



ADVOCACY UPDATE 2019

The NAIOP Vancouver Leadership is pleased to report that once again our **Development and Government Relations Committee** has worked hard on behalf of the NAIOP Vancouver membership to bring about positive change in our industry through 2019.

Fair Tax Coalition

A positive result from our effective participation in the **Fair Tax Coalition** with the City of Vancouver: a revised tax distribution is being implemented beginning in 2019. Up to this point, Vancouver businesses occupied only 7% of properties but paid 45% of Vancouver's tax bill and small businesses were in many cases were feeling the impact. Aimed at supporting small business and seeing a more equitable portion of taxes paid by residential property owners, a shift of 2% of property tax from commercial to residential properties will be phased in over three years. Implementation will begin with the first one percent reflected in 2019 tax bills, followed by .5 per cent in 2020 and another .5 per cent in 2021. This is the first change of its kind since 2012 and represents a positive step towards a more equitable tax system.

Development Cost Levies (DCL)

Through 2019, NAIOP Vancouver continued its long-standing and productive working-relationship with the City of Vancouver in the area of **Development Cost Levies (DCL)**. This year the dialogue has been focused on accountability for current increases to the DCL, CAC targets and Density Contributions as well as the more recently introduced (2017) Utilities DCL. Because the City often posts an "unallocated" portion (ie. surplus) from these collected funds, NAIOP Vancouver has championed increased transparency in the process whereby such surpluses would be taken into consideration prior to the determination of future increases to DCL rates. With respect to the Utilities DCL, NAIOP Vancouver has encouraged the city to ensure that the collection of the City-wide Utility DCL be funded in proportion to the intended residential or non-residential use, and any affordable housing contribution should be related to residential development only.

Industrial Affordability

NAIOP Vancouver continues to communicate practical solutions to the City of Vancouver regarding **Industrial Affordability**. Further to a motion this summer titled "Accelerating Action on Industrial Affordability", NAIOP's position is that the best way for the City to supply industrial space is to focus on less regulation, more density, and overall fewer restrictions and limitations, specifically through the following actions: allowing more flexibility in site use; utilizing mixed-use to help subsidize industrial development, where compatible; finding opportunities for increased density and relaxed height restrictions; modernization of loading requirements and exclusions; additional FSR, height, and parking restrictions in transit-oriented locations; more on-site amenity spaces through height and FSR exclusions.



City of Vancouver Fast Intake Track Commercial Renovation Pilot

Thanks in part to NAIOP Vancouver's input and advocacy, last May the **City of Vancouver Fast Intake Track Commercial Renovation Pilot (FIT)** was announced. NAIOP Vancouver attended several permitting committee discussions and pressed for a reduction in permitting times. The aim of the FIT pilot is to reduce Service Center wait times for commercial renovation submissions and allow those who have successfully passed screening to leave their applications with the City of Vancouver without further waiting for an ECO submission intake. The City anticipates that the FIT pilot will reduce wait times and decrease the overall load within the Services Centre. All frequent commercial renovation permit applicants have been invited to participate. NAIOP applauds the City of Vancouver for this important step toward simplifying processes and streamlining workflow for all concerned.

The Developers Round Table is a unique initiative held twice annually by NAIOP Vancouver. Open to Platinum and Gold Sponsors only, this "in camera" setting is attended by 25 to 30 senior commercial real estate executives. Directors of Planning and other senior staff from various municipalities are invited to speak on initiatives. The lively and fruitful conversations are helpful to both developers and planners. Over the past 24 months, several sessions have been held with Planning Departments from cities throughout the Lower Mainland.

Metro Vancouver Industrial Stakeholder Workshops/Programs. This fall Metro Vancouver will continue to seek feedback from NAIOP Vancouver and its members on a variety of Industrial programs. NAIOP Vancouver invites members to contribute in:

- Targeted workshops focused on the Greater Vancouver Gateway Council and the Greater Vancouver Urban Freight Council
- A 2020 update to the Metro Vancouver Industrial Lands Inventory (ILI)
- A Metro 2040 Industrial and Mixed Employment policy review
- Initiatives related to industrial and employment lands in the regional growth strategy
- Consultation for the Regional Industrial Lands Strategy (RILS)
- Policy options to address pressures on industrial lands, site issues, and governance / partnerships.

NAIOP Vancouver encourages all its members to become involved in this important work. Not a member of NAIOP Vancouver Chapter? Take this opportunity to get involved at the local level and be part of the change you want to see: www.naiopvcr.com/membership



As always, the board and members of NAIOP Vancouver would like to extend their sincere thanks to the Planning Staff and Councils of the Metro Vancouver for their continued partnership. Through our work together, we are able to find solutions to complex issues with the common goal of building and improving the beautiful Metro Vancouver area.