

### PH 1 - 1. Tools and Incentives to Encourage Mass Timber Construction - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-02-12	16:01	PH 1 - 1. Tools and Incentives to Encourage Mass Timber Construction	Support	UDI letter submission with feedback on the proposed Tools and Incentives to Encourage Mass Timber Construction (see attached).	Heather Park	Downtown	Appendix A



SUITE 1100  
1050 W PENDER STREET  
VANCOUVER, BC V6E 3S7

January 25<sup>th</sup>, 2024

Sailen Black  
City of Vancouver  
453 West 12th Ave.  
Vancouver, BC V5Y 1V4

Dear Mr. Black,

***RE: Proposed Mass Timber Incentives***

On behalf of more than 900 members of the Urban Development Institute – Pacific Region (UDI), we are writing to express our support for the City’s proposed mass timber incentives. After meeting with City staff on November 17<sup>th</sup>, 2023 to discuss the proposed incentives, we commend the City for taking leadership on developing policy tools which we believe will help support the proliferation of mass timber as a building form in Vancouver.

UDI has for decades provided leadership in encouraging sustainable development and green building practices – including mass timber construction. I sit on the Provincial Mass Timber Advisory Council, and through our seminars and webinars, we continue to educate our members about this innovative type of construction, which has several benefits, including:

- Reductions in embodied carbon and improved energy efficiency in new construction;
- The potential of faster and more efficient construction, which is critical for a sector facing labour shortages; and
- Economic development and additional jobs – especially for B.C.’s forest dependent communities.

For these reasons, UDI is supportive of the City’s proposed mass timber incentives. We were pleased to see included in the proposals increases in density and height; allowing the mass timber incentives to be combined with other City incentives such as those for below-market housing; and the ability to apply these incentives to hybrid buildings as long as mass timber comprises over 50% of the building materials. It is also great to hear that pre-application meetings with senior City staff would be available

for mass timber applications. This is critical to being able to address manufacturer issues and restrictions in a more timely manner, as well as provide more certainty for builders earlier in the application process.

The work being undertaken by City staff on mass timber incentives is very timely, especially given an [announcement made by Province](#) on December 11<sup>th</sup>, 2023 that it is working on proposed code changes to the BC Building and Fire Codes that would enable as many as 18 storeys for residential and office buildings, instead of the existing 12-storey limit. These changes would also allow for more exposed mass timber depending on a building's height, as well as allowing more building types - such as industrial facilities - to be built using mass timber. If these proposed provincial code changes come into effect, UDI would encourage the City to revisit and expand existing mass timber incentives, to take advantage of new opportunities created by the Province.

Thank you again for developing these incentives and consulting with our members regarding them. We support the proposals and believe they will help foster an enabling policy environment, and enhanced economic viability and feasibility of this building form. We hope they will set an example for other communities interested in accelerating mass timber construction.

UDI and our members look forward to continuing to work collaboratively with City staff on this and other mass timber initiatives, as well as other housing and development related policies, to support the delivery of sustainable new housing in Vancouver. If you have any questions, please do not hesitate to contact us.

Yours sincerely,



Anne McMullin  
President & CEO, Urban Development Institute