosa Properties
Diana McMeekin, Artemis Marketing Group
Nelson Chan, Palladium Development
Brian McGuire, Scotiabank
Ron Bagan, Colliers International
Rossano DeCotiis, Onni Group of Companies
David Porte, Porte Development Company
Bob Ransford, Counterpoint Communications
Robert Macdonald, Macdonald Development
Jim McLean, British Pacific Properties
Sandra Cawley, Burgess Cawley Sullivan + Assoc.
John Scott, Scott Construction
Glen Wilson, Searidge Management
Greg Asling, Emil Anderson Construction

Victoria Executive

Chapter Chair:
Glen Wilson, Searidge Management

Vice Chair:
Henry Kamphof, Capital Region Housing

Membership:
Art Kool, First Island Financial Services

Speakers, Newsletter:
Gene Miller, New Landmarks Design Company

Events:
Mark Lindholm, Lindholm Land & Investments

Victoria and Downtown Issues:
David Adams, Patterson Adams

Municipal Liaison (Saanich):
Glen Wilson, Searidge Management

Affordable Housing:
Henry Kamphof, Capital Region Housing

Kelowna Executive

Chapter Chair:
Greg Asling, Emil Anderson Construction

Past Chair:
Graham Wood, Kettle Valley Developments

Vice Chair:
Ron Solmer, Pushor Mitchell LLP

Treasurer:
Todd Sanderson, Grant Thornton LLP

Directors

Keith Funk, New Town Planning + Arch. Services
Grant Maddock, Protech Consultants
Bob Callahan, Argus Properties
Rick Miller, Aberdeen Holdings
Ken Webster, Webster Management
Russ Foster, Blenk Development
Gail Temple, G Group of Companies

“These challenges mean we need to be creative, innovate and collaborative, and I have faith that we can, as an industry and an association, rise to the occasion.”

It is a pleasure to begin this report by saying that our industry is stronger than ever, and continues to break established records.

Residential units are pre-selling faster than we can build them, several municipalities have experienced exponential growth in the value of building permits, and we now contribute \$20 billion annually to the provincial economy. Every indication points to these trends continuing in the foreseeable future, thanks to strong consumer demand, a robust economy, low interest rates and the fact that Vancouver is one of the most attractive places to live in the world.

However, with prosperity come new challenges such as increasing project costs, less land available for development, the ongoing shortage of skilled workers, and the costs associated with sustainable initiatives. I am very concerned about the growing shortage of affordable housing for the less fortunate in our community. These challenges mean we need to be creative, innovate and collaborative, and I have faith that we can, as an industry and an association, rise to the occasion.

That is why I am particularly proud of the UDI Bursary Fund, established this year to provide financial aid to BCIT students in development related studies. My thanks to those members who joined with Concert Properties in contributing a combined total of \$75,000 to this fund, and to the board for agreeing to support the bursary with proceeds from the annual UDI Golf Tournament. The bursary is part of the larger UDI Legacy Program that will go a long way in supporting future generations of developers, professionals and skilled workers.

We have also expanded UDI's role at the municipal and regional government levels. Increased collaboration with these community partners is extremely important if we are to create a level playing field for developers across the province. One of our new initiatives is the formation of the UDI Liaison Committee with the GVRD and TransLink, which will allow us to have greater input on regional planning issues. I am honoured to serve as the Chair of this new committee.

Your ongoing participation and support of UDI programs, events and initiatives is key to the success of our organization. This year, our events boasted fantastic attendance, with the Forecast luncheon surpassing our 700-person threshold. This is indicative of not only a strong industry, but also a strong and growing association.

I want to recognize Dan Walsh, President of Grosvenor Capital Corp., who has been an invaluable and dedicated member of the UDI board for the last decade. On behalf of the board and everyone at UDI, I thank him for his long service and wish him all the best in his much-deserved retirement.

This is my last term as president of the UDI board: it has been an honour and a privilege to serve you. I am indebted to the support and hard work of my fellow board members as well as Executive Director Maureen Enser and her very capable team. Thank you all.

- David Podmore, President

“The challenge we face today is how to find balance between the historic role UDI has played in development related, broader based research and policy initiatives and the increasing pressure to address more detailed, narrower-focused issues.”

As you read through the reports of our president, committee chairs and staff, I am certain you will appreciate the role the Urban Development Institute (UDI) plays in professional development and education, public policy development and regulatory reform. More importantly, you will notice that all our activities are supported by enthusiastic and energetic volunteers who work closely with our professional staff on a myriad of issues that emerge at every level of government. To all the directors, committee volunteers, our heartfelt thanks! With your support, we have had another busy, successful year.

In 2003, the Board approved a three-year strategic plan that placed renewed emphasis on municipal liaison activities and promoted UDI and its members as ‘partners in community building’. UDI has enjoyed a good working relationship with all levels of government. But there are challenges.

As municipalities are facing increased pressure to provide more public and social amenities, such as affordable housing, they are turning to new development to pay for these amenities through higher development charges and fees. These increases are often introduced with very short notice to industry and without review of their impact on the cost of housing or job generating projects. The number of local issues is growing and the amount of time allotted for consultation with the industry seems to be diminishing in many municipalities.

Regional governments are also exercising more influence than in the past over land use and transportation planning issues, environmental issues and regional tax initiatives. UDI has re-invigorated its liaison committee with the GVRD and TransLink to address these issues.

At the same time, emerging federal and provincial issues also involving environmental legislation, along with recent court cases which have exposed the susceptibility of investors and property owners as a result of the lack of private property rights, have been added to UDI’s agenda.

The Board recently approved the hiring of two new staff to support our government relations function. We welcome Gordon Dickson, our new Municipal and Environmental Policy Analyst and Matt Nugent, our new Research Assistant.

The challenge we face today is how to find balance between the historic role UDI has played in development related, broader based research and policy initiatives and the increasing pressure to address more detailed, narrower-focused issues.

We have identified a few “transcending” themes that run through most discussions with government, be it local, regional, provincial or federal:

Who is responsible for solving society’s social problems?

At issue is whether new development, and thereby new homeowners, should bear the burden of providing what many believe is a responsibility of all of society? Are there alternate ways of providing affordable housing?

What should be the role of regional government?

With sustainability being the phrase most often espoused by all levels of government, growth management polices, including urban containment boundaries, settling inter-municipal disputes, and facilitating growth as well as constraining it, need more debate amongst industry and government.

What role does the protection of property rights play in land use planning?

Vancouver is the only jurisdiction in Canada with the right to designate private land public without the intent to acquire or negotiate with the property owner. When a government has this much power with no offsetting protection, investors and business leaders know that their risk multiplies exponentially. There are other significant risks that need legislative amendment related to the lack of grandfathering provisions for multi-phase projects.

If these overarching issues can be successfully addressed, this will also help to direct the debate in other key areas such as:

What level of government should be responsible for environmental issues?

For nearly a decade, UDI has laboured to establish a system for fish habitat protection that is science-based and efficient. Unfortunately, there have been as many backward steps as forward steps and it remains difficult to discern even today what role the DFO, MOE and local governments will play in the SPR/RAR models, and how the new system will work. Environmental issues are complex and each level of government has its own objectives to achieve.

Are all these new social and environmental costs and obligations on new development sustainable?

Another clear message from members and businesses is that we are nearing the affordability ceiling in what we can expect the land to pay for and new ideas and new thinking are needed to address how to pay for these costs.

We chose the above themes as they cover all the key issues faced by our industry everyday in nearly every municipality and encompass everything from land use planning to municipal finance to fair and equitable treatment of property owners and developers.

Importantly, as “Partners in Community Building” we will work with governments to create cost effective solutions to the challenges they face. Shortly, the Institute will hold a series of member policy forums on these topics which will then be incorporated into policy papers. These papers will be presented to the appropriate political authority. In some instances, these papers will also form the basis of public education and information sessions.

It has been an exciting and challenging year. I truly appreciate the leadership of President David Podmore and the Board of Directors and the support of our members.

Finally, I have been very fortunate to be surrounded by an exceptional staff: Michelle Pante, Director of Professional Development; Jeff Fisher, Director of Municipal Affairs; Sophie King, Special Projects Manager; Savannah Carate, Member Services and Communications; Ishrani Maniram, Administrative Assistant; Ginny Normandeau, Special Events Co-ordinator; Matt Nugent, Research Assistant, Karen Thompson, UDI Kelowna, and our newest team member, Gord Dickson, Municipal and Environmental Policy Analyst. I cannot thank them enough for their professionalism and loyalty. Our Accountant/Bookkeeper, Shari Borger deserves special recognition. She retires this June after 15 years with the Institute. She has excelled in her role and she will be missed. We wish Shari many happy years in retirement.

- Maureen Enser, Executive Director

“The Institute will continue its commitment to member services, focusing on enhancing UDI Pacific’s municipal affairs and environment policy analysis functions.”

The Membership Committee is pleased to report that the past year has seen an active and successful Member Services operation. This activity, buoyed by the strong development industry, resulted in net growth of 21 members for our Vancouver Chapter and 6 members for our Kelowna Chapter.

Several improvements were made to the UDI websites, providing members and the public with more services and information. Members also benefited from a myriad of distributions and liaising activities and special requests of our Member Services group headed by Savannah Carate.

As we move in to another year, the Institute will continue its commitment to member services, focusing on enhancing UDI Pacific’s municipal affairs and environment policy analysis functions. With consideration to the associated staffing costs, the Membership Committee has been asked by the Board of Directors to consider the current membership fee structure and report back next year. UDI’s operations continue to run on a relatively lean basis and our dues continue to be lower than those in Ontario and Alberta.

We look forward to another active and successful fiscal year.

- Brian McGuire, Membership Committee Chair

Communications Report

“The UDI web site is proving to be an extremely successful internal communications tool, with staff continually updating the information available to members on a real-time basis.”

The Communications Committee members were available to staff to respond with advice on a number of challenges concerning issues with municipal governments and the provincial government. Most of the challenges related to issues management and developing public messages that reinforced UDI’s policy positions.

The UDI web site is proving to be an extremely successful internal communications tool, with staff continually updating the information available to members on a real-time basis.

The Committee did not undertake any formal special projects over the course of the last year, but focused instead on strategic issues management.

- Bob Ransford, Communications Committee Chair

“Close to 3,500 people attended 21 events comprised of 10 breakfast seminars, 8 monthly luncheons, 1 free public condo buyers’ seminar and 2 School of Development courses.”

The ‘next level’ accurately describes the quality of programming delivered by UDI’s 2005/2006 Professional Development and Education Program. Throughout the year UDI staff and the Institute’s Education Committee focused on refining our program offering and working to ensure that our events continue to meet the evolving needs of UDI’s valued membership.

Close to 3,500 people attended 21 events comprised of 10 breakfast seminars, 8 monthly luncheons, 1 free public condo buyers’ seminar and 2 School of Development courses. We applaud the fabulous industry support for our program and sincerely thank the 65 professionals who participated over the course of the year as guest speakers, panelists, moderators and School of Development faculty.

This year’s monthly luncheon program focused on the political and planning landscape that defines our ever-evolving communities. Addressing the elections held at every level of government over the past year, we gathered more than one fiery panel of media and political analysts to help our members digest and dissect the new realities facing the development industry. Larry Beasley, Diane Sugimura and Ron Mattiussi, head planners in Vancouver, Seattle and Kelowna respectively, highlighted the visions, policies and strategies that so impact our business. The Annual Forecast Luncheon continues to surpass our expectations. This year’s event featured Avtar Bains, Rob Macdonald, David Podmore and Gino Nonni - 750 people attended to hear words from the wise.

Our breakfast seminar topics, including UDI’s Growing Smarter Seminar Series, covered: place-making with the renowned Andres Duany, community consultations, LEED as sustainability measurement tool, BC’s all-seasons resort industry, construction financing, a two-part series on BC’s expanding retail sector and an overview of the Asia-Pacific market.

The cities of Port Moody and Abbotsford were featured this year in UDI’s Open for Business Seminar Series. UDI is very pleased that municipalities are receptive to this open forum designed for information sharing and dialogue. We thank all our partners in community building for their participation.

UDI’s School of Development delivered 2 courses this year. The foundation course, ‘The Fundamentals of Real Estate Development,’ was sold out in less than 1 day! The School expanded this year and our new course titled ‘The Art of Approvals’ was extremely successful and evaluated highly by both students and participating faculty. The School continues to provide great employee training and development benefits to our membership and is in high very high demand. The Education Committee struck a School of Development sub-committee this past year in recognition of the School’s key role in the Institute’s programming and our interest in continual improvement.

Under the leadership of David Porte and with a combination of fresh energy and practiced wisdom, this year’s Education Committee did a stellar job of taking the program to the ‘next level.’ We thank the following committed and creative volunteers for their time and energy: Colin Bosa, Bosa Properties, Geoff Burgess, Burgess Cawley Sullivan & Associates, Matthew Carter, UBC Properties Trust, Jo Delesalle, Intracorp Developments, David English, Intrawest Placemaking, Alan Hartley, Stantec, Diana McMeekin, Artemis Marketing Group, David Porte, Porte Development Corporation (chair), Les Porter, Crosby Property Management and Hendrik Zessel, Cushman & Wakefield LePage.

This year’s success was made possible by the dedication and commitment of Michelle Pante, our Director of Professional Development and Education and the work of the entire UDI staff. Mission Possible is the name of our game. Thank you all.

- David Porte, Education Committee Chair

Professional Development Contributors

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UDI recognizes and thanks the following professionals who contributed their time, energy and expertise as guest speakers, panelists, moderators and School of Development faculty.

Grant Acheson
Avtar Bains
Larry Beasley
Lance Berelowitz
Pat Brennan
Chuck Brook
Frances Bula
Geoff Burgess
Ken Cameron
Eric Carlson
Lindsay Cole
Lori Culbert
Andres Duany
John Evans
Barry Fenton
Mayor George Ferguson
Michael Geller
Tony Gioventu
Mayor Walter Gray
Gordon Harris
Paula Hill
Jim Hoggan
Graham Holliday
Sean Holman
Jamie Horne
Bill Irwin
Judy Kirk
Gord Koppang
Mark Lewis
John Lynch
Rob Macdonald
Julie Marzolf
Ron Mattiussi

Ward McAllister
Robert McArthur
Mike McDonough
Jim McPherson
Dale Mikkelsen
Tom Morton
Tom Munro
Evi Mustel
David Negrin
Bob Nicholson
Gino Nonni
Oberto Oberti
Jane Pickering
David Podmore
Al Poettcker
Al Raine
Bob Ransford
Tom Reeves
Gaetan Royer
Laurie Schmidt
Norm Shearing
Graeme Silvera
Kent Spencer
Diane Sugimura
Bill Tielman
Mayor Joe Trasolini
Karen Ungerson
Michael von Hausen
Susan Wilkins
Chris Wood
Bryan Woolley
Mari Worfolk

Key Statistics

3,500 Registrants for UDI Professional Development + Education events this past year.

Events held over the 2005/2006 year: **21**

65 Professionals volunteered as guest speakers, panelists, moderators and School of Development Faculty.

750 Attendees at the Annual January Forecast Luncheon, a **20%** increase over last year.

“Sponsorship dollars help UDI to fulfill its mandate without continually increasing membership dues, and both members and non-members alike realize the value and element of prestige in being associated with UDI events through sponsorship and other partnership opportunities.”

While membership dues continue to be the primary source of funding for the Institute’s myriad of activities, I am pleased to announce that UDI has formally embarked on a new Resource Development Program that builds upon existing sponsorship activities and business partnerships, and explores other relevant avenues of funding. Sponsorship dollars help UDI to fulfill its mandate without continually increasing membership dues, and both members and non-members alike realize the value and element of prestige in being associated with UDI events through sponsorship and other partnership opportunities.

Over the past five years, the sponsorship program has made a valuable contribution to the overall UDI annual budget, and has become an important element of the UDI Education and Special Events Program. The 2006-2007 Resource Development Plan is an ambitious undertaking which involves both the Kelowna and Victoria Chapters, as well as further developing the Businesses Partners Category that is geared towards non-members. Highlights of the program include:

12.5% Annual average net sponsorship as a percentage of overall UDI revenue from 2000 to 2006.

Percentage increase over net sponsorship in 2000-2001/2005-2006: **100%**

94.3% Gross sponsorship from UDI members vs. non members in 2005-2006.

Percentage of gross 2005-2006 sponsorship from UDI’s Government and Utilities categories: **45%**

23 Sponsored events in 2005-2006.

Number of sponsors in 2005-2006: **57**

On behalf of the Urban Development Institute, I would like to sincerely thank the following sponsors for their most generous contributions and support over the past year:

Luncheons & Annual Forecast

Brook + Associates, Canada Mortgage & Housing (CMHC), Cement Association of Canada, Concord Pacific, Fraser Milner Casgrain LLP, Grosvenor Capital Corporation, Homeowner Protection Office, Ledingham McAllister Properties, McCarthy Tetrault, Portrait Homes, Scott Construction, Shaw CableSystems, TELUS, UBC Properties Trust.

Breakfast Seminars

CB Richard Ellis, Cushman Wakefield & LePage, Borden Ladner Gervais, Canada Mortgage & Housing Corporation (CMHC), City of Vancouver, Golder Associates, Greater Vancouver Regional District (GVRD), Homeowner Protection Office, Kasian Architecture, Onni Group of Companies, Owen Bird Law Corporation, ParkLane Homes, Wesbild Holdings, WesGroup Income Properties, Vancouver Sun & Province.

Public Condo Buyers Seminar

Canada Mortgage & Housing Corporation (CMHC), Homeowner Protection Office, Lombard Insurance, Miller Thomson LLP, ScotiaBank.

School of Development

Homeowner Protection Office (HPO).

December Reception

Burgess Cawley Sullivan + Associates, Bentall Development, Bosa Properties, Colliers International, Concert Properties, Concord Pacific Group, Delta Land Development, Deloitte & Touche, Intracorp Development, James Hoggan & Associates, Palladium Development, ParkLane Homes & Wesgroup Income Properties, Polygon Homes, Scotiabank, Terasen Gas, Wesbild Holdings.

Golf Tournament

Wilson M. Beck Insurance Services, Terasen Gas, Clark Wilson LLP, Vancouver Sun & Province, TELUS.

- Sophie King, UDI Pacific Region

“The Environment Committee is also beginning discussions with Fisheries and Oceans, Environment Canada, and Water, Land and Air Protection to form links for putting our concerns and initiatives forward.”

During the past year, the activities of the Environment Committee have been varied but have again focused on two main areas: riparian areas regulation (formerly the stream side protection regulation) and provincial legislation and regulations - particularly the Riparian Areas Regulation as well as the Environmental Management Act, Contaminated Sites Regulation and a number of related regulations. In addition, we have been spending time on initiatives on a broader environmental front and are in process of developing strategies for several federal statutes (Canadian Environmental Protection Act [CEPA], Species At Risk Act [SARA], Canadian Environmental Assessment Act [CEAA]) and other environmental protection initiatives of local, regional, provincial and federal agencies such as Smart Growth and Environmentally Sensitive Areas.

The province enacted legislation (Fish Protection Act) in 1999 concerning water quantity, fish habitat, endangered species, provision of responsibilities for fish habitat to municipalities along with other environmental responsibilities and co-ordination between the reviewers working for the two governments. The government enacted the streamside protection regulation in late 2000 and brought that regulation into force in January of 2001. Lobbying by UDI and others were eventually successful in causing the regulation being put into abeyance. Since that time, the Province has been working to revise the regulation to be science-based and bind the Federal government to the decisions arising from the Guide Book that is to be used to replace the very prescriptive set back requirements in the earlier regulation. There are some significant issues to resolve, particularly getting the municipalities on side with the revised regulation. The Guide Book approach has been tested by UDI members and found to be significantly better than the former Development Guidelines or the former SPR. There have been recent problems implementing the RAR related to local government acceptance, the willingness of the Province to continue to extend deadlines and not provide the scientific documentation required by DFO.

UDI has participated in the reviews of the forth coming Licensed Environmental Professional (LEP) process. The implementation of the LEP process has been put off to beyond April 2006.

The Environment Committee is also beginning discussions with Fisheries and Oceans, Environment Canada, and Water, Land and Air Protection to form links for putting our concerns and initiatives forward.

The Environment Committee has worked hard this past year and I would like to thank the members and staff for their diligent effort. UDI has also recently hired a person to assist with the vast number of emerging environmental issues.

- Jim Malick, Environment Committee Chair

“I have certainly enjoyed the interesting and positive discussions at our Liaison Committee meetings, as industry representatives and senior municipal staff work together to find win-win-win solutions – those that benefit communities, local governments, and our members.”

It has been another active year for UDI’s Liaison Committees. The Institute has added a Committee, and we have dealt with numerous issues – especially financial and environmental ones. Many of our municipal partners in community building have had record breaking development activity in their communities.

I have certainly enjoyed the interesting and positive discussions at our Liaison Committee meetings, as industry representatives and senior municipal staff work together to find win-win-win solutions – those that benefit communities, local governments, and our members.

One of the most important issues for our members is the ever-increasing municipal charges on development. Several municipalities, such as Kelowna, Victoria, Richmond, New Westminster, Surrey, and the Township of Langley, have or are considering raising their DCCs. We have had some success on the matter of grandfathering those increases. The City of Surrey has put forward a by-law that, if passed, will give proponents one year to obtain a building permit or subdivision approval if they have a development permit application in-stream at the time the by-law comes into force. It is a good precedent. We will be encouraging local governments to consider similar grandfathering provisions when they amend their DCC bylaws.

On the environmental front, UDI continues to urge our local government partners to adopt the scientifically-based Riparian Areas Regulation. Green Buildings are also an emerging issue. The City of Vancouver is moving forward with a Green Building Strategy. We are pleased that they are following the Institute’s advice and are developing a “made in Vancouver” strategy as opposed to regulating the LEED (Leadership in Energy and Environmental Design) standard. UDI still has concerns about training, liability and cost issues that we will raise with the City as they develop their strategy in the coming year. We will also continue to discuss environmentally sensitive areas, energy efficiency, buffering near agricultural areas, tree by-laws, wildlife corridors, and triple-bottom line assessments with municipalities and the Province.

As our population ages, adaptability is becoming an important issue for governments. UDI has worked with several municipalities as they develop policies on accessibility. We were particularly successful in Port Moody, where the Institute worked with City officials to focus on their key adaptability goals – while reducing cost impacts to industry and new homebuyers.

A new Provincial Building Code is expected this year. In addition, the Province is looking at modernizing the building regulatory system, and reviewing several issues where they have concurrent authority with local governments – fire sprinklers, adaptability, Letters of Assurance and Alternative Solutions (for the objective-based codes that are being introduced in the new Building Code). UDI will be involved in these important discussions.

We also started a new Liaison Committee with both the Greater Vancouver Regional District (GVRD) and TransLink. The GVRD is reviewing the Livable Region Strategic Plan. As part of the review they are looking at several issues, including where people are living and working, transportation policies and infrastructure, affordable housing, the Green Zone and how the plan should be implemented. The Institute is actively participating in the process. In terms of TransLink, UDI will continue to raise concerns on behalf of its members about the proposed parking tax, and will also be commenting on the recently announced provincial review of TransLink.

Next year promises to be even busier as we begin to expand our municipal liaison activities. Besides the GVRD/TransLink Committee, UDI has Liaison Committees with Vancouver, Richmond, Burnaby,

Coquitlam and the Township of Langley. We are also active on the Surrey Development Advisory Committee. UDI is now looking at developing Committees in Squamish, New Westminster, and Maple Ridge.

In addition to the Liaison Committees, UDI will also be writing position papers on key policy issues to the development industry, including affordable housing, private property rights, development financing, regional planning, and environmental matters. We will need your input and assistance on these papers and will be holding forums on them for members in the coming year.

We have recently hired two people to assist in our growing activity. Gordon Dickson has just joined the Institute as a Municipal and Environment Policy Analyst. Gordon will be taking responsibility for some of the Liaison Committees and will also be focusing on environmental issues. Matt Nugent has also returned to UDI as a Research Assistant. He will be helping us out with the Liaison Committees and our research activities. Welcome aboard Gordon and Matt.

I am looking forward to another busy year at the Institute. I would like to also express my appreciation to the Chairs of our Liaison Committees for their hard work. Thank you David, Eric, Ward, Tom, Bob, John, Ted and Hugh! UDI would not be able to have these meetings without the commitment of our member volunteers on the Committees and municipal staff. We are grateful for their contributions.

If you have any questions or concerns, please do not hesitate to contact me at 604.669.9585 ext 224 or by email at jfisher@udi.org. Have a great year!

- Jeff Fisher, UDI Pacific Region

As my presidency comes to end at UDI, I am pleased to be assuming the chair of a newly formed UDI Liaison Committee with the Greater Vancouver Regional District (GVRD) and TransLink. Our inaugural meeting was held this past February and based on the first two meetings, it is clear that this will be an important and busy committee. There is a lot occurring at the regional level, currently and in the future, that will impact our members.

Over the next year, the GVRD is undertaking a review of the Livable Region Strategic Plan (LRSP), the region's long-term growth strategy. The current plan is now 10 years old and was endorsed by the GVRD Board in 1996. The revised plan will have a time horizon to 2031.

At our Liaison Committee meetings, a variety of regional planning issues have been discussed and committee members have participated in several LRSP Review workshops. We have also addressed many issues, including:

Green Zone

Only 70 per cent of the limited land base in the GVRD is developable because much of it is in the Green Zone. This is a critical issue to UDI members. UDI has raised concerns about the difficulty and unclear rules around removing land from the Green Zone. When municipalities placed land in the Zone a decade ago, UDI members and landowners did not fully understand the implications of the decisions being made. The GVRD now believes that unanimous consent of all GVRD municipal councils is needed to remove land from the Zone. This will cause future problems in our region with its limited land supply.

Implementation and Governance of the LRSP

What authority should the GVRD have to ensure that the LRSP is being followed? What will the answer to this question mean for our industry? These are important questions; so important that UDI will soon be developing a position paper on this topic. We will also be soliciting your views in the coming months.

Affordable Housing

This is an emerging issue for 2006. Several municipalities in the region are developing affordable housing strategies and this was the focus of a recent LRSP workshop. In addition, UDI will be undertaking a position paper on affordable housing.

Population Distribution

The GVRD is growing. Where it grows is obviously an important part of the LRSP review. A workshop has been held on *Population Growth Issues and Options*. One of the options explored during this workshop was to provide more direction for steering growth to the *Town Centre Network and Transit Corridors*.

Sustainable Communities

A recent workshop was held on sustainable communities. It focused on expanding housing choices and the *Regional Town Centre Network*, as well as environmental and social sustainability.

Employment Distribution

The GVRD recently released its *Industrial Lands Inventory for Greater Vancouver 2005 Report*. It was determined that over the next 15 years there will be 7,000 acres of industrial land available in various stages of readiness. However both UDI members and GVRD staff were concerned that there is not enough industrial land available in the region for future projected needs up to 2031.

How we deal with our industrial land supply will be an important issue for the region and our industry. UDI will be hosting a breakfast seminar on industrial land in June. The GVRD is also concerned with the increasing number of office parks built away from transit. This will be discussed in an upcoming LRSP workshop in late May.

Transportation Issues

There will be an upcoming LRSP workshop on this important issue, but UDI Liaison Committee members have already noted the importance of allowing appropriate development near transportation investments – whether this is having appropriate employment and population densities near transit corridors or having industrial land available near highways projects (e.g. Gateway).

In addition to the LRSP review, the provincial government has established a panel that will be reviewing TransLink over the coming months. Changes to the organization could come as early as this fall. UDI will be making its views known on the future of this important organization. We certainly did make our views known on the TransLink Parking Tax. We wrote to Minister Falcon about the problems this tax imposes on our industry. It appears that TransLink is open to look at alternatives to the tax.

All in all, I am very pleased with the open dialogue we are having with the GVRD and TransLink at the Liaison Committee meetings and with our involvement in the LRSP review. This is allowing the industry to establish a strong regional voice – and at a time when it is needed.

- David Podmore, GVRD/TransLink Committee Chair

The City of Vancouver - Urban Development Institute Liaison Committee has had another busy and productive year. This is an exciting time for the City. The value of building permits once again passed the billion dollar mark and reached \$1,574,061,401. The City has also turned the corner on several of its important initiatives – the Woodward's Project has sold out and the Olympic Village at Southeast False Creek is moving forward now that a developer has been selected. This June, Vancouver will be hosting the world. The United Nations will be holding its Habitat World Urban Forum 3 here and there will be a major international planning conference - the World Planners Congress. Vancouver will have an opportunity to show the World what “Vancouverism” means and why the City is regarded as a model of urban planning. And, let us not forget, the Olympics are less than four years away.

Change is also in the air. In November, a new Mayor and Council were elected. UDI is building strong relations with the new Council, and Mayor Sullivan will be speaking to UDI members in the Fall.

Also, earlier this year, Vancouver's Co-directors of Planning, Larry Beasley and Dr. Ann McAfee, announced that they will be retiring this summer. Both have had a positive impact on shaping the City over the last three decades. The City has announced that it will not continue with two Co-directors of Planning. There will be a new Director of Planning, and an international search has already begun to fill the position. We look forward to working with the new Director.

With all of this change and activity, it is no wonder that the Liaison Committee has been busy. We have had five meetings over the year and a sixth one will be held before the Annual General Meeting. Below are some of the issues that we have dealt with over the last year:

Board of Variance

Last August, in an important legal decision, the BC Court of Appeal limited the jurisdiction of the Board of Variance (BOV) with respect to Development Permit Board decisions. Development Permit Board decisions cannot be appealed to the BOV unless there is a relaxation in the zoning. UDI has urged City Council not to request amendments to the *Vancouver Charter* that would reverse this positive Court decision. Through the Liaison Committee, UDI has advocated that the City move forward with further reforms of the Board, such as requiring the BOV to give reasons for their decisions; having all grounds for an appeal stated in the appeal submission; and limiting the number of opportunities for appeals. UDI hopes that changes will be implemented in the coming year.

Metro Core Jobs and Economy Land Use Plan

UDI has three representatives on the advisory group of this important review of the job generating land uses in the Metro Core of the City (bordered by the waterfront, 16th Avenue, Burrard Street and Clark Drive). City officials have been concerned that residential uses are displacing commercial parts of the City's core and potentially undermining future employment growth. The intention of the study is to determine how much and what type of commercial and industrial space will be needed over the next 25 years. Land use changes may then follow. The first phase (information and data gathering) of the two-year study is completed. Thirty information sheets on current and historical employment trends in the Core, many with new and interesting information, have been produced. UDI will be holding a breakfast seminar on the study in June, and will be involved throughout the process. There will be many opportunities to participate and we urge you to do so.

Southeast False Creek (SEFC)

As noted, this important project is moving forward. A developer has been selected for the Olympic Village site, and planning is moving forward on the private lands in the area with some proponents already submitting rezonings. UDI wrote City Council expressing concerns that the project be economically – not just environmentally, and socially sustainable. We are pleased that Council has moved in this direction, so that SEFC can be a complete example of sustainability to the world in 2010 and beyond.

Green Building Strategy

In November of last year, Council approved a “made-in-Vancouver” Green Building Strategy (GBS). It will not be a LEED program, although it will parallel it in some ways. In 2006, staff will embark on the next phase - reviewing current by-laws - especially the *Building By-law* to incorporate green building requirements. UDI will be extensively involved in the process. The Institute has urged that the City look at incentives to promote Green Buildings and to be careful in implementing the GBS. These are new technologies, in many cases, that are unfamiliar to many regulators, consultants and contractors. The industry does not want costs and liability to increase. The City is also embarking on a False Creek Energy Utility and Sustainability Precinct that will encompass SEFC and adjacent areas around False Creek.

Kingsway/Knight Housing Area Plan

Many may not have heard of this Area Plan, but it has positive implications for densifying neighbourhoods. First, two new zones have been created - RT-10, Small House/Duplex and RM-1, Courtyard Rowhouse. They will allow a range of new small scale, ground-oriented housing types at densities from 0.6 to 1.2 FSR, and it is hoped that they can be utilized to increase housing capacity around other Neighbourhood Centres. The process has been another benefit. The proposed zones are the result of collaboration between the City, the community, and the development industry. As a result, residents cheered City Council at the conclusion of the Public Hearing when new residential zoning schedules were approved.

Other current and future issues that the Liaison Committee will review include:

- Development along the Canada Line;
- Live-Work use in Heritage Areas;
- Development in the False Creek Flats;
- Floodplain and watershed management issues;
- A regulatory review to streamline the development review process;
- A Downtown Hub study for the area centered around Granville and Cordova;
- Heritage Density Program Review;
- Development Cost Levies/Fees; and
- Rising construction costs in part due to large public sector projects.

We will continue to keep you all up to date on upcoming key events and issues throughout this upcoming year. If you have any concerns or comments on these and other issues, please let us know, so we can provide your opinions to City officials.

It has been a great privilege for us to Chair the Vancouver Liaison Committee over the last year. City staff have taken full advantage of the Committee and kept industry informed of emerging planning and development issues in Vancouver. We look forward to another great year of relations with the City, and to working with the new Council and Director of Planning.

- Eric Martin and Ward McAllister
Vancouver Liaison Committee Chair and Co-Chair

The following are some of the issues that the UDI - City of Richmond Liaison Committee has discussed over the past year:

- Transit Oriented Development along the Canada Line;
- The RAV Fee;
- The Riparian Areas Regulation;
- Livable Region Strategic Plan;
- Adaptability;
- Development along arterial roads;
- The Tree Bylaw;
- The City's Lane Policy;
- Development signs;
- The Olympic Oval Project;
- Servicing analyses/engineering specifications/off-site servicing requirements; and
- Affordable housing/secondary suites.

UDI is concerned about how new DCCs (local and city-wide), affordable housing charges and other development related fees are being imposed on new development in Richmond. We are currently reviewing the Liaison Committee and will endeavor to work with City officials on these important financial matters that significantly impact our industry, new homebuyers and Richmond businesses. UDI will update you on our progress throughout the coming year.

- Bob Ransford and Tom Morton,
Richmond Liaison Committee Outgoing and Incoming
Chairs

The development industry continues to be very active in the City of Burnaby – in fact 2005 was a record breaking year with \$632,559,937 of Building Permits issued during the year. This is over \$100 million higher than last year's total (which was also a record for the City) and over triple the figure of the value of permits issued in 2001. In addition, the \$400 per/square foot mark for apartment prices has been broken.

City staff and Council have been very proactive in establishing well prepared Neighborhood Plans throughout the community. As a result, generally, development proposals are not surprising to local communities or controversial. But, with this level of record breaking activity, it can be difficult and time consuming for development permit applications to be processed.

One of the key roles of the City of Burnaby - UDI Liaison Committee is to provide the opportunity for senior City staff and the senior members of the development industry to work together to find efficiencies in the development review process. But, it is clear with the increasing number of applications, staff needs assistance. We continue to urge the City to hire more staff for development related departments with the increasing revenue they are receiving from the development industry.

In addition, we respond to proposed City initiatives and discuss their impact on the development industry and its clients. Our vision for the Liaison Committee is to use it to assist staff in developing, assessing and refining policy options for reports to Council.

This year the Committee dealt with a variety of issues, including the following:

Engineering Sub-Committee

As noted in last year's report, the Liaison Committee established an Engineering Sub-committee to assist the Engineering Department to find ways to make their process more efficient. Twenty recommendations were made, and the City is close to completing the implementation of them. The Engineering Sub-committee continues to work with the City on these reforms. It is also involved in new issues, such as the inclusion of storm water detention tanks in servicing agreements, the siltation control review process, letter of credit releases and the engineering plans review process. Due to the very high volume of new projects and the ever increasing complexity of the projects and their review, UDI members look forward to more work with the committee to see if, in addition to hiring more city staff, further refinements can be made to improve processing times.

Underground Visitor Parking Entry Gates

UDI was successful in convincing the City of Burnaby to update its Zoning By-law to allow underground visitor parking entry gates in multi-residential and mixed-use projects. This will improve security in new projects. The Institute is concerned that some of the new requirements being imposed, such as having turn-around areas at the entrances of projects, will be difficult and costly to implement – especially for smaller projects. We raised these issues when we spoke to the City's Housing Committee last October.

Increasing Densities

UDI urged the City to look at increasing the density of some areas of the City – especially those that are near transit corridors. The City is looking at increasing densities in some areas. They are considering that the area between Willingdon and Alpha along Hastings be rezoned to a C-2 district.

PPA's for Sales Offices

The City is requiring Preliminary Plan Approvals for Sales Centres (except those in existing buildings) due to problems arising from a lack of coordination. UDI has raised concerns about sales being slowed down as a result of this new requirement, and the additional workload this will impose on City staff who are already overtaxed. City officials have indicated that they are open to reviewing this process and making changes if problems are identified. A review of the policy will occur next year.

Stormwater Management

This is going to be an emerging environmental issue in Burnaby and other municipalities. In 2003, a Total Stormwater Management Policy was adopted by Burnaby Council and over the next dozen years all municipalities in the region are supposed to complete Integrated Stormwater Management Plans (ISMPs) for their watersheds. Burnaby continues to be a leader in this important environmental field. The City already has a number of stormwater management plans for their creeks and is adding more. The Liaison Committee discussed the ISMP (for the Still Creek Watershed) being developed by the City. It was noted that through higher density redevelopment, many of the problems created by past policies can be corrected. There are also existing proposals that could assist development. One proposal is to redirect a channel of the Creek so the City can recapture more land for industrial sites. There will also be costs associated with stormwater management that will need to be discussed by the Liaison Committee. The City, for example, is looking at an Impervious Surface By-law for subdivisions and applying similar policies to higher density developments.

Parking Standards

A city review of parking standards, especially near rapid transit stations, has been underway for the past year and the committee looks forward to discussing this in the upcoming year.

I expect 2006 to be another busy (maybe even record-breaking) year. There are a myriad of development related issues that the Liaison Committee will address in the coming months for the benefit of the City, the industry and the community. If you have any questions, concerns, or would like to join the Committee, please contact our Committee's coordinator, Jeff Fisher at 604.669.9585 or by email at jfisher@udi.org.

- John O'Donnell, Burnaby Liaison Committee Chair

Like other communities in the Lower Mainland, the City of Coquitlam is experiencing a development boom. Last year the total value of building permits issued was \$222 million, almost double the value issued in 2004. We expect this level of construction activity to remain high with the building of the new Evergreen LRT line and large projects being built in the City Centre area. We anticipate initial sub-division development and building permits being available over the coming year on Burke Mountain. I am pleased with the role our Committee is taking to assist the City and the community in resolving development related issues. We had four meetings over the last year, and dealt with a variety of important issues on behalf of our industry, including the following:

Staffing

With this level of development activity, it is important that there are adequate staff resources to process development applications in a timely manner. As noted in last year's report, this is an issue that UDI has raised with the City, and I am pleased that the City is hiring several new staff positions in development related departments, including a Transportation Planning Manager, a Transportation Engineer, more plan examiners in the Building Department, and a Development Planning Manager.

Development Application Review Process

Jim McIntyre, General Manager - Planning and Development, is also undertaking a review of Coquitlam's Development Application Review Process. A consultant was hired to find efficiencies and recommend improvements to the current process. There are several major issues that the City would like to address – ensuring consistency, predictability and timeliness; the relationship between by-laws and Council policies; having more delegation to staff; improving project management; improved staff training; and determining project requirements earlier in the process. The Liaison Committee discussed the review at its December 2005 meeting. We are encouraged by many of the proposals, such as having pre-application meetings, assigning file managers to applications, and having an inter-department development review team for reviewing applications (so responses from the City are not conflicting). We look forward to assisting City staff as they move forward with implementation of this important timesaving initiative.

Online GIS Program

One new innovation is the "Q the Map" Online mapping tool that is on the City's website (www.coquitlam.ca). This comprehensive tool that accesses the City's GIS system includes an array of maps (including aerial photos) and development related information about the City and properties. The Liaison Committee was quite impressed with the demonstration provided by staff at our last meeting. I encourage you to access this new tool.

Riparian Areas Regulation

As noted in last year's report, UDI is concerned that municipalities, including Coquitlam, have not been following the Province's Riparian Areas Regulation (RAR). This has been a topic of discussion at several of our Liaison Committee meetings. We are pleased that City Council is now considering adopting the RAR, which we feel is based on the latest science around fish protection. The previous system under the Streamside Protection Regulation unnecessarily removed developable land; land, which is needed in a region with such a limited supply of it. UDI is hopeful that the City will proceed with the RAR approach, so we can assist them in implementing this new balanced approach to fish protection, and we look forward to the signing of the tripartite agreement between the Federal and Provincial governments and UBCM.

Affordable Housing Strategy

As other communities are doing in the Lower Mainland, Coquitlam is reviewing and updating its Affordable Housing Strategy. It was last updated in 1994. The UDI Liaison Committee has two members on the Advisory Group that is assisting the City in its review. The Committee will also be meeting with staff and the consulting team that is developing the strategy. The City is interested in how affordable housing (both market and non-market) can be encouraged and what the impediments are to having access to lower

cost housing in the City. The Institute will work to ensure that the new strategy does not inadvertently increase the cost of housing by increasing costs on development projects.

Other matters that the Liaison Committee will continue to work with the City in addressing in the coming year include:

- Neighbourhood Plans;
- Strategic capital project planning and scheduling;
- Watershed planning for Scott Creek and the Partington Creek watersheds;
- Eligible School Site Charges;
- A City-wide Environmental Sensitive Area (ESA) study;
- Merits/concerns of the CD Zoning approach;
- Density bonusing; and
- Fiber optic connections to new development.

As you can see, the Committee has been busy over the last year, and will continue to be in 2006/2007. We are a small committee in number but, despite this, we are tackling important issues for the industry. I would encourage you to join the Liaison Committee if you are or are planning to develop, invest, or work in the City of Coquitlam. Please contact Jeff Fisher, Director of Municipal Affairs and Research at UDI, if you are interested in participating on the Committee or have questions or concerns. Jeff can be reached at 604.669.9585 or by email at jfisher@udi.org.

- Ted Ayerst, Coquitlam Liaison Committee Chair

The Township of Langley continues to enjoy dramatic building activity as evidenced by the following statistics:

- Total Construction Value in 2005 was \$320 million – 86% above the 5-year average of \$172 million. The Residential sector accounted for 62% of the 2005 total, or \$198 million;
- Total Commercial, Industrial and Institutional Construction Value in 2005 was \$111 million – virtually double the 5-year average of \$56 million;
- Since 1999 over two-thirds of Langley’s housing growth has occurred in Willoughby (54%) and Walnut Grove (22%). The Township reports that Willoughby will account for over 80% of the newly created dwelling units for the foreseeable future;
- Single Family units created have shown a steady increase since 2001 – reaching their highest level in a decade at 687 single family units in 2005;
- Multi-family units peaked in 2004 at 717 units – dropping to 504 units in 2005.

Over the past year UDI members have participated in quarterly liaison meetings with Langley staff and have discussed a wide range of planning and development initiatives. The following is a brief summary of some of the primary issues discussed over the past year:

Willoughby Area Development

In terms of residential activity, development is well advanced in the Routley Neighbourhood, situated west of 200th Street near the Willowbrook Town Centre. New development activity is shifting to the Yorkson Neighbourhood, located west of 203rd Street south of Highway #1. Also in Willoughby, the North East Gordon Neighbourhood NCP recently received Council blessing. However, stormwater management (including “green roads”) and road infrastructure continue to present challenges for development of the neighbourhood.

Commercial and Business Park development continues in the Carvolth Neighbourhood nearest the new Highway #1 interchange along 200th Street. Traffic improvements are either completed (e.g. the widening of 200th Street) or planned (e.g. pedestrian overpasses over 200th Street, etc.), Further works will be needed to accommodate the growing population base and commerce in the area – new passive and active park development, in particular, has been identified as an unfulfilled need amongst new residents.

Development Cost Charges

The Township of Langley’s new Development Cost Charges are now in place. The Township has recently made reference to the need for more frequent reviews due to escalating infrastructure costs – an issue of concern to Committee members.

Erosion and Sediment Control By-law

A review of the Erosion and Sediment Control By-law by UDI, the development community, professional engineers and environmental stakeholders is on-going. Stormwater monitoring this Winter in both Surrey and Langley provided inconsistent results. The monitoring inconsistencies may relate to the sampling techniques and/or the reliability of the equipment. The preliminary monitoring results are of concern to the development industry as they suggest that the minimum levels of turbidity (NTU’s) and suspended solids (TSS) permitted under the proposed by-law may not be attainable. UDI members are encouraged to follow the progress of this issue as it will again come to the forefront this Fall.

Amendment to the Subdivision and Development Control Bylaw (Tree Protection)

A review of the proposed Amendment to the Subdivision and Development Control Bylaw (Tree Protection) by UDI, the development community, professional arborists and other stakeholders is underway through a series of workshops.

The Langley Liaison Committee will respond in writing with specific development industry concerns related to the proposed Integrated Site Design Plan (ISDP), which requires too much detailed information too early in the process; may adversely impact the public consultation process; and cause delays and the associated additional costs. UDI will suggest that Langley needs to establish an efficient process to move applications through the Township Hall; develop alternative solutions applicable to high density, sustainable developments; and evaluate the preservation and replacement of trees on an effective, context conscious neighbourhood specific basis and not on an ineffective site-by-site basis.

I would like to express my thanks to all UDI member participants and the Township of Langley staff for their on-going commitment to an open dialogue with industry representatives. I enjoyed co-chairing the Committee with Director of Planning, Kurt Houlden.

- Hugh Carter, Langley Liaison Committee Chair

This has been a year of extraordinary real estate development activity for the Greater Victoria area, and the industry continues to boil at a record-setting pace. While Saanich and other suburban areas have seen some growth over the last period, development activity has been concentrated in the Western Communities, notably Langford (Bear Mountain and numerous subdivisions) and in the Central Area in and around downtown (condominium towers). The downtown market in particular appears to be superheated and by our best estimates there are not less than 5,000 units on the drawing boards currently (spread over a 1 - 10 year buildout), with more to come.

Key issues in Victoria include: the current Downtown Plan Review; the city's capacity to provide amenities downtown; affordability; spiraling per-square-foot costs, and occupant/investor ratios.

Subdivision development is also steaming, and plans exist for major new subdivisions in relatively affordable suburban locations.

The Victoria UDI Chapter has also had a great run which continues to this day. The profile, stature and public image of UDI in the community, in media, with other professional organizations, and with planners and elected councils has never been better.

Our goals were, and continue to be, to strengthen the UDI role in the municipal process; to provide value to our membership; to advocate for industry interests and concerns; and to promote a positive image of our industry.

Municipal Liaison

We maintain reasonable liaison with Saanich (its economic development program), the Western Communities, and with the City of Victoria. Much of our concentration lately has been on the emergent Downtown Plan Review. Outcomes, as we see it, are crucial as development activity in the city is almost entirely focused downtown and in shoulder areas. We have fought hard and successfully for a voice in the review process, we will be submitting a 'high road' brief shortly, and expect to be given an opportunity to comment at the draft policy stage later in 2006. We are closely monitoring such matters as downtown boundaries, all land use policy issues and city thinking about DCCs and bonus density charges. We hope to convince the city to eliminate density caps (currently 3:1) everywhere downtown.

Luncheons

We continue to have extraordinary success with our monthly luncheon program, regularly selling out 100 or more seats. Our strategy of promoting these luncheons to a community of interest wider than the industry itself is still paying off—in attendance and in goodwill. So is our conscious strategy of choosing topics and speakers who can address not only industry concerns and issues, but also those of other interests. Our approach of "land use is everybody's business" is, in our view, paying dividends. The effect is that at any of these luncheons are developers, consultants, politicians, municipal planners and managers, housing and other land use advocates and community interests (and media). The interaction is having some positive effect with the traditional industry opposition by making us transparent and by facilitating communication across conventional interest lines.

Newsletter

As with our luncheon notices, our newsletter is distributed electronically to between 500-600 in Greater Victoria. We are careful to ensure that each issue contains a mix of topics of interest not just to industry but to a wider audience. We do not shy away from matters of affordability, mobility, wise land use, sustainability, community development and other broadly shared concerns. We see the newsletter as one more opportunity both to meet membership needs and to undertake outreach and community goodwill-building.

Membership

While our chapter membership numbers are not enormous, we are racking up impressive membership gains at this time because of UDI's high profile and positive image. We are seen as a professional organization that is working hard for its constituency and working hard for legitimacy in the wider community.

Near Future

We will continue to pour energy into the Victoria Downtown Plan Review. We have three luncheons (two in May, one in June) to finish our 'season.' We will give our support to the Gaining Ground Sustainable Urban Development Leadership Summit in Victoria (days before the U.N. World Urban Forum in Vancouver). We will continue to consolidate our push for new membership. We will hope for the earliest possible resolution of arrangements that will allow us to engage a part-time staff and program support person. This will make an enormous difference in our capabilities, reach and effectiveness.

Last, we look forward to doing everything we can to promote the work and the good name of UDI in our province and our market area.

- Glen Wilson, Victoria Chapter Chair

Kelowna Housing Starts

“Kelowna area housing starts, led by the multi-family sector, jumped 24% to 2,755 units from 2,228 units in 2004. Kelowna’s new home market closed the year on a strong note, starts reaching the highest fourth quarter level since 1991. Housing starts have broken the 2,000 unit mark for three straight years. Multi-family starts shot up to the highest level ever, surpassing singles construction for the first time since the early 1980s. Price and lifestyle have been key drivers. The condo market is attracting a broader range of buyers. More first-time buyers are now turning to the new condo and townhouse markets. Retirees, move-down buyers and others seeking resort-oriented housing, also remain big sources of demand. More broadly based demand has, in turn led to greater market segmentation by product type and location. Both Rutland and North Glenmore saw a resurgence in multi-family construction activity last year. Absorption remains strong, keeping inventories of complete and unsold units near historical lows. Pre-sales have held up despite an increasingly competitive market. Singles starts were down in 2005. Sharply rising new home prices have led to stronger competition from both the new and resale multi-family sectors. Also, rebuilds of homes destroyed in 2003’s wildfires contributed to higher levels of singles starts in 2004. Singles starts have followed lot supply, Lake Country, Shannon Lake and North Glenmore seeing the strongest growth in singles construction activity. Market fundamentals remain solid. Strong employment growth has spurred immigration, fueling demand for new and resale housing. The search for lifestyle remains a big draw, boosting population growth. Low interest rates have continued to support high levels of sales and new home construction activity.” (From “Kelowna Housing Starts Reach Record High in 2005,” CMHC’s Housing Now for Kelowna/Southern Interior—December 2005, Written by: Paul Fabri)

The Kelowna Economy

“Kelowna bills itself, rather grandly, as Canada’s Silicon Vineyard. Good on ‘em because this BC city of 105,000 people and the entire Okanagan Valley are indeed booming. Some of that stems from expanding services to second-home owners and vacationers in this mountain area, but there is a growing coterie of technology hopefuls. Now, the really big breakthrough is a new University of British Columbia, with a strong thrust in engineering and business, added to a busy community college....[One] challenge is that splendidly isolated location. Air connections are expanding, but the main highway to Vancouver, 400 kilometres away, needs work. Fortunately, a private-public sector partnership realizes the challenge and is chipping away. The biggest issue facing Kelowna is deciding how much growth to take on before it erodes that peaches-and-beaches lifestyle.” (From “Kelowna Food and Wine Meets High Tech,” Globe and Mail, Reporter: Gordon Pitts)

Kelowna Chapter Activity

The UDI Kelowna Chapter Executive have been actively involved with several committees, task forces and workshops, including: SEI, the Downtown Planning Committee, DCC Reconciliation, the Central Okanagan Smart Transit Plan, the Strategic Plan, the Social Planning and Housing Committee, and the Affordable Housing Forum.

Municipal Liaison Meetings

Municipal Liaison meetings were held in October 2005 and February 2006. The next meeting is scheduled for June 2006. Issues brought forward include: hillside development, waterfront development, staffing, transportation, homelessness issues, KSS building site-Real Estate Department, Westside amalgamation, urban centre incentives, mixed use/revitalization, DCCs, the Central Okanagan by-pass, public trail dedication and the linear parks lack of compensation.

Regional District of the Central Okanagan Liaison Committee

A meeting with the Regional District of the Central Okanagan Liaison Committee was held in February 2006. The following issues were discussed: sensitive eco-system inventory/mapping, the Westside Amalgamation Study, burning bylaws, OCP/Urban Reserves, the Westside town centre review, blasting procedures, the Sub-division Approving Authority, the Sub-division Review Process, hillside development

guidelines, DCC bylaw update, gifting, ALR exclusions, and the linear park/compensation issue. The next meeting is scheduled for June 2006.

Professional Development Events

Our 2005/2006 professional development luncheons included many excellent speakers. Presentations for the year were: CMHC, To LEED or Not to LEED, BC's All Season Resorts, Mayor Gray: City of Kelowna, UDI Pacific Region Update, The Tipping Point: Downtown Kelowna's Revitalization, and Ward McAllister: Market Updates for Vancouver, Victoria and Squamish. We held our Annual Golf + Barbeque Social at the Pinnacle/Gallagher's courses and our Annual Christmas Reception at the Eldorado Hotel. These events were well attended by our membership and guests. Quite a few Kelowna members took part in the Development Tour put on by UDI Pacific in September 2006. This was extremely well organized and informative. Thank you very much! As well, the School of Development proved to be a hit with the Kelowna members in attendance.

Chapter Goals

- Working on the success of UDI Pacific's Local Development Tour, we would like to establish a bi-annual Bus Tour to the Lower Mainland to view properties more in keeping with our local product.
- We would like to see the highly successful School of Development Program offered in Kelowna, using both Vancouver and local expertise.
- We believe it is in the developers, builders and students best interests to work to establish an Industry Skills Bursary program in the Okanagan Valley. Undertaking a similar initiative to the UDI Legacy Program will help raise the profile of UDI and the Development Community in our area.

Chapter Membership

The UDI Kelowna Chapter membership currently sits at 74 members. We are actively pursuing prospective members.

We have again operated at a surplus for the year and are building reserves so as to expand our activities.

- Greg Asling, Kelowna Chapter Chair

Partners in Community Building

“As a Partner in Community Building, the Urban Development Institute is committed to working with communities and governments to create and achieve the vision of balanced, well-planned and sustainable communities. The Urban Development Institute, a non-profit association of the development industry in British Columbia, promotes wise and efficient urban growth, good planning and good development practices, affordable housing and high quality commercial and industrial developments.”

(Excerpt from the Terms of Reference for UDI Pacific’s Liaison Committees.)

Municipal Updates

We continue to send out UDI Municipal Updates, which detail local government policy initiatives. If you are developing projects in municipalities identified in these email alerts, we urge you to read them and to provide UDI with any concerns or comments you have. This will ensure that the Institute can provide municipalities with the best and most complete information about the impacts of policy initiatives on the industry. Any UDI members who would like to receive these emails should contact Member Services at 604.669.9585 or by email at info@udi.org.

Committee Service

UDI Pacific has committees for a variety of your interests and needs. Interested in committee service? To apply, please visit us at: www.udi.bc.ca/MembersOnly and select “Committees” from the left-hand navigation bar. A Committee Service Application Form is available to download. (Username and password required.)

Requirements to Serve on a UDI Pacific Committee:

- Membership with the Urban Development Institute - Pacific Region.
- A willingness to represent the industry and the Urban Development Institute on general policy issues.
- An active involvement in the community/area of interest.
- The applicant is a senior member of the industry.
- A commitment of time; regular attendance at committee meetings is required.

UDI Pacific Staff

Questions? Comments? Concerns? We’re here to help you...

- Maureen Enser, Executive Director
- Jeff Fisher, Director of Municipal Affairs and Research
- Michelle Pante, Director of Professional Development and Education
- Sophie King, Manager of Research and Special Projects
- Gordon Dickson, Municipal and Environmental Policy Analyst
- Matt Nugent, Research Assistant
- Savannah Carate, Member Services, Communications and Privacy Officer
- Ginny Normandeau, Special Events Coordinator
- Shari Borger, Accountant
- Ishrani Maniram, Executive Assistant
- Karen Thompson, UDI Kelowna Administrative Coordinator

As a responsible corporation, we recognize the need for wise, efficient and productive urban land use. To achieve this, it is essential that governments, communities and industry work together. As land use and development professionals, we will use our professional knowledge and expertise to further the enhancement of the land and the advancement of the quality of life of all who live on it. We ascribe to the following:

Respect for the Public

We will endeavor to enhance the public's understanding of the development process to preserve their trust in the development profession and to protect their welfare.

Respect for the Community

We will strive to provide quality housing and facilities, acknowledging that development plays an important role in directing communities. We recognize that development needs to be responsible.

Respect for the Land

Each parcel of land is a precious, distinct and irreplaceable. We will treat the land with the respect that it deserves, recognizing that we will be judged by the integrity and permanence of our developments, which will last generations.

Respect for the Larger Environment

We will promote development that recognizes economic stability and that respects the imperative of preserving a lasting, sustaining habitat for humanity.

Respect for the Consumer

We will ensure the professional quality of our enterprise, recognizing that a good reputation is priceless and that the quality of our product will determine the quality of our reputation.

Respect for Future Generations

As a member of the Institute, we will foster dialogue with governments, the public and industry in order to work towards realistic solutions to our communities' needs. We recognize that an important part of this will be planning for long-term, balanced growth which will leave a proud legacy for the future. We are committed to establishing a comprehensive and reasonable framework to establish policies that anticipate the needs of future generations.

Respect for Others in the Development Profession

We will treat others in the development industry fairly and honestly. We will share our knowledge and experience, recognizing that both the people and the land will benefit from the dissemination of that knowledge.

Respect for Professionalism

We will support the Institute's continuing efforts to create a wider understanding of sound land use and development principles and practices through its research and educational programs. We will seek to continually maintain and improve professional skills and competence.

Respect for Free Enterprise

We support the free enterprise system, believing that it provides the widest latitude for equality of opportunity, creativity, and innovation.

Respect for Personal Integrity

We will exercise the highest ethical principles and will observe the highest standards of integrity, proficiency, and honesty in professional dealings. We will exercise due diligence in ensuring that my performance is at all times creatively, competently, and responsibly managed.



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