



To: PLANNING COMMITTEE
Re: Item No. 9 - July 22/08 Mtg.

URBAN DEVELOPMENT INSTITUTE - PACIFIC REGION
#200 - 602 West Hastings Street
Vancouver, British Columbia V6B 1P2 Canada
T. 604.669.9585 F. 604.689.8691
info@udi.org
www.udi.bc.ca

**SCHEDULE 1 TO THE MINUTES
OF THE PLANNING
COMMITTEE MEETING HELD
ON TUESDAY, JULY 22, 2008**

July 18, 2008

Planning Committee
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Planning Committee:

Re: Green Roofs

Below are comments that have been excerpt from a larger letter that has been sent to Mayor Brodie and Council dated July 18, 2008. UDI would like to draw the comments below to the attention of the Planning Committee for the City of Richmond for consideration at their next meeting.

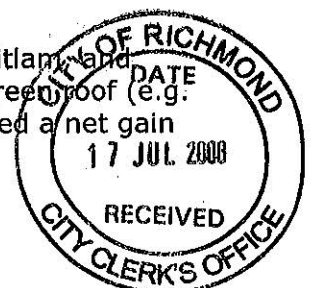
"Green Roofs:

In our April 18th letter to the City of Richmond, we stated several industry concerns about the green roof requirements - especially for large one to two storey buildings (e.g. industrial buildings and big box retail). We have been able to determine that adding a green roof to these types of industrial/commercial developments can increase project costs by 20%. In addition, some developers cannot purchase insurance for projects with these types of roof systems due to liability issues.

In our moderate coastal climate, the resulting benefits associated with green roofs do not warrant this extra cost or liability. There are other ways to provide a "net gain" to the environment without implementing mandatory green roofs. Furthermore, industrial land commercial tenants will not likely pay the additional green roof costs, impacting the City's ability to attract new industrial/commercial development and investment.

The City of Richmond is contemplating a variance process that would include Council approval for waiving a green roof. A similar process was adopted in Port Coquitlam, and is of great concern to UDI members. This variance process took several months and there was uncertainty with the outcome. Developers will not be able to purchase land without knowing the ultimate requirements (e.g. will Council grant a green roof variance or not?) that will be imposed on their projects by the City. This again will discourage investment, as tenants (a) are unable to take on the capital cost of green roofs and (b) unwilling to take on the uncertainty of the variance process.

A UDI member brought forward a green roof variance application in Port Coquitlam, and was able to demonstrate to Staff and Council that an alternate option to the green roof (e.g. energy efficient building design, sustainable storm water management) provided a net gain



to the environment vs. a green roof, and was economically viable for the developer and tenant. Had this alternate option not been entertained, the City of Port Coquitlam would have jeopardized the 400 jobs associated with the project as the developer and tenant would not have been able to absorb the **additional \$5.6 million in green roof construction costs.**

City Staff are providing Council with another option – a **"sustainability points system."** This is certainly an improvement from the original requirement. It is less costly, and more flexible, which allows us to approach development on a project by project basis. More work on this option is needed, but UDI would like to explore the "sustainability points system" further with Staff. For example, how will it change when new technologies emerge? UDI urges Council to approve this option in principle, and allow the industry to work with staff to finalize the approach.""

Original signed by

Maureen Enser
Executive Director

S:\Public\Final UDI Copies\2008-2009\Letters\Final UDILetter Green Roofs- July 18 08.doc