

**1. Internal Development Application and Permitting Modernization Task Force – Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit (Support)**

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
09/21/2021	15:31	PH1 - 1. Internal Development Application and Permitting Modernization Task Force...	Support	Dear Mayor and Council, UDI supports the proposal from the Internal Development Application and Permitting Modernization Task Force to enable the issuance of a Building Permit for excavation and shoring before a Development Permit. We have attached a letter summarizing our comments on this proposal. Please get in touch if you have any questions or would like to discuss this further. Thank you	Anne McMullin	s. 22(1) Personal and Confidential	Unknown	Appendix A



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September 21, 2021

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

Dear Mayor and Council:

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

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

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

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

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

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

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



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

Yours sincerely,

s. 22(1) Personal and Confidential

Anne McMullin  
President & CEO, Urban Development Institute