

PLANNING INSTITUTE OF BRITISH COLUMBIA

# PLANNING WEST

Summer 2023

*FORWARD THINKING  
SHAPING COMMUNITIES*

**2023 PIBC ANNUAL  
CONFERENCE  
AND PIBC AWARDS**



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# PLANNING WEST

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**PIBC PLANNING INSTITUTE**  
OF BRITISH COLUMBIA

FORWARD THINKING  
SHAPING COMMUNITIES

The Planning Institute of British Columbia (PIBC) recognizes, acknowledges, and appreciates that we are able to live, work, and learn on the traditional territories of the First Nations and Indigenous peoples of BC and Yukon. Acknowledging the principles of truth and reconciliation, we recognize and respect the history, languages, and cultures of the First Nations, Metis, Inuit, and all Indigenous peoples of Canada whose presence continues to enrich our lives and our country.



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CONFERENCE HIGHLIGHTS

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## PRESIDENT'S MESSAGE



“Aren’t AGMs fun?” I called out after stepping up to the podium at this year’s PIBC Annual General Meeting, held June 2nd in Sun Peaks. The laughter cascaded quickly across the scattered audience. I don’t think the planner crowd was buying it. It was tongue-in-cheek of course, but I did appreciate the moment.

For over 65 years, PIBC’s presidency has passed along from hand to hand, biannually. On January 2, 2023, David Block RPP, MCIP, passed it to me.

My first order of business in stepping into this role is to thank David for presiding over PIBC’s Board for the last two years. I’ve been lucky to get to know David during this time. His deep warmth has been an important leadership quality. The 2021-2023 Board didn’t shy away from hard discussions about professional membership standards and governance challenges between Canada’s provincial and territorial planning institutes and associations. David exhibited a caring and honest approach Board members strove to emulate. Thank you, David!

I also want to thank everyone who accepted nominations and ran for Board positions in this election. I know members faced a formidable challenge choosing from amongst such stellar candidates. Congratulations to those newly elected and re-elected (reported elsewhere in this issue) and to all those who showed their commitment to the profession by putting their names forward. My great appreciation also goes out to those who have given much of themselves and stepped away from the Board at the end of this term: Lesley Cabott RPP, MCIP, Pat Maloney RPP, FCIP, Angel Ransom RPP, MCIP, and Candidate Member, Arta Navab-Tehrani. Thanks also to the Student Member representatives who participated on the Board over this past term.

Thanks to the entire PIBC staff team and the Sun Peaks Conference Organizing Committee, led by chair Nola Kilmartin RPP, MCIP, for your dedication and hard work – and for pulling it off! It was such a good conference. We were excited to deliver a full conference program, with more than 30 sessions and 100 speakers, as well as several mobile workshops, tours, and activities. More than 400 attendees participated in-person or online. We look forward to seeing everyone at next year’s conference – the 2024 BC Land Summit – taking place in Nanaimo, May 8th - 10th.

Two years ago, before accepting a nomination for the position of President-Elect, I spoke to a great number of you. I wanted to understand what “value-add” I might bring to this role. Those conversations encouraged me to run and were the basis for my election platform. It reads, in part:

“The practice of planning needs to pivot. We need to ask ourselves: What is post-pandemic urbanism? How do we build resilient

communities? Where do we go from here? As planning practitioners, we want to create positive change. We need to rise to the challenges brought upon us, by systemic inequalities, the housing crisis, and the climate emergency. We have important work to do. If elected, I’ll work to raise the bar on PIBC’s advocacy for planning best practices. I know that this is what our members expect.”

I recently read an essay in the May 2023 issue of Harper’s magazine, in which Erik Baker considers how the “non-profit industrial complex has conspicuously failed to halt climate change or dismantle systemic racism,” thereby adding to widespread disillusion. I’ve never heard of the “non-profit industrial complex,” nor can I say that I think PIBC is part of it. However, the essay reminded me of my conviction that professional associations, and other nonprofit organizations, need to take a strong leadership role on climate action, anti-racism, Indigenous rights and title, and other issues of our time. I am confident that, over the next two years, the Board will engage seriously on these issues on behalf of all members.

The new Board will soon gather for a strategic planning retreat. Our focus will be on how to update the Strategic Plan to guide and direct the Board and Institute over the next two years. We’ll build on the good work of previous Boards, while also responding to a number of recent changes in context for B.C. and Yukon: new backlash against planners, the rise of conspiracy theories (even against the planning community), new market conditions, recent announcements, new government policies and regulations, and a number of other challenges and opportunities.

The Greek philosopher Heraclitus said: “Change is the only thing that endures. Change alone is unchanging.” Change is inevitable but how we respond to it is not.

AGMs might not always be (the most) fun, but I’m truly excited about the next two years: we’ve got you.

A handwritten signature in black ink, which appears to read "Emilie Adin".

**Emilie Adin** RPP, MCIP

# OUTLINES

What's Trending?... Member in Focus...



Photo courtesy of BCPRC

The BC Poverty Reduction Coalition advocates for public policy solutions to end poverty, homelessness and inequality in the province.

## What's Trending?

by **Cindy Cheung** PIBC Communications & Marketing Specialist

### BC Poverty Reduction Coalition

@PovReductionBC

**The Right to a Good Life for All.** The BC Poverty Reduction Coalition and the City of New Westminster won gold this year for PIBC's 2023 Award for Excellence in Planning Practice – City and Urban Areas. The Coalition – made up of 100 organizations and community mobilizations – works to advocate for public policy solutions to end poverty, homelessness, and inequality. The award-winning Community Action Network (CAN) Leadership Training Program transformed the way the City of New Westminster conducted its public engagement, creating a more equitable and inclusive framework.

Flip to the PIBC Awards article in this issue to read more about this transformative and award-winning program and innovative partnership between a municipality and an inspiring non-profit. You can also learn more about the BC Poverty Reduction Coalition at [www.bcpovertyreduction.ca](http://www.bcpovertyreduction.ca).

### Stay Updated with PIBC e-News!

Keep up-to-date regularly with current Institute & local planning news, events and job opportunities with PIBC e-News! The Institute's electronic newsletter is emailed to members every other Wednesday. Haven't seen your PIBC e-News? Check your spam/junk email folder and be sure to add [enews@pibc.bc.ca](mailto:enews@pibc.bc.ca) to your contacts.

# What Membership Means to Me

Planners across British Columbia and Yukon join PIBC and value becoming Registered Professional Planners for a variety of reasons. From Candidate Members working towards their certification to Retired Members who continue to contribute through important volunteering work, we reached out to our members across the province and beyond to learn why they value becoming an RPP and what membership means to them.



## Alison McNeil

Retired Member, Past Editor of *PIBC News* (now known as *Planning West*) and Communications Committee Member

“Over the last 25 plus years, PIBC membership has been a wonderful way for me to keep in touch with fellow members and stay up-to-date on important planning issues. This has been especially true for the times in my career when I did not work in main-stream planning positions.”

Seeing friends and colleagues at the annual conferences, editing what was then known as *PIBC News* in the 1990s and early 2000s, and volunteering as a Communications Committee member for many years have all been rewarding experiences that have enriched my career, including into retirement.”

### Correction Notice

In the Spring 2023 issue, on page 28, there is a correction of the word *impervious* used to describe surfaces that contribute to flooding. We have updated the digital issue with the correct word *pervious* in the following sentences:

“If land allocation for cars is to remain, it should be retrofitted to be *pervious* and uphold ecosystem services. An example of *pervious*, biodiverse parking can be found in Hannover, Germany...”

### Planning West Call for Submissions

Fall 2023 Issue:

**Planning Through Different Lenses:  
Perspectives from Allied Professions**

Submission deadline: Sep 15, 2023

Winter 2024 Issue:

**World Town Planning Day  
& Evolutions in Planning Practice**

Submission deadline: Dec 15, 2023

Articles should be 1000-1200 words in length in an unformatted MS Word document. Please note: not all articles may be accommodated based on editorial decisions and the number of submissions received.

# Member in Focus



**Allyson Friesen** RPP, MCIP  
Principal, Innovate Planning & Co

One of the perks of physically being able to attend this year's annual conference – PIBC's very first hybrid conference that welcomed both onsite and online attendees – is the opportunity to meet and say “hi!” in-person to our many members from all over BC and Yukon. Such was the case with this issue's Member in Focus, Allyson Friesen, who was onsite as a conference attendee and workshop co-facilitator. We caught up post-conference to learn more about how Allyson's collaborative experiences working with consultants led to her becoming the principal of her own master planning and strategy firm. She also talks about her passion for helping other women find their “a-ha” moments to reignite self-inspiration and potential.

**How did you get your start in the planning profession? Was there someone or something in particular that inspired you?**

Two events stood out for me that led me to planning. The first was working in the Clerk's Department in West Vancouver and attending the Board of Variance meetings. I loved going through the plans and seeing

how the applicants could take a challenging property and make it into something beautiful. Of course, height variances that impacted million-dollar views always made for lively meetings!

The second event was at the City of Coquitlam. I just started with the City in the Leisure Planning Division and my manager, Wendy Wiederick, encouraged me to pursue a planning designation. As leaders in grassroots community development, we found that the recreation professional organizations offered support for programming and fitness, but there were few resources or opportunities for planning. At the time, it was a struggle to get a legitimate seat at the table when dealing with recreation-focused planning. Often, decisions affecting recreation facilities were made by park planners who had no operational experience or true understanding of recreation. There were no leisure/recreation planners in B.C. and we felt the planning designation would offer credentialization and credibility when working with other planners, landscape architects, and engineers.

**You had leading planning roles with the City of Coquitlam and the City of Abbotsford. How has working for municipalities transferred to running your own planning consulting firm?**

Parks, recreation, and culture master and strategic planning are my consulting focus areas, together with business process improvement. The Parks, Recreation, and Culture master plans at both Coquitlam and Abbotsford are cutting edge. In Coquitlam, we devised a highly visual process to rank the current state of amenities and services as “basic,” “enhanced,” or “elite” and then overlay the desired future state. The gaps helped determine priorities in facilities, policy, governance and programming, and [we] devised a specific timeline and budget to level-set the gaps based on the current state and anticipated growth.

Abbotsford’s Parks, Recreation, and Culture Master Plan was part of Plan for 200K – an innovative process that tackled 20 master plans and strategies – in an 18-month process – that needed to align and work together. The shared learning between departments established a new way of working together, fostering cross-collaboration and efficiencies.

Having led several consultants in both municipalities, I have been able to incorporate the best of my experiences to ensure my clients are supported and feel successful with the project, identify potential pitfalls, and put strategies in place to mitigate challenges.

**You are a mentor for the Minerva Foundation for BC Women. Can you tell us how you got started with this work and why you continue to stay involved?**

When I first became involved with the Minerva Foundation, there was a lot of focus on supporting women who had taken time away from the workforce or needed to retrain to re-enter work. Some were women who took time out to raise children or, in one instance, a woman became allergic to the compounds needed to do her work. So, after years of being a professional, she needed to completely retrain. There was such great energy with women helping women see their potential. This has always been a passion of mine, I love the “a-ha” moments and the look of self-recognition when others are able to see themselves with the same encouragement, admiration, and inspiration you see in them.

**It was great to see you in-person at this year’s annual conference in Sun Peaks. What is your one key take-away from your attendance?**

I love learning and some of the best learning happens through discussions when the participants share what they are doing to address various challenges or present their challenge to the group to harness the group’s wisdom.

I was delighted to have the opportunity to co-facilitate the conference workshop session *Why Community-Based Food Security is Relevant to RPPs & the Essentials* (CWS-03,

June 2) with Christine Callihoo RPP, MCIP. The discussion was robust, with tremendous diversity in the room with participants from the Agriculture Land Commission, First Nations, and rural and island communities each sharing how they are working to support food sustainability – so inspiring! And of course, the networking – it is always great to see fellow planners at the conferences!

**As our communities continue to recover from the pandemic, what does your “normal” now look like? What are some lasting changes to your work and home life post-pandemic?**

The pandemic offered considerable perspective for us to reconsider what work and home need to look like. The collaborative technology that emerged offers opportunities to collaborate with people beyond your organization or community. Remote work opportunities have allowed us to move closer to our family, as we recently moved from the Lower Mainland to Kamloops. We appreciate the flexibility in finding a work-life balance that meets our needs and allows us to focus on what can we do to be more self-sufficient.

The recent events with food security have ignited my desire to learn more about food growing, harvesting, preserving, and of course, sharing. I love the range of opportunities offered at Kamloops and look forward to expanding my knowledge in this area. ■



**Allyson enjoying the outdoors with her twin sons**

# Planning Podcasts

In this issue, take a listen to learn more about a report on missing middle housing and how one group in Ontario is urgently advocating for its provincial government to help increase housing supply immediately. Also, hear from a passionate American urban planner turned advocate and politician, who is using her planning knowledge and skills to educate and fight for positive change regarding homelessness in Los Angeles.

**Got a podcast about planning you want to share? Contact us with your podcast summary at [editor@pibc.bc.ca](mailto:editor@pibc.bc.ca)**

*\*Please note: Podcast content and opinions are solely those of the podcast creators. PIBC does not endorse third party content and/or necessarily share the same views as expressed in these podcasts. Podcast links and content may change without notice and PIBC is not responsible for updates to content from podcast creators.*

## The Push for Missing Middle Housing (Season 7, Episode 2)

**Run time 40:00**

Podcast summary by Kali Holahan RPP, MCIP, PIBC Communications Committee member

From Urban Land Institute (ULI) Toronto's Electric Cities Podcast – Housing Affordability Crisis Series  
**Host:** Jeremy Warson, Director of Portfolio Development at Infrastructure Ontario  
**Guest:** Craig Ruttan, Policy Director for Energy, Environment, and Land Use with the Toronto Region Board of Trade

**Podcast link\***

<https://podcasts.apple.com/ca/podcast/electric-cities/id1350800103>

**Podcast Summary**

In this episode, Craig Ruttan, one of the authors of the Toronto Region Board of Trade's *Meeting in the Middle* report, urges the Province of Ontario to eliminate exclusionary zoning on missing middle housing as a means to increase housing supply.

**Why Planners Should Listen**

Listen to this interview to learn more about the *Meeting in the Middle* report. Ruttan discusses how exclusionary zoning is currently leading to most residential neighbourhoods being protected from modest forms of density, such as triplexes or small apartment buildings. These building types represent the missing middle of residential housing stock between single-detached dwellings and large apartments. Ruttan speaks to incorporating missing middle housing as a way to address housing affordability and availability and provides recommendations for the government to reconsider existing policies.

Visit <https://bot.com/attachment/get/538/2322> to download a copy of the *Meeting in the Middle* report.

## Planner and City Official Nithya Raman's Vision to End Homelessness In Los Angeles (Episode 39)

**Run time 27:00**

Podcast summary by Alison McNeil, Retired Member & PIBC Communications Committee member

From American Planning Association (APA) Podcast – People Behind the Plans Series  
**Hosts:** Courtney Kashima AICP, planner and small business owner of Muse Community + Design  
**Guests:** Nithya Raman, American urban planner and L.A. City Council member

**Podcast Link\***

<https://www.planning.org/podcast/people-behind-the-plans/>

**Podcast Summary**

In this episode, Nithya Raman shares her vision for reducing homelessness. She also offers tips for working more effectively with city governments and explains how planners can use their expertise to educate and galvanize communities for positive change.

**Why Planners Should Listen**

Nithya Raman's election win in L.A. has been described as a political earthquake and she's clearly there to get things done and create positive change. Listening to this interview with Raman challenged me to think again about how I've been reacting to similar issues in my own city – homelessness, housing development, and community engagement – both as a planner and citizen. The depth of her experience is impressive, as is the thoughtfulness of her approach to representing people in her L.A. constituency and working on tough planning issues. The interviewer does a great job in asking questions that help reveal Raman as a whole person – planner, politician, non-profit founder, community developer, and mother. It's also a good starting place for other podcasts in this APA series.



\* Podcast links are available on the **PIBC Planning Podcasts web page at [www.pibc.bc.ca/planning-podcasts](http://www.pibc.bc.ca/planning-podcasts)**



# PROFESSIONAL PRACTICE IN CLIMATE ADAPTATION ENHANCES STUDENT LEARNING

Tira Okamoto and Hafsa Salihue, PIBC Student Members



**District of North Vancouver fire crews being trained to fight wildfires as part of the community wildfire protection plan implementation**

credit to District of North Vancouver Fire Rescue Service (DNVFRS)

The Resource and Environmental Planning program at Simon Fraser University presents tremendous learning opportunities for its graduate students. This interdisciplinary, research-based master's program offers courses that cover planning, policy, ecology, economics, and climate change.

In this article, we discuss three key take-aways from our experiences as climate adaptation interns while completing our MRM-Planning degrees. While our internships differed in sector, scope, and impact, we hope these learnings shed light on the state of climate adaptation planning today and the ways in which climate-focused educational opportunities can support the workforce needed to meet a climate-changed future.

## **Key Takeaway 1:**

**There is still a lot of uncertainty and urgency.**

Aside from the uncertainty of climate change itself, there is also uncertainty in adaptation planning. The big question is: How will we know that our investments in climate adaptation actually have their desired impacts in reducing risk and vulnerabilities? This is an especially important consideration for municipalities with limited budgets that need to prioritize work and manage risk and public safety. One method of determining if adaptation interventions are working is through regular monitoring and evaluation, which is a step we learned often gets neglected.

As an intern at the District of North Vancouver, Hafsa had the opportunity to conduct an evaluation and gap analysis on



the District’s *Climate Change Adaptation Strategy*. Through this experience, Hafsa had the opportunity to learn from experts about how they navigate the complexities of climate change adaptation when a municipality faces multiple climate threats. She found that the District has shown leadership in climate adaptation, particularly through their work on the Community Wildfire Protection Plan and Geohazard Risk Mitigation Program, which were initiated in 2007 and 2009, respectively. The District monitors and regularly reports on progress made on these initiatives to ensure public safety.

**Key Takeaway 2:  
Operationalizing equity in climate adaptation is complex.**

While many municipalities across B.C. are engaging in climate action planning, as well as longer-term strategies for adaptation, there

are not yet clear standards for incorporating an equity lens into climate adaptation planning. Federally mandated tools, such as Gender-based Analysis Plus (GBA+), can prompt initial discussions on how climate change causes disproportionate impacts on equity-denied populations. However, each of our internships highlighted the need for specific, place-based guidance on designing and implementing equitable climate adaptation planning processes.

Through our internships, we saw firsthand how municipal and provincial governments are grappling with how to operationalize equity in adaptation planning while dealing with more pressing concerns, such as affordability and accessibility. Ideally, climate adaptation solutions address current social issues while planning for climate change, contributing incrementally towards a more just future. However, in practice, climate plans may not always have enough “teeth” or jurisdictional



### Heat pump

credit to Sarah Jane Photography



### Debris Barrier

credit to District of North Vancouver

power to enforce more equitable policies. Additionally, well-intended climate mitigation efforts can lead to disproportionate impacts on specific populations. For example, development proposals may only include baseboard heating for rental units, while market condominium units often include heat pumps for heating and cooling. A lack of coordinated regulations results in the perpetuation of barriers to accessing climate-resilient housing for households with lower incomes. Another example of these shortfalls includes the use of permeable pavers for stormwater management without the recognition of its unpopularity among individuals with different mobility needs or those using strollers.

As an intern with SHIFT Collaborative, Tira had the opportunity to work on a climate equity and extreme heat research and engagement project in 2022. The resulting, *Lived Experience of Extreme Heat in B.C.*

report documents unique challenges that equity-denied populations faced during the 2021 heat dome in B.C., such as difficulties purchasing and maintaining in-home AC or heat pump units for seniors and people with disabilities. Through her internship, Tira was able to develop engagement and social planning skills, while also understanding the direct climate impacts experienced in B.C. As early career planning professionals, we call on the field to more seriously center equity in climate adaptation work.

### Key Takeaway 3: Proactive pilot projects can lead to creative collaboration.

Pilot research and engagement projects have become a standard anecdote to allow for innovation and risk-taking while staying within acceptable boundaries. Pilot projects and collaborative research initiatives also allow for early-career planners and students to gain expertise in climate adaptation planning. Pilot projects can serve as the testing ground for many climate adaptation interventions and our internships confirmed the need for more of these projects now to kickstart greater adaptation efforts across the province.

Collaboration also increases the chances of receiving funding for climate adaptation work and broadens its impact. This also helps smaller institutions with less staff capacity to apply for funding and work with those that can assist in the process to secure funding. The District of North Vancouver puts significant emphasis on cross-departmental collaboration in implementing their *Climate Change Adaptation Strategy*. They have partnered with neighbouring communities on the North Shore and local First Nations on collaborative projects, such as the North Shore Sea Level Rise

Risk Assessment and Adaptive Management Strategy, Integrated Stormwater Management Plans, the “Jump on a Heat Pump” rebate program, and the UBCM extreme temperature risk mapping, assessment, and planning that North Shore Emergency Management is leading.

### Conclusion

In this article, we have reviewed three key takeaways from our experiences as student interns working in climate adaptation planning in B.C. Our internships allowed us to gain valuable real-world experience working on the barriers and opportunities related to planning for climate change. Our internships emphasized that collaboration on climate is key, even if funding and resources are limited. We encourage planning schools to bring greater focus to climate change through courses and internship opportunities and to strengthen synergies between academia and planning practice.

**Tira Okamoto** is an MRM-Planning student at Simon Fraser University. During her master's, she conducted research with the City of Vancouver and completed an internship with SHIFT Collaborative, working on municipal and provincial climate planning efforts. Her interests include equitable coastal adaptation, governance, and community engagement.

**Hafsa Salihue** is an MRM-Planning graduate from Simon Fraser University. During her master's, she completed an internship funded by PICS at the District of North Vancouver, which evaluated progress and gaps in their *Climate Change Adaptation Strategy*. Her interests include equitable planning practice, plan evaluation, food systems planning, and climate change adaptation.

# COMING TOGETHER TO MOVE AHEAD: 'IT TAKES A VILLAGE' PIBC ANNUAL CONFERENCE SUMMARY

Kristin Agnello RPP, MCIP Editor, *Planning West*



**Kúkpi7 (Chief) James Tomma of Skwłāx te Secwepemcúłlecw (Little Shuswap Lake Band) with his brother, Ron Tomma, during the official conference welcome.**

The 2023 Annual PIBC conference was held from May 30th - June 2nd, 2023, giving PIBC members the opportunity to come together once again – in person and online – to learn, celebrate, share, and reconnect.

The Village of Sun Peaks, located on the traditional, unceded territory of the Secwépemc peoples, provided a spectacular backdrop for many challenging and enlightening discussions about the history, present, and future of our communities.

Olympic skier **Nancy Greene Raine** and **Mayor Al Raine** opened the conference by talking about the goals, challenges, and successes of developing a thriving resort community. Constructed at a time when ski resorts were shifting from training and competition facilities to family-friendly destinations, Nancy described Sun Peaks as a village planned for “human capacity, not just bricks and mortar.”

As practitioners, planning for human capacity both brings us together and drives us apart. How do we balance the needs of one population with the rights of another? How do we

address constraints in terms of land, money, and authority? We are constantly seeking to balance the interests of our communities, our employers, our fellow planners, and our environment. The conference offered engaging and enlightening keynotes from **Jessica Brooks**, **Lorien Nesbitt**, **Inge Roecker**, and **Winki Tam** – touching on issues of housing affordability, happiness, sustainability, and community – while the sessions had us grappling with issues of balance and debating the pros and cons of different approaches to planning’s wicked problems.

I had the privilege of attending several sessions over the duration of the conference and would like to share some key themes and takeaways.

## Reconciliation

In their session, *Planning Practice and Reconciliation*, **Angel Ransom** and **Sarah Atkinson** reminded us that “we should not fear changing; we should only fear a lack of change. Fear the status quo – because it is

making our society unwell.”

PIBC’s unprecedented Planning Practice and Reconciliation Committee is committed to actively decolonizing planning practice in B.C. and supporting PIBC members as they decolonize themselves. In doing so, Sarah and Angel suggest that it’s time to rethink what we know about our profession. From the certification of our members to consultation with our communities, they suggest that it’s time to break down the old systems and rebuild new ones together.

Angel and Sarah framed decolonization and reconciliation, not just as a goal to achieve, but as a journey we must all take. They stressed taking the time to listen and learn, sitting with discomfort and allowing others to do the same. One of the most poignant takeaways for me was when Angel defined reconciliation as a give-and-take relationship, where “you bring something, we bring something, and everyone benefits.” We are all learning and unlearning: What would happen if we created the space to have more than one way of doing things?

## Storytelling

What is the relationship between storytelling and reconciliation? In their session, *Addressing Historical Wrongs: Perspectives on Municipal Apology Processes*, **Lisa Codd**, **Denise Fong**, **Helen Ma**, and **John Stark** presented their thoughts and experiences on municipal efforts to support reconciliation with the Chinese Canadian community. This session examined the role of local governments in creating and sustaining discriminatory policies and systemic racism, presenting a way forward through connecting with our own – and others’ – stories.

The presentation outlined three key aspects of a municipal apology process: surfacing and acknowledging the truth, aligning apologies with historical harms, and providing actions for redressing past harm.

John and Denise explained that a key part of decolonization is uncovering the stories of



Attendees connecting, socializing and networking at the 2023 Annual Conference Welcome Reception in Sun Peaks.

un- and under-represented members of our communities. While local governments and much of mainstream society have either forgotten about, or are unaware of, legislated racism, these stories give us a chance to understand, connect with, and repair the harms caused by historic actions and the present-day implications of these actions.

I was particularly moved by Helen's statement that "who we are as people influences what we do as planners." She noted that, as professionals, we tend to write ourselves out of the story, as if our history doesn't affect our practice. And, while we must maintain some degree of separation from our work, when we reflect on our own values, we can start to uncover the values that are baked into our systems of governance, understand where communities are coming from, and meet them where they are at.

### Collaboration

One of the main themes throughout the conference sessions was that no one party or level of government can do it alone. Whether the "it" is building affordable housing, fostering community happiness, or addressing the climate crisis, the success of many planning initiatives relies heavily on partnerships with industry, community, non-profits, First Nations, and other levels of government.

**Zoë Morrison** and **Ben Campbell** showcased an example of a successful, multi-partner collaboration in their session, *Master Planning in Dawson City, Yukon*. Zoë outlined the challenges of designing a master plan for a site that was rife with spatial, political, and geotechnical concerns: tailings ponds, permafrost, limited services, design guidelines, mining activities, and challenging access points. This project demonstrates the ability to build successful and mutually respectful partnerships between Indigenous communities, provincial and municipal planners, community members, and

industry actors. There were significant efforts to collaborate on the design and composition of the site and, despite challenges, the project resulted in an approved plan that will guide future development in the area.

### Sharing and Engaging

Listening to presentations about the work being done in the region and speaking with planners about their day-to-day challenges, successes, and visions reminds me that we are all working toward a common goal, even if we approach things from different sectors, different points of view, and different communities. Sharing our experiences is critical to our growth as a profession and there are a number of ways you can share and engage with the PIBC community throughout the year.

*Planning West* is an excellent tool that you can use to share your research, your successes (or failures!), and your expertise. And as the flagship publication for the Planning Institute of British Columbia, *Planning West* hopes to reflect the full diversity of our membership and all the roles we take on. In particular, *Planning West* is seeking articles from:

- Planners in Northern communities in B.C. and Yukon.
- Indigenous Planners and planners working alongside Indigenous communities.
- Planners working in rural communities.
- Planners working on climate initiatives.
- Students.

If writing a feature article is not for you, consider submitting to one of *Planning West's* featured snapshots: "What Planning Means to Me" and "Planning Podcasts." These brief snapshots give PIBC members insight into the thoughts, interests, and activities of their planning colleagues. Please reach out to me at

[editor@pibc.bc.ca](mailto:editor@pibc.bc.ca) for more information.

Whether you are a student or a Fellow, you have something valuable to contribute. ***This is our village and we are its members.***

## ROAD TO RPP: CERTIFICATION, MENTORSHIP & MORE

### Speakers:

**Pat Maloney RPP, FCIP** *Principal Patricia Maloney Consulting*

**Greg Mitchell RPP, MCIP** *Senior Development Manager Primex Investments*

**Zoë Morrison RPP, MCIP** *Senior Planner Stantec*

**Conference session summary by Kristin Agnello RPP, MCIP** *Editor Planning West*

This session provided information about the certification process for individuals hoping to become Registered Professional Planners in British Columbia. Not just for students, this session provided information for mentors, sponsors, and anyone supporting a Candidate on the "Road to RPP."

Pat Maloney offered reflections on her numerous years of experience mentoring and sponsoring PIBC members, as well as developing and administering accreditation exams. She was joined by Greg Mitchell, a planner turned developer, and Zoë Morrison, a planning consultant with Stantec Consulting in Whitehorse, Yukon. Together, the group provided advice on designing a career path, choosing and working with a mentor, and maintaining relationships throughout your career.

The session opened with a discussion of the process required to become a Candidate Member. Pat explained that there are three routes to membership:

- Through an accredited degree program;
- Through the Prior Learning Assessment Route (PLAR) program; and
- Through advanced standing if you were trained or practiced in a different country (\*there may be reciprocal agreements if you are a certified member of certain organizations, such as Royal Town Planning Institute or American Planning Association.)

She explained the purpose and process of examinations, logbooks, and the role of mentors and sponsors. The speakers emphasized that this process, in addition to being a required step for certification, was an opportunity to build community and gather experience that will serve Candidates throughout their professional careers.

### Key Takeaways

- **Don't leave your logbook to the end.** Fill in your experience regularly so that you can accurately represent the work you have done and identify any areas where you might need to find additional experience to meet PIBC competency requirements.
- **Get the “opposite” experience.** If you are planning to work in policy, make sure you get experience as a development officer; if you hope to work in the public sector, get experience in the private sector and vice versa.
- **Keep in touch with your mentor.** As a Candidate Member, it is your responsibility to maintain communication, prepare for discussions, and make sure you have your questions answered. Your success depends on your willingness to put in the work.
- **Understand the value of relationships.** Reach out to potential mentors, even if not for a formal arrangement. Ask for advice and don't be afraid to ask for connections.

Pat, Greg, and Zoë spoke about the benefits of being a mentor, what is expected from both the mentor and mentee, and the relationships that are gained. It is part of our responsibility as professionals to bring up the next generation of planners and everyone has something to offer as a mentor. Regardless of the stage of your career, you can be a valuable resource to your colleagues. Share your work. Make connections. Help others. It will serve you – and the profession – well.

## A FRAMEWORK FOR AN EMPOWERING, PARTICIPATORY AND CULTURALLY CENTERED PLANNING PRACTICE: TSAWWASSEN FIRST NATION

### Presenters from Tsawwassen First Nation:

**Jessica Adams** *Culture Coordinator*

**Ruth Mary Adams** *Community Elder and Knowledge Keeper*

**Priyanka Roy** *Lands Manager*

**Komal Shaikh RPP, MCIP** *Director of Lands and Municipal Infrastructure*

### Article by Alison McNeil

*PIBC Retired Member & Communications Committee Member*

In this session, the presenters provided a rich learning opportunity for planners. It began with prayers, a song, and territorial acknowledgements from Elder Ruth Adams and Jessca Adams, in English and in the Hul'q'umi'num' language. A brief historical background of Tsawwassen First Nation (TFN) was also provided, noting the importance to First Nations of remembering their past as well-established, independent communities. Tsawwassen means 'land facing the sea' and today their lands are home to about half of the Nation's

almost 500 members.

Through the impressive number of planning projects described by the presenters, it was clear that the planning process is as important as the product. Engaging with TFN members on planning initiatives serves to build trust with their government, create pride and healing for people through the incorporation of art and culture in every project, and empower community members through direct input into the process and product. As a result, community engagement starts at the granular level, with planners often meeting individuals and families in their homes to seek input.

The Culture Department is involved in all planning events and helps to design a diversity of engagement opportunities. TFN members are constantly inundated with requests for input, so choosing appropriate timing for engagement (not summer) and hosting fun and interactive events full of laughter and food are important for success. Accountability is key both during and after the process. Staff regularly check in with committees and members for feedback on how the process is working and to show how their input has been used. These practices make for a longer, but more successful, planning process.

The range of planning initiatives presented was impressive. Projects included the TFN Community Area Plan for the core village, a Territory Markers pole-raising event in 2019, the Facilities Plan, the Youth Centre, the Elders' Centre, the Beachfront Park, the

**Featured plenary speaker Jessica Brooks – Executive Director of Planning & Land Use Management Branch, BC Ministry of Housing.**



Housing Needs Assessment, the Sustainability Charter, and the visionary Great Blue Heron Way Trail project.

Elder Ruth emphasized that much of their current progress has been supported by their modern-day treaty. The *TFN Final Agreement* was ratified in 2009 and was the first urban First Nations treaty signed in B.C. Then-Chief Kim Baird empowered the community by reminding them “every member counts.” TFN is now a member of Metro Vancouver Regional District and is the first Nation to receive a grant through UBCM for their Housing Needs Assessment report. As Elder Ruth put it, after so long being excluded and forgotten about, now “we’re in the system!”

Elder Ruth urged planners to “put us into the picture,” and start by learning the history of the First Nations in their area, encouraging planners to “find out who the Chief is and go say hi!” These steps toward reconciliation are key since there are still many barriers and, as she put it, a lot of the “Indian Act mentality still around.” She gave thanks for having the opportunity to participate in the conference, noting that she feels that together we are going on a spiritual journey, learning to work with First Nations in a new and hopeful way.

## ENABLING NON-MARKET HOUSING: THE ROLE OF MUNICIPALITIES

### Speakers:

**Noha Sedky** RPP, MCIP *Principal*  
**CitySpaces Consulting**

**Spencer Andres** RPP, MCIP *Manager of*  
**Development CitySpaces Consulting**

**Karin Hung** *Director, Strategic Initiatives*  
**City of Burnaby**

**Wendy Tse** RPP, MCIP *Senior Housing Manager*  
**City of Burnaby**

**Article by Alison McNeil**  
**PIBC Retired Member & Communications**  
**Committee Member**

Whose role is it to deliver affordable housing? Noha Sedky began this session with an overview of the decades-long tension surrounding this question. While once seen solely as the role of senior government, municipalities are now at the forefront of this issue, grappling on the frontlines with homelessness and a lack of affordable housing in their communities.

Research shows that an inadequate supply of

rental and non-market housing drives homelessness in our cities, hence the need to accelerate the building of more units of this kind. Working together with senior governments, municipalities today have more tools and resources at their disposal, as was effectively demonstrated in multiple case study examples.

A central message of this session was that municipalities need to act as advocates, champions, and accelerators – not gatekeepers – working with providers to make non-market projects a reality. If communities like Rossland, Fruitvale, Whitehorse, Vancouver, and even previously politically-reluctant Burnaby can do it, so can you!

Spencer Andres presented a case from Rossland where, next month, occupancy is expected to be approved for 37 units of affordable workforce housing. In this example, the municipality used almost all the tools in their toolbox to create housing on floors above the new City Hall in record time. The City partnered with a non-profit organization and external funding was contributed by Columbia Basin Trust. In addition to providing the land for the project, the City also provided: DCC waivers, a 5-year permissive tax exemption, and a relaxation of parking requirements, with off-site services covered by Rossland as part of the City Hall portion. Notably, the rezoning was fast-tracked and took 3 to 4 months.

This project provides an answer to the question, “What if there isn’t a lot of City-owned

land?,” showing the effectiveness of co-locating non-market housing with City facilities. The new YMCA building in Vancouver is a similar story, as this project contains non-market housing on the upper floors and a partnership to create a new public library, with the library contributing City funding.

In the City of Whitehorse, Yukon, we heard that the municipality effectively doubled the funding for a new, 32-bed shelter and Family Wellness Centre, which starts construction this month. The City did so by contributing a cash grant, DCC waivers, and a 10-year property tax reimbursement. Similar tools were used by the Village of Fruitvale, which is facilitating the development of affordable housing, childcare, and market housing with the help of CMHC funding on a vacant school site.

Karin Hung and Wendy Tse provided an inspiring account of how departments at the City of Burnaby worked together to fast track – in 24 months from concept to completion – a non-market housing project to house women and children in need. They presented a list of six factors that were key to the success of the City acting as advocate and accelerator for the process:

- **Embrace the challenge.** This project had lots of upfront challenges, including no partners, no site, and no capital – don’t be risk-averse and find solutions to make it happen.

2021-2023 PIBC President David Block RPP, MCIP thanking conference delegates, presenters & partners.



- **Build a dream team – it takes a village!** A highly motivated, interdepartmental team was established with regular meetings among senior staff from the planning, building, engineering, legal and finance departments. This new way of working together broke down silos and there was high buy-in, excitement, and ownership among all staff involved.
- **Step up.** The City found capital funding (grants), land, and operational funding – contributing almost \$8.8 million, plus the land, to this project.
- **Be creative.** Using unopened bid packages and a resurrected RFP, the City asked CMHC if they could submit a second funding application for project stream funding (they didn't get it).
- **Break convention.** In this case, the City flipped the development process, accepting building permit drawings first with the

rezoning to follow. They deferred requirements as much as possible so partners had time to complete their work, and supported zoning CD bylaw variances, resulting in very short timelines being achieved for all approvals.

- **Have a Plan B on standby.** Develop a mindset to pivot quickly in the face of obstacles.

In this session, the presenters' case studies provided inspiring success stories. They demonstrated the ways in which municipalities can use a wide range of tools, ideas, and approaches to help create the housing their communities need. In terms of municipal contributions in-cash or in-kind, the question remains how long municipalities can sustain these expenditure levels (e.g., \$8.8 million plus land contributed by Burnaby to the aforementioned project), while still relying heavily on property taxation as their main revenue source.

#### Sun Peaks Village



## CREATING A VILLAGE: LESSONS FROM FALSE CREEK, UNIVERCITY, BAYSHORE, AND FURRY CREEK

### Speaker:

**Michael Geller RPP, FCIP**  
Principal Geller Group

### Article by Alison McNeil

Retired PIBC member & Communications Committee Member

Michael Geller provided a fascinating tour of four seminal planned communities in which he has played a leading role over his 50+ year career as a planner and developer. In each case, he provided examples of how cooperative working relationships between developer, municipality, and the public are key to success, noting, "It takes a village to plan a village." He also emphasized innovation, encouraging us to not be afraid to try out new ideas and to listen to concerns and find creative solutions to address them. Finally, he showed how successful new communities can be when the infrastructure supporting them – including schools, transit, and parks – is built concurrently with housing.

Michael described the re-development of the South Shore of Vancouver's False Creek in the mid-1970s, noting the City's initial challenge of deciding whether the previously industrial land should be a park or housing. Public opinion was split, so they did both! The City called for a mix of market and non-market housing, with the goal of one-third each high, middle, and low income units. The school, parks, and some bus services (enabled by a special DCC) were developed concurrently.

Michael recalled that, at the time, many believed the project would be a failure. However, through both marketing and leadership (then-Mayor Art Phillips and his wife Carol Taylor moved in), the public eventually bought into the idea of long-term leased housing on public land. Michael believes planners should consider using this model more often, but with longer leases, (e.g., 99 years), rather than South False Creek's 60-year leases (currently being renegotiated). He highlighted lessons learned, noting that the shopping area that was located in a shaded plaza did not thrive and residents didn't want to give up their cars as much as was hoped.

Other valuable lessons are found in the case of the Bayshore Lands development of the



1990s. The City provided effective direction to designers and developers from the start through ‘policy broadsheets,’ which set out specific comprehensive development goals for the project. A design competition was held, resulting in Norm Hotson and Arthur Erickson being selected. Together with City staff, they developed 10 key design principles for the site surrounding and to the west of the 1961 Bayshore Hotel, including “distinctively Vancouver” and “enrich and enhance the water experience.” There were also goals to provide social housing and park space, for which the developer made payments in lieu. Building parking under park space was a successful innovation, which Michael believes could be more widely used.

UniverCity at Simon Fraser University was another major new planned community exercise which Michael embraced, bringing all his accumulated know-how from previous developments to his role as project manager in 1999. Once again, effective leadership and project direction from the start were key to success and were provided by SFU, which wanted to put the (then relatively new) concept of sustainable development into practice with guidance throughout from the governing board, community advisory committee, and experts like Mark Roseland.

The project identified four cornerstones of sustainability and accompanying innovations, including: [1] linking environment and transportation goals effectively (they developed an early transit U-pass and a car co-op); [2] linking environment and building goals (creating the first-in-Canada Green Building Guidelines designed to suit a mountain setting); [3] enabling equity (getting the zoning bylaw changed to allow lock-off suites within multi-family apartments); and [4] prioritizing education (to ensure the school was ready when the housing was built, SFU provided the school district with an existing building to use).

Michael noted that, as a university, SFU was in a position to try new things, providing reassurance to the City of Burnaby that if things didn't work, they'd fix it! Community-building features included public art, a trail network, parkland, and the “town and gown” square. The square was modelled after a similar space in Cambridge, UK, and contained a successful (and initially subsidized) retail area, which played host to an annual community breakfast and other events. A New York Times article on the new UniverCity project helped to bring people on board – never underestimate the power of publicity!

The last stop on the virtual tour was Furry Creek, a residential golf course development 19

kilometres south of Squamish. Michael noted that developers have been attempting to make the vision a reality since the 1990s, some going bankrupt in the process. Currently, there is a golf course with a clubhouse and about 150 homes in the development. The project's initial four-year planning process identified fire protection emerging as an important issue. As another example of solution-oriented thinking, the issue was addressed by the developer making a voluntary financial contribution to the fire service. The Furry Creek story hasn't ended yet and no doubt more innovations and lessons are to come, with recent OCP amendments and rezoning approvals by the Regional District.

## REBUILDING TRUST THROUGH COLLABORATIVE ENGAGEMENT

*Small town Official Community Plans: how 1,100 hours of dedicated volunteer time helped rebuild trust within the community during an unprecedented global pandemic. The result: a pragmatic, transparent path forward to advocate for shared community values ranging from affordable housing to infrastructure.*

### Speakers:

**Kelly Learned RPP, MCIP Principal  
Frank Planning Collaborative**

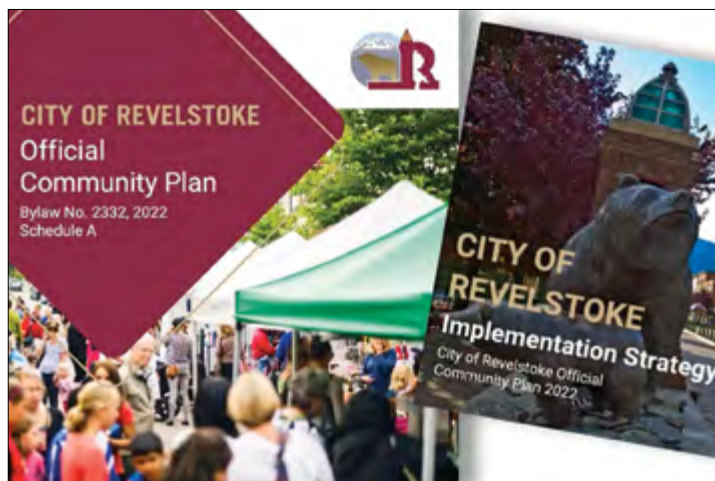
**Paul Simon RPP, MCIP Lead Planning  
and Development Services  
City of Revelstoke**

**Article by Steffi Sunny  
PIBC Candidate Member & Communications  
Committee Member**

Revelstoke is located in the beautiful Columbia Mountains alongside the Columbia River and within the traditional, ancestral, and unceded territory of the Sinixt, Ktunaxa, Secwépemc, and Syilx peoples. In this session, Paul and Kelly took us through their Official Community Plan (OCP) creation and adoption journey, while also sharing some key lessons learned through the process. For a small community of approximately 8,000 people, which has limited resources, the City of Revelstoke took some fascinating approaches to build trust with the community and maximize public engagement for its Official Community Plan (OCP), which was adopted in July 2022.

At the beginning of the presentation, Paul shared that, when he took on the role of Lead of Planning and Development Services in Revelstoke, he expected it to be this cruisy little mountain town where everyone was super laid back – with no drama! I remember having similar expectations when moving to Sicamous (a small town approximately 73 km west of Revelstoke); as planners within small towns who are trying to do it all (current & long-range planning), there's never a dull moment! Revelstoke has a huge tourism industry (summer and winter). For any community where tourism is a major contributing factor to the economy, there are some challenges that often arise – one being the housing prices and affordable long-term rentals. Paul stated that, similar to many small communities with limited staff and resources, doing long-range planning work while dealing with day-to-day applications has been a challenge for Revelstoke.

With the OCP project, the primary goal was to get the community involved and engaged throughout the process (from beginning



through to adoption and implementation) as this was a significant factor in rebuilding the trust between the community, Council, and Administration. As part of the OCP engagement process, a pre-engagement interview was done to identify community champions for a focus group. The focus group included 24 community members from diverse backgrounds and their profiles were shared with the community. This focus group then helped recruit and establish the policy team members.

Kelly stressed the importance of communication by sharing the goals and objectives of the process with the focus group and policy teams in a visually appealing and easy-to-read manner. Once the OCP visioning process was completed, the team went through the process of setting some core priorities to guide the future of the community and understand what the community wanted to focus on in terms of policy. It was smart how Kelly's team worked with a local group called the "Idea Factory" fabrication lab as part of the engagement process, to create 3D models to communicate with the community. This really helped to communicate the ecological constraints and visually show where developments could happen in the future. She also talked about some fun and inviting community engagement tactics that were used during the pandemic. It needs to be acknowledged that, with challenges resulting from the pandemic and no in-person gatherings, accomplishing trust in community engagement is no small feat!

Paul explained that, as part of the policy development exercise, the teams were divided into five categories based on best practices from other municipalities: healthy community, culture and heritage, diverse local economy, healthy ecosystems, and a sustainable built environment. The teams were then given workbooks created by staff and full freedom to meet and discuss on their own based on their availability. It was fascinating to hear that the teams dedicated dozens of hours over the course of six weeks to share their thoughts and priorities through the workbooks. The team contributed a total of about 1,100 hours of dedicated volunteer time between the focus group and policy team members. It is indeed amazing how the City and Council allowed the focus group and policy groups to take a really strong role in co-designing the Official Community Plan. Kudos to the Council that was willing to get out of the way and let the community work through the process – a truly community-led process.

*"I'm a big proponent of under-promising and over-delivering – making promises to the community that you can't keep just contributes to that lack of trust that builds up over time."*

— Paul Simon (talking about building trust within small communities.)

## IS AFFORDABLE HOME OWNERSHIP AN OXYMORON? LOCAL AND INTERNATIONAL LESSONS LEARNED

### Speakers:

**Julia Bahen RPP, MCIP** *Manager of Community Planning*  
CitySpaces Consulting

**Kevin Green** *Senior Planning Analyst*  
CitySpaces Consulting

**Article by Steffi Sunny**  
*PIBC Candidate Member & Communications Committee Member*

Affordable housing is an emerging topic across the province and for the right reasons! There are limited local examples of how affordable home ownership (AHO) programs might work in practice. Julia and Kevin from CitySpaces presented a comprehensive overview of findings from their case study research related to affordable homeownership programs. The team was hired by the City of Vancouver to research and understand existing affordable home ownership programs to see if these programs might be feasible for Vancouver. Affordable home ownership refers to housing units that are created and sold below market value. It was interesting to learn about the purpose, conditions, and success rates of different



Left: Keynote panel for "It Takes a Village to Create Happier Cities" presentation. Speaking: Lorien Nesbitt (UBC Faculty of Forestry), Winki Tam (Downtown Vancouver Business Improvement Association) and Inge Roecker (UBC School of Architecture + Landscape Architecture)

Right: Delegates participating in conference sessions and workshops, including local walking tours.



AHO programs, both locally and internationally. Kevin described that, with new market housing being more expensive and older dwellings depreciating over time and thus requiring high levels of maintenance, there is a lack of sufficient supply, which leads to an increase in price for all housing types irrespective of the quality and location. A lack of diverse and sufficient housing types was seen to create a roadblock to housing mobility, which leads to the lowest income households being pushed out as the higher income households can't move from rental to ownership.

Julia elaborated on two general categories of affordable home ownership: shared appreciation models and limited appreciation models. Within shared appreciation models, when a homeowner who owns an affordable unit decides to sell that unit, they would recoup some of the equity that they've gained over time and the unit would effectively lose its affordability. With a limited appreciation model, units remain affordable in perpetuity by continuing to suppress the price of that unit for future buyers.

The team shared some similarities, differences, and unique features of four different case studies from Montgomery County,

New Zealand, Vermont, and Portland. In most affordable home ownership programs, buyers are subject to some level of restrictions when it comes to selling their units, including the timeline for selling, occupancy restrictions, and other conditions. Another common theme that the team saw between these models was that these programs weren't perfect initially; they have been tweaked and changed over time. Kevin explained that the two competing priorities within these programs are maintaining long-term affordability and wealth generation – and it is difficult to have both occur at the same time.

Julia shared an interesting example of New Zealand's model, with a non-profit housing foundation that acted as a developer and a builder. They used a shared equity model where households could buy a share in the program starting at 60% and, every few years over the course of 15 years, could buy additional shares for which the housing foundation charges an administrative fee. In this model, there is no restriction period for selling. During the sale, the profit is split based on the ownership structure, (i.e., if you own 70% of the home, you would receive 70% of the profit from the sale). In this model, it

is required that homes be offered back to the housing foundation to buy and sell themselves. The housing foundation's access to lower-cost land was a huge component in making this program work. The housing typologies in this model included single-detached homes and duplexes, and would soon include apartments and higher-density developments.

As part of the research process, the team completed a public engagement session to understand the perspectives of non-owners and people within the housing sector in Vancouver. Julia shared some of the responses from the public engagement, where non-owners felt it important to have predictable mortgage payments that offered a sense of ease and security. The professionals from the housing sector felt that affordable homeownership is an effective model to consider in improving mobility within the housing sector.

Most of the programs fell along the spectrum between security of tenure and wealth generation. Each of the AHO programs took on a slightly different approach based on the community. It's difficult to have a one-size-fits-all approach, as each program caters to a specific community based on a unique set of priorities.





**Walking tour of Sun Peaks village**

## LESSONS LEARNED FROM PLANNING A CONTEMPORARY INDIGENOUS URBAN VILLAGE

### Speakers:

**Jessica Brodeur** RPP, MCIP  
*Urban Planner Arcadis*

**Alyssa Koehn** RPP, MCIP  
*Associate Urban Planner Arcadis*

**Heidi Martin** *Development Coordinator Aquilini Indigenous Developments LP*

**Article by Heike Schmidt** RPP, MCIP  
*Communications Committee Chair*

The Willingdon Lands development project is centrally located in the City of Burnaby on a 40-acre site and was designed by Arcadis in partnership with the Musqueam and Tsleil-Waututh First Nations and Aquilini Indigenous Development. The off-reserve development is a contemporary Indigenous Urban Quasun (star) Village founded on Musqueam and Tsleil-Waututh design principles.

The land was bought back in partnership by the Musqueam, Squamish, and Tsleil-Waututh First Nations, with representation from each First Nation on the project team. The project

required a rezoning and official community plan amendment process, and the design goal was to re-introduce First Nations culture into the project and an Indigenous presence into the City of Burnaby.

Part of the master plan development process was the involvement of First Nations Elders, youth, and knowledge keepers; to collect stories and ideas as well as to provide employment opportunities for First Nation community members.

The master planning process was undertaken over two years, with the vision to create a contemporary village re-connecting the land and water of the People of the River Grass (Musqueam) and People of the Inlet Village (Tsleil-Waututh). The project sought to honour the land and restore relationships to the land and the water through Indigenous plants, creek restoration, and energy-efficient elements.

Storytelling from past to present to future is embedded throughout the project: in the zoning document with story pages and incorporated into the master plan visibly, from natural pre-colonization to the most urban areas of the site. The entryway to the site is an urban trade plaza and the heart of the site is a cultural center. The site is surrounded by 5,000 leasehold and rental homes with larger unit sizes and affordable housing units, retail opportunities, and a film studio. The proposed film studio covers a large portion of the site and is a natural extension of the oral storytelling

theme. Natural pre-colonization design elements include bringing water into the site through creek daylighting, stormwater management, parks and open spaces, a native species garden, a band shell, and public artwork.

The project development and engagement were coordinated by cultural advisors, who brought together First Nation members, municipal staff, and the public in regular meetings and workshops. Their efforts contributed to a mutual understanding of perspective and relationship building.

The engagement and dialogue processes were carried out throughout the project and there was general support for the overall design. The project is currently seeking the community's feedback on intent and design and a 4th bylaw reading is expected to occur during the summer.

## INFILL HOUSING INNOVATION IN KELOWNA & KIMBERLEY — ALLOWING FOR GENTLE DENSITY

### Speakers:

**Birte Decloux** RPP, MCIP

*Urban Planner Urban Options Planning Corp*

**Arlene Janousek** RPP, MCIP

*Planner City of Kelowna*

**James Moore** RPP, MCIP *Infill & Housing Policy*

*Manager City of Kelowna*

**Troy Pollock** RPP, MCIP *Manager of Planning*

*City of Kimberley*

**Justin Cook** *Planner City of Kimberley,*

*PIBC Candidate Member*

**Article by Heike Schmidt** RPP, MCIP  
*Communications Committee Chair*

### The City of Kelowna

Despite its geographically restricted land base, the City of Kelowna is one of the fastest-growing cities in B.C. Like many other cities in the province, Kelowna is dealing with housing affordability issues, increased flooding, and wildfire risk.

As reflected in the *Regional Growth Strategy*, 25% of Kelowna's growth needs to be accommodated through infill and densification within existing neighbourhoods. Since 2016, housing densification projects have expanded from secondary suites and carriage house projects to "middle of the housing spectrum" projects, such as infill housing, duplex cottages, and fourplex townhouses on a regular-sized lot.

There has been a lot of community interest and public engagement with respect to infill housing in Kelowna. The City hosted a design challenge that brought innovative designs, resulting in a new zoning designation, pre-zoning, and an application fast-tracking process that

applies to 800 regular-sized lots with laneway access in central Kelowna. One example is a typical 1950s dwelling that was maintained on the lot, while adding a four-unit infill addition with two driveways, a double garage, and a rooftop deck.

The new infill housing type has been popular with a wide range of buyers, from families to retirees, to be used as their main residence or as vacation homes. It is estimated that, since 2017, about 370 net new housing units have been built through infill housing designs that would otherwise not have been built. Lessons learned include the successful combination of pre-zoning and fast tracking, which contributed to the success of the pilot projects and resulted in turnaround times for approvals as short as a couple of weeks. Like larger-scale developments, infill developments face amenity-based challenges, such as the provision of sidewalks within a pedestrian network that is not yet fully connected. Creating and administering a new zone also proved to be a challenge.

Building on the success of the initial infill housing initiative, Kelowna launched a second infill design challenge in 2021 for additional core areas that would include thousands of lots with potential for redevelopment. Where the initial focus for infill housing was on similar-sized lots with laneway access, the new focus was on more challenging lots. As part of the design challenge, Kelowna received 56 submissions and the four winning designs included a fourplex design with parking in the rear, two duplexes with a variety of units, duplexes with a courtyard, and three individual dwellings with 3 to 4 units.

As part of its 2023 Official Community Plan update, the City is now looking at implementing these new design ideas and getting a better understanding of infrastructure requirements, such as stormwater management and landscaping. They are also considering the need for increasing development cost charges and exploring the impacts of infill strata housing on the existing community to achieve a balance of built form, while contributing to livable streets.

### The City of Kimberley

The City of Kimberley, also known as the “best small town in B.C.,” presented its gentle density project as part of its recent zoning amendments. Since the last census in 2016, Kimberley has grown over 9%, to a population of 8,115. The City is working hard to balance growth pressures, the soaring demand for housing, and the need for infrastructure renewal. Kimberley has a tourism-focused economy and a large land base that includes a ski hill within its municipal boundary, the Kimberley Nature Park, and multiple golf courses. Most of the buildup areas

of the city are compact and the existing neighbourhoods are constrained by the topography. There are many opportunities for densification and infill development in Kimberley and areas that have been designed for future development. The current housing stock consists of 78% single-detached housing that was built before the 1980s. There is a need for rental housing, low to moderate-income seniors’ housing, and accessible and family-sized units. Rental vacancy rates in Kimberley are low and there is a low supply of new housing.

The City looked at new housing options throughout the community with a focus on central locations, such as the pedestrianized Platzl area. To address housing availability and affordability, the City initiated a zoning bylaw amendment allowing for gentle density in their R-1, R-2, and R-3 zones, which involved a community engagement process to ensure the community was on board with the proposed changes. The engagement involved over 70 stakeholders and the vast majority expressed support for the new infill housing. The bylaw amendment process took eight months and focused on the R-2 zone, which applies to 70% of all residential lots in Kimberley, allowing two duplexes plus two accessory dwellings on each

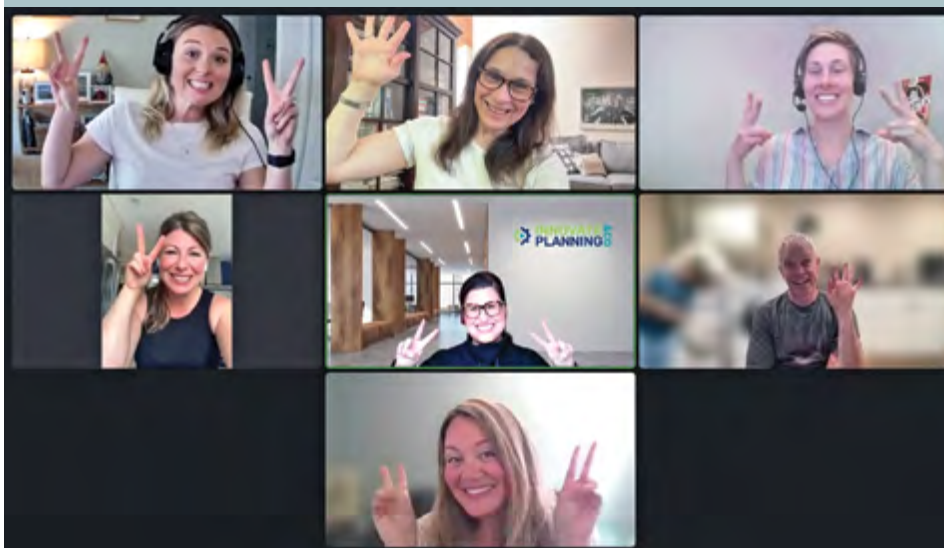
lot (for a total of six units) and up to ten units permitted with affordable housing agreements. For single-detached dwellings, the allowable building height is 9 meters, increasing to 12 meters for duplex or multi-unit buildings.

It has been eight months since the zoning bylaw amendments were adopted and some projects are already underway. For example, a townhome project with twelve townhomes is taking advantage of duplex units and attached and detached accessory units. Some homeowners have started to convert their typical miner houses into triplexes. In the R-3 zone, there are now new rental units under development, taking advantage of the new zoning. There is also a multi-unit project on City-owned land underway; however, larger more complicated development projects (six units or more) remain a challenge. Despite the new developments in the central locations of Kimberley, there is still fringe development pressure and the issues of aging infrastructure, high construction costs, labour shortages, and the absence of a development cost charge program. The City is currently partnering with Small Housing BC to model four different design concepts, targeted at property owners in the R-2 zone, with interviews and workshops planned for the fall.

### Thank You to the PIBC 2023 Annual Conference Committee!

On behalf of the PIBC President, Board of Directors, Staff and Members, we would like to thank the following individuals for their time and dedication in planning and hosting the PIBC 2023 Annual Conference – *It Takes A Village!*

- |                                  |                         |                           |
|----------------------------------|-------------------------|---------------------------|
| Nola Kilmartin RPP, MCIP (Chair) | Hayley Inglis           | Rylan Graham RPP, MCIP    |
| Allyson Friesen RPP, MCIP        | Linda Piroddi RPP, MCIP | Sean O’Flaherty RPP, MCIP |
| Amanda Haeusler RPP, MCIP        | Odessa Cohen RPP, MCIP  | Will Volpe (Candidate)    |



Top Row: Amanda Haeusler, Sophie King (PIBC Staff), Odessa Cohen Middle Row: Linda Piroddi, Allyson Friesen, Sean O’Flaherty Bottom Row: Nola Kilmartin (Committee Chair) Missing: Rylan Graham, Will Volpe (Candidate), Hayley Inglis

# 2023 PIBC AWARDS FOR EXCELLENCE IN PLANNING

Kelly Chan, *Manager of Member Programs & Services*

The PIBC Awards for Excellence in Planning honour the best in professional planning work undertaken by members in communities and regions across British Columbia and Yukon. Award winners were celebrated in Sun Peaks, B.C. on June 1, 2023, at the PIBC 2023 Annual Conference – *It Takes a Village*.

This year, the PIBC Awards & Recognition Committee launched the new “Award for Enduring Planning Performance,” which recognizes and celebrates exemplary long-term planning work and outcomes that have stood the test of time.



## Awards for Enduring Planning Performance

### GOLD WINNER

**TITLE:** Garrison Crossing

**ORGANIZATIONS:** Canada Lands Company, City of Chilliwack, MVH Urban Planning & Design, and Ankenman Associates Architects Inc.

*Garrison Crossing* is a 153.5-acre development, which was formerly a part of the Chilliwack Canadian Forces Base. It represents a fundamental paradigm shift back to traditional neighbourhood design that embraces mixed uses, compact housing, heritage-sensitive design, environmental integration, and a pedestrian-friendly orientation. As one of the first neighbourhood designs in North America recognized with the LEED-ND certification, it escaped “greenwashing” and demonstrated early success in lower-carbon development.

The jury found *Garrison Crossing* to have built an exemplary community of engagement. The development provides high transferability potential for other historically used or government-owned lands.



**Awards for Enduring Planning Performance**

**SILVER WINNER**

**TITLE: Richmond City Centre Area Plan**

**ORGANIZATION: City of Richmond**

**PARTNER: Urban Futures Incorporated**



The *Richmond City Centre Area Plan*, adopted in 2009, is an enduring long-range land use strategy. Prompted by Richmond’s vision for an inclusive, livable, and sustainable community, construction of the Canada Line, and the 2010 Olympic Games, the Plan establishes a capacity-based, transit-village framework to guide growth through the 21st century. Fourteen years on, the Plan continues to deliver on community objectives, support innovation, and effectively respond to emerging challenges. The Plan is not designed to accelerate growth, but rather to direct it to help facilitate Richmond’s vision for an inclusive, livable, and sustainable community.

The jury found the Richmond Plan to demonstrate enduring high performance, as Richmond’s downtown is one of the biggest success stories of growth in the region. The Plan contains many great examples that support the evolution of community growth in Richmond over time.



**Awards for Excellence in Planning Practice – City & Urban Areas**

**GOLD WINNER**

**TITLE: Community Action Network – Transforming Planning Practice Through an Innovative Partnership to Engage People with Lived and Living Experience**

**ORGANIZATIONS: City of New Westminster and BC Poverty Reduction Coalition**

**PARTNERS: New Westminster Public Library, New West Homelessness Coalition Society, Douglas College – Changing the Conversation, Single Mothers' Alliance, and Tamarack Institute for Community Engagement**

The *Community Action Network (CAN) Leadership Training Program* engages people with lived and living experiences of homelessness and poverty in planning and policy development processes. CAN participants learned about advocacy, committee functioning, community organizing, decision-making, and public speaking. Elected officials and planning staff acted as guest speakers, mentors, and

resources. CAN transformed the way the City conducts its engagement, creating a more equitable and inclusive framework. It is transformative as it represents an innovative partnership between a municipality and a non-profit.

The jury felt that this was ground-breaking and one of the few initiatives in public engagement that puts action to good words elsewhere spoken. They were impressed with such an innovative initiative to mentor persons with lived experience of poverty to enhance their engagement in planning, and excited to find that an assessment of the program has already been completed with generally positive results.



**Awards for Excellence in Planning Practice – City & Urban Areas**

**SILVER WINNER**

**TITLE: Sea2City Design Challenge**

**ORGANIZATIONS: EcoPlan and City of Vancouver**

**PARTNERS: Host Nation participants (Squamish, Tsleil-Waututh, Musqueam), Design Teams (Mithun, ONE Architecture, PWL, MVRDV, Modern Formline), Technical Advisory Group (space2place, NHC, Ebbwater, KWL, BC Stewardship Centre, UBC, EXP, BC Hydro, Metro Vancouver, CMHC-Granville Island), CityHive (Youth Adaptation Lab), and Sea2City Community Advisory Group**

*Sea2City* was an innovative, collaborative planning competition rethinking the future of Vancouver’s highly urbanized False Creek shoreline to adapt to rising sea levels while accommodating development, fostering ecological revitalization, and addressing reconciliation with Host Nations. The project generated a bold, positive future vision, dramatic, achievable site concepts, pilot projects designed to test new ideas, and a tactical adaptation pathway to guide the transformation of False Creek.

The jury recognized *Sea2City* as an exciting initiative, which fosters and applies Indigenous knowledge and planning expertise to a pressing global and local issue – rising sea levels and climate change. As forward-thinking initiatives, *Sea2City* initiatives will be needed at every shoreline in the world.



## Awards for Excellence in Planning Practice – Small Town & Rural Areas

### GOLD WINNER

**TITLE: Grand Forks OCP Update + Implementation Projects: The Three-in-One Plan**

**ORGANIZATIONS: MVH Urban Planning & Design, City of Grand Forks, Bluerock Planning, Selkirk Planning & Design, Rynic, Amy Clarke Consulting, and LARCH Landscape Architecture**



Grand Forks chose to complete its *Official Community Plan (OCP)* update in unison with the *Grand Forks Wayfinding Plan* and *North Ruckle Flood Park Concept Design*. The *Three-in-One Plan* combines analytic mapping innovation, progressive "Missing Middle" housing policy, visualization of compact housing, wayfinding, climate resilience planning, and progressive recreation design. Floodplain management regulations and Zoning Bylaw updates are being developed now to implement recommendations developed in the OCP process.

The jury found the multi-pronged approach unique, responsive, and implementable. The challenges being addressed by the planning process were very pressing and the final document is transferrable and user-friendly, taking policy to the next level.



## Awards for Excellence in Planning Practice – Small Town & Rural Areas

### SILVER WINNER

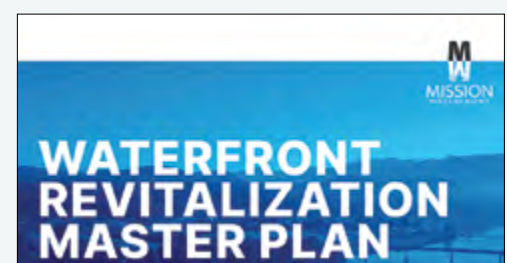
**TITLE: Mission Waterfront Revitalization Master Plan**

**ORGANIZATIONS: O2 Planning & Design and City of Mission**

**PARTNERS: The Katzie, Kwantlen, Leq'a:mel, Matsqui (Mathexwi), Scowlitz (Sq'ewlets) and Sumas (Sema'th) First Nations, Mayor Horn and Council, Subconsultants Aplin & Martin, All-Span, Antiquus, BOP Architects, Brown Strachan, Bunt, CitySquared, GeoPacific, Gwen Bridge Consulting, Pinchin, Primary, Purpose Driven Development, and SFE Global**

The *Mission Waterfront Revitalization Master Plan* is a comprehensive document that includes a development master plan, a parks and open space plan, a mobility and infrastructure strategy, and design guidelines for the City of Mission's 120-hectare waterfront. The Plan paints a compelling picture for the future redevelopment of over 3.5 km of Fraser riverfront, applies "Green Shores" principles in an innovative way to a unique inland shoreline context, and provides much-needed development land.

The jury thought highly of the online, interactive StoryMap, which drew 8,800 viewers ahead of the public hearing. The *Mission Waterfront Revitalization Master Plan* was a huge project to bring to completion. The resulting plans for a south-facing "Celebration Lawn" and waterfront restoration are excellent examples of shoreline revitalization.





**Awards for Excellence in Planning Practice – Small Town & Rural Areas**

**HONOURABLE MENTION**

**TITLE:** *Connecting to Our Roots Through c̓əl̓isəl̓əm*

**ORGANIZATION:** Tsawwassen First Nation

**PARTNERS:** Mac Brown (Implementation Farmer), Nicol Brown (Farm Coordinator), Agricultural Advisory Committee, the Chief and Executive Council, and community youth volunteers. Funded by the federal and provincial governments, ISPARC, and FNHA.

The *Tsawwassen First Nation Agricultural Plan*, adopted in 2013, sets out a robust vision. It took 10 years to realize this vision through the successful implementation of a pilot project to enhance local food security: c̓əl̓isəl̓əm (TFN Community Farm). Fresh produce grown at c̓əl̓isəl̓əm has been distributed to member families, Elders’ lunches, daycares, and youth programs.



**Awards for Excellence in Planning Practice – Small Town & Rural Areas**

**HONOURABLE MENTION**

**TITLE:** *Masset Main Street Vision & Action Plan: From Park to Pier*

**ORGANIZATIONS:** Village of Masset and Urban Systems Ltd.

The *Masset Main Street Vision and Action Plan: From Park to Pier* was created to revitalize the main street, encourage investment, and enhance community pride and activity in the downtown. The vision and action plan builds on the unique context afforded by the site’s geography and history, draws on best practices in placemaking to activate the downtown, and creates spaces where people can gather and celebrate.



**Awards for Excellence in Policy Planning – City & Urban Areas**

**GOLD WINNER**

**TITLE:** *City Plan – Nanaimo Reimagined*

**ORGANIZATIONS:** City of Nanaimo and LANARC

**PARTNERS:** Licker Geospatial Consulting Co., Discovery Research Canada, C2MP Consulting Ltd., Drdul Community Transportation Planning, and CitySpaces Consulting

*City Plan – Nanaimo Reimagined* is an “OCP Plus.” It fulfills the need for a forward-looking official community plan that enhances Nanaimo’s land use to fulfill future housing needs, address climate change mitigation, and enhance equity and inclusion. The process started with a commitment from all City departments to work together. *City Plan* sets the stage for a truly interdisciplinary future, bringing together siloed plans to achieve one aligned path forward.

*City Plan’s* cornerstone is the “Nanaimo Doughnut,” a municipal-scale version of the “Doughnut Economics” theory, which challenges us to find our “sweet spot” where we are meeting the needs of all, while respecting the limits of the environment. The Nanaimo Doughnut comes to life through innovative policy, integrated land use and networks, and clear next steps.

The jury appreciated the introduction to doughnut economics and the integrated nature of this plan. *City Plan* is very comprehensive and covers all the contemporary city issues.



## Awards for Excellence in Policy Planning – City & Urban Areas

SILVER WINNER

**TITLE:** HOME: Burnaby's Housing + Homelessness Strategy

**ORGANIZATION:** City of Burnaby

**PARTNERS:** Eberle Planning and Research and Urban Matters



*HOME: Burnaby's Housing + Homelessness Strategy* is a 10-year strategic plan with a framework of goals, strategies, actions, and an implementation timeline. Building on the transformative work of the 2019 Mayor's Task Force on Community Housing, and innovative new rental use zoning and tenant assistance policies, the *HOME Strategy* provides a framework of 5 goals, 15 strategies, and 90 actions addressing all parts of the housing system, including rental homes, owned homes, homes with supports, and homelessness. Reflecting the input of hundreds of residents and stakeholders who participated in workshops, surveys, and focus groups – and with guiding themes of reconciliation, diversity, sustainability, affordability, and suitability – the strategy seeks to create a Burnaby that everyone is happy to call home.

The jury felt that the *HOME Strategy* offers an outstandingly clear, comprehensive, and compassionate approach to tackling the wicked problem of housing and homelessness facing our communities today. In addition to taking measures to ensure inclusive and livable housing, achieve more rentals, and stimulate additional supply of missing middle housing forms, the jury was particularly impressed with the attention devoted to how the City intends to encourage a healthy supply of non-market housing, more options for secure housing tenure, and how to make Burnaby a place where homelessness is rare, brief, and a one-time experience.

## Awards for Excellence in Policy Planning – Small Town & Rural Areas

GOLD WINNER

**TITLE:** Whistler Accessibility Action Plan

**ORGANIZATION:** Resort Municipality of Whistler

**PARTNER:** WCS Engagement + Planning



The *Whistler Accessibility Action Plan (AAP)* provides actions that identify, remove, and prevent barriers to individuals living in, visiting, or interacting with the Resort Municipality of Whistler. The AAP presents a total of 59 actions distributed across six action areas: Improve Inclusive Service Design and Delivery, Enhance Built Environment Accessibility, Continue Equitable Employment Practices, Foster Accessible Communications and Engagement, Reduce Transportation Barriers, and Support Accessible Procurement.

The AAP was based on the principles of inclusion, adaptability, diversity, collaboration, self-determination, and universal design, and was created with the involvement of residents, community partners, and municipal departments. By collecting small ideas to address barriers to accessibility and implementing them together, this plan aims to deliver big impacts by strengthening community and improving quality of life.

The jury particularly appreciated the broad definition of accessibility, the motto and approach of "Nothing For Us, Without Us" and that, in the implementation of this plan, Whistler is looking to participate in the Rick Hansen Foundation Accessibility Certification™ program. There was thoughtful consideration of a variety of aspects to support accessibility, including the assignment of departments responsible.

### Awards for Excellence in Policy Planning – Small Town & Rural Areas

SILVER WINNER

**TITLE:** Connect Salmon Arm: City of Salmon Arm’s Active Transportation Network Plan

**ORGANIZATIONS:** City of Salmon Arm and Urban Systems

**PARTNERS:** City of Salmon Arm Active Transportation Task Force: Adams Lake Indian Band, Neskonlith Indian Band, Shuswap Trails Alliance, Salmon Arm Economic Development Society, Downtown Salmon Arm, School District #83, Interior Health, Shuswap Cycle Club, Greenways Liaison Committee, Social Impact Advisory Committee, and four citizens-at-large.

*Connect Salmon Arm*, the City’s first Active Transportation Network Plan (ATNP), was developed through a robust community and stakeholder engagement process. The resulting ATNP is inclusive, forward-thinking, and reflects the needs and desires of the community. Critically, a clear implementation plan was developed, grounded in a GIS-based spatial analysis and confirmed through community and stakeholder input. The City has a clear path toward achieving its commitment to making it safer, easier, and more enjoyable to walk, bicycle, and use other forms of active transportation.

The jury appreciated the focus in *Connect Salmon Arm* on quick-build/rapid implementation techniques, and the use of SWOT and AAA approaches. The demonstrable solidity of this work is reaping rewards in the worlds of capital planning and grants.



### Awards for Research & New Directions in Planning

GOLD WINNER

**TITLE:** Rapid Implementation Design Guide for Bikeways in Metro Vancouver

**ORGANIZATIONS:** TransLink and Urban Systems

The *Rapid Implementation Design Guide* delivers an innovative new approach for governments to deliver cycling infrastructure across Metro Vancouver and beyond. The Guide moves from research and policy to inspire and enable action through easy-to-reference information on the rapid implementation of bikeways. The Guide also addresses a critical gap in knowledge by providing an evidence-based review of national and international research, along with best-practice rapid implementation precedents from local communities.

The jury appreciated the innovative nature of the *Rapid Implementation Design Guide*. The Guide is timely and focuses on a rapid implementation concept of “try first, then consult, then adapt.” The low capital, speedy, and reversible proposals encourage and support local governments to take fast action, while cutting the political risk to experiment.



## Awards for Research & New Directions in Planning

### SILVER WINNER

**TITLE:** Cowichan Lake – Forecasting Future Regulatory Boundaries in Light of Climate Change

**ORGANIZATIONS:** Cowichan Valley Regional District and Kerr Wood Leidal

**PARTNERS:** Cowichan Tribes, Cowichan Watershed Board, BC Salmon Restoration and Innovation Fund, and Province of BC



The *Cowichan Lake – Forecasting* project developed a Shoreline Impacts Calculator for Changing Climates (SICCC) as a tool to assess both immediate and long-term projected changes. The approach supports difficult discussions and thus empowers decisions on climate-related problems. This research supports long-term community water planning, as well as laying a foundation for ongoing rights and titles discussions with Cowichan Tribes and others.

The jury found the *Cowichan Lake – Forecasting* project to be very well-conceived and completed, though highly technical with some limits to broader applicability.

## Awards for Research & New Directions in Planning

### HONOURABLE MENTION

**TITLE:** Data Collection Framework and Recommendations for a BC Strategy for Indigenous Peoples Experiencing Homelessness

**ORGANIZATIONS:** Resilience Planning Ltd. (Jessica Hum, Alix Krahn, Lisa Moffatt, Wendy Simon) and Aboriginal Housing Management Association (Celeste Howard, Stephanie Lowe, Bailey Waukey)

**PARTNERS:** Aboriginal Coalition to End Homelessness Society, Aboriginal Homelessness Steering Committee for Greater Vancouver, Aboriginal Housing Management Association, All Nations Outreach, BC Association of Aboriginal Friendship Centres, BC Housing, Cariboo Friendship Centre, First Nations Health Authority, First Nations Housing & Infrastructure Council, Fraser Region Aboriginal Friendship Centre Association, Ktunaxa Nation Social Sector, Lu'ma Native Housing Society, Métis Nation BC, Metro Vancouver Aboriginal Executive Council, Ministry of the Attorney General and Ministry Responsible for Housing, Nisga'a Nation, Northwest Regional Housing Committee, Surrey Urban Indigenous Leadership Committee, and Vancouver Aboriginal Community Policing Centre Society

The process to collect evidence (data, stories, knowledge) of experiences of homelessness was rooted in multiple Indigenous values and wise practices. The project team engaged directly with Indigenous, in-community co-researchers, and trusted in the wisdom of Indigenous Peoples with Lived Experience of housing insecurity and homelessness. The process centred Indigenous Peoples' past (lived) and present-day (living) experiences of homelessness and housing insecurity in B.C. The guiding principle was to deliver this work "by, for, and with Indigenous communities." The goals for the project were two-fold: to create a replicable data collection framework based on lessons learned; and to provide recommendations to help address, alleviate, and eradicate experiences of homelessness and housing insecurity in B.C. Indigenous communities.

*"We raise our hands to the in-community co-researchers: Wayne David, Justene Dion-Glowa, Gretchen Lewandowski, Marla Feniuk, John MacLellan, Raven Ann Potscha, and Bernice Thompson."*



## Award for Individual Achievement Young Professional Leadership

**Malcolm MacLean RPP, MCIP**

Malcolm completed his master's degree in planning with an Indigenous community planning specialization at the University of British Columbia's School of Community and Regional Planning (UBC SCARP). He has worked as a community planner for the City of Victoria and was recently appointed Senior Planner. One of his most significant achievements includes leading the City's Missing Middle Housing Initiative, where he demonstrated a high level of integrity and built trust both internally and externally to lead the creation of innovative city-wide policies and process changes that will help the City provide additional housing choices for residents. His professionalism and passion are felt by his colleagues and Malcolm continues to demonstrate leadership and dedication to advancing the profession through his contributions.



## Annual Student Fellowship Awards

**Madeline Parent**  
**University of British Columbia**  
**School of Community & Regional Planning**

### Presentation: **Tenant Protections in Redevelopment**

Many Metro Vancouver municipalities have recently implemented municipal tenant relocation protection policies (TRPs), which build upon the protections provided by the British Columbia *Residential Tenancy Act* (RTA). However, TRPs have been largely understudied – there is little guiding literature surrounding such policies. This research fills this gap by creating tools for advocates and planners to evaluate TRPs. The project offers three components: (1) a comparative study of all active TRPs within British Columbia; (2) an evaluation framework for assessing TRPs in terms of tenant outcomes; and (3) a proposal for tenant tracking infrastructure to monitor relocation outcomes. Using a tenant-justice lens, this research follows a robust engagement process via surveying tenants across Metro Vancouver and interviewing diverse stakeholders, illustrating possible roadmaps for the future of tenant protections in British Columbia.



**Mikhaila Carr**  
**University of Northern British Columbia**  
**School of Sustainability and Planning**

### Presentation: **Parks, Accessible Spaces and Storytelling**

While the health and well-being benefits that nature provides for our communities are well known, access to nature-based tourism and outdoor recreation spaces is inequitable, as planning processes often fail to prioritize access and inclusion. Drawing on the knowledge and lived experiences of a small and diverse group of people living with diverse impairments, this research explores (in)accessibility in nature spaces in two B.C. Parks regions. Findings from the project demonstrate how B.C. provincial parks might be experienced by an individual with a range of impairments through the development of place-based narratives that present objective accessibility standards (e.g., infrastructure measurements) that centre the experiences of persons with disabilities (PwD). This research highlights information gaps and can provide a pathway for researchers in exploring the ethical development of consumable accessibility information.



**Courtenay Miller**  
**Vancouver Island University**  
**Master of Community Planning**

### Presentation: **Planning for Longstanding Sustainability: Addressing the Downfalls of Green Infrastructure Planning**

Nature-based solutions have significant opportunities for increasing communities' resilience to climate change. The presentation, *Planning for Longstanding Sustainability: Addressing the Downfalls of Green Infrastructure Planning*, looks at the benefits and challenges of green infrastructure, and proposes potential solutions to improve green infrastructure implementation, monitoring, and maintenance across Canada. This presentation explores solutions to improve green infrastructure practices across the country.





**Nathan Zemp**  
**Simon Fraser University, Resource and Environmental Management**

**Presentation: Quantifying the Effect of Single-Family Zoning on Housing Prices in Metro Vancouver, BC**

Single-family zoning is one of the most hotly debated proximate causes of Metro Vancouver’s housing affordability crisis. However, its role in inflating home prices has not yet been quantified. Drawing on methods used in a 2018 Australian study, this research project aims to calculate the marginal value of additional land in Metro Vancouver neighbourhoods, and from there determine the “zoning premium” imposed by restrictions on subdivision and densification of lots. This presentation explores the equity impacts of municipal land regulations and the relative merits of single-family zoning.



***Congratulations to this year’s winners!***

*Make a submission for next year’s awards program to help us recognize and celebrate the places, plans, projects, and people across our membership contributing to communities and regions across BC and Yukon.*

## Planning, Development & Environmental Law



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# THE ESSENTIAL ROLE OF THE RPP IN SUPPORTING COMMUNITY-BASED FOOD SECURITY: SESSION SUMMARY

Christine Callihoo MSC, RPP, MCIP  
Allyson Friesen BPE, MA, RPP, MCIP



How can registered professional planners enable and support local food security? This was the focus of a three-hour workshop at the PIBC annual conference held in beautiful Sun Peaks.

The workshop drew upon research led by University of Northern BC (UNBC) researchers, Dr. Annie Booth and Dr. Theresa Healy, and supported by Christine Callihoo (‘Who’s at the Table: An Exploration of Community-Based Food Security Initiatives’) to explore the role of RPPs in championing community-based food security. The quotes below are from select knowledge holders in the research.

Currently, 12% of the population in Canada experiences regular challenges in accessing or affording sufficient nutritious food, which impacts health and wellness in the broadest terms. Planning for healthy communities requires an understanding of both the local food security challenges and the opportunities within each community and region.

## Shared Language and Understanding

The term ‘food security’ can capture several aspects related to being and feeling food secure, including subsistence, food sovereignty, and food insecurity. Food security includes:

- Having enough calories to satisfy daily requirements.
- Being able to afford the food that is available.
- Having access to nutritional food and food that meets dietary requirements.
- Having access to culturally appropriate food.

The UNBC researchers worked with producers, growers, nonprofit agencies, and others to identify gaps and limitations related to food security. These were used to establish a baseline that includes 9 key food security findings specific to RPPs, as follows:

### 1. Food and Food Culture are Intertwined

Food is more than subsistence; it is a foundational part of a community’s culture.

*“Food is the glue of our society ... breaking bread together has always been seen as both a social and political statement in many cultures ... how we interact with each other and create community in a new deep food culture.”*

RPP Actions:

- Emphasize the presence and availability of food in community and development planning.
- Advocate for easy access to nutritious food.
- Ensure land use has no restrictions on home gardening, backyard chickens, apiaries, etc. that could impact food security.

### 2. Indigenous Food Security

Differs from other food security due to ...

*“Indigenous food sovereignty, ... and historical cultural food practices, .... and the traditional knowledge around gathering, harvesting, and preserving foods is foundational to Indigenous survival ... we would harvest all the traditional foods and then we would share it with each other, and we would have feasts and potlatches...so nobody went hungry.”*

RPP Actions:

- Consider that Indigenous food sovereignty issues may need to be addressed separately.
- General food security activities need to be thoughtfully inclusive of Indigenous cultures.

### 3. Respect

Food security work must build respect into everything; recognizing and preserving the dignity of all.

*“People with food insecurity cannot be shamed for seeking food security support.”*

RPP Actions:

- Consider the importance of “meeting people where they are at.”
- Create and maintain inclusive and non-judgmental engagement spaces.
- Ensure respect is at the forefront of all communications and actions.
- Remember the right to dignity in food security work.

### 4. Public Awareness and Education

Many people are unaware of how food is produced, or the amount of time and effort required to produce food.

RPP Actions:

- Create space for including food security education and conversations in public engagement.
- Include food security in public awareness campaigns.





Photo by Francesco Gallarotti on Unsplash

**“To achieve full food security, it is changing society, policy, and behaviours.”**



Photo by David Holifield on Unsplash

### 5. Accessing Local Food

Farmers’ markets can’t feed everyone.

*“The farmer’s market is a very good thing. But it also doesn’t really add to the pot in terms of food security.”*

RPP Actions:

- Ensure that arable land remains available and capable of agricultural production.
- Facilitate ongoing communications and education to empower elected councils, senior management, and the public to support preserving arable land for food growing.

### 6. Land Stewardship and Access

Locally produced food requires access to local, arable land; therefore land stewardship is foundational to creating food security/sovereignty.

RPP Actions:

- Enhance and enable access to local food markets, increasing community-based food security through planning processes, policies, and outcomes.
- Advocate for access, infrastructure, and network connections amongst food growers, producers, and consumers.

### 7. Food Production Infrastructure

Appropriate infrastructure is necessary to create functional community food security.

*“...both physical (centrally located spaces including community kitchens, gathering/classroom areas, processing and manufacturing space, cold and dry storage, etc.) and virtual infrastructure that establish and maintain food-focused networks, connections, and supports are required.”*

RPP Actions:

- Support the requirement for food production infrastructure.
- Apply a food security lens in all community amenity planning to inform decision-making.

### 8. Policy

Government investment in local community food security is critical.

*“We need provincial, regional, [and] municipal governments to speak and support the needs for regional food security policy.”*

RPP Actions:

- Acknowledge and respect the different needs of different regions.
- Become a primary food security policy champion.

### 9. Capacity and Funding

Food security work is generally done on a volunteer basis.

*“You need to dedicate time and money and people ... food security work feels like the thing everyone’s doing off the side of the desk ... whether it’s infrastructure, whether it’s land, whether it’s resources, whether it’s engagement, it comes down to money.”*

RPP Actions:

- Ensure the strategic inclusion of desired initiatives in OCPs.
- Serve in an advisory role to food-focused organizations in their efforts to pursue funding.

RPPs have a role in enabling food security as we ‘hold the pen’ when developing plans and policies. For example, RPPs can insert a food security lens (in a multitude of ways) through various planning processes, including the development design phase, OCP reviews and amendments, zoning bylaw updates, and other planning activities.

The session explored topics such as how gentrification affects access to culturally appropriate food. For example, in urban areas like Vancouver’s Chinatown, where condo developments render small, locally owned food stores no longer economically viable due to increases in lease rates, ‘food deserts’ are created for those living in the area.

The requirement for encouraging and enabling land stewardship was brought to the fore, including shifting farming practices in flood-prone areas. There is increasing knowledge and dialogue specific to flood-durable crops in flood-prone areas, thereby mitigating the impacts of the changing climate on food security.

The session identified the requirement for a multi-party, community-based analysis of the impacts of farming on local and regional economies to illustrate the importance of our farms and farmers, as well as the role of RPPs in supporting food security. RPPs can better understand and address issues specific to food security at the community level. In doing so, RPPs can continue to play a leading role in serving our communities, while also strategically addressing food security at the local level.

Christine Callihoo is the Executive Director of the Stewardship Centre for B.C. and is a PhD Candidate in Natural Resources and Environmental Studies Program at UNBC.

Allyson Friesen is Principal of Innovate Planning & Co.

# CRISIS RESPONSE: UBC PLANNING STUDENTS RESPOND TO THE CHALLENGES OF OUR TIMES

Michael Hooper RPP, MCIP

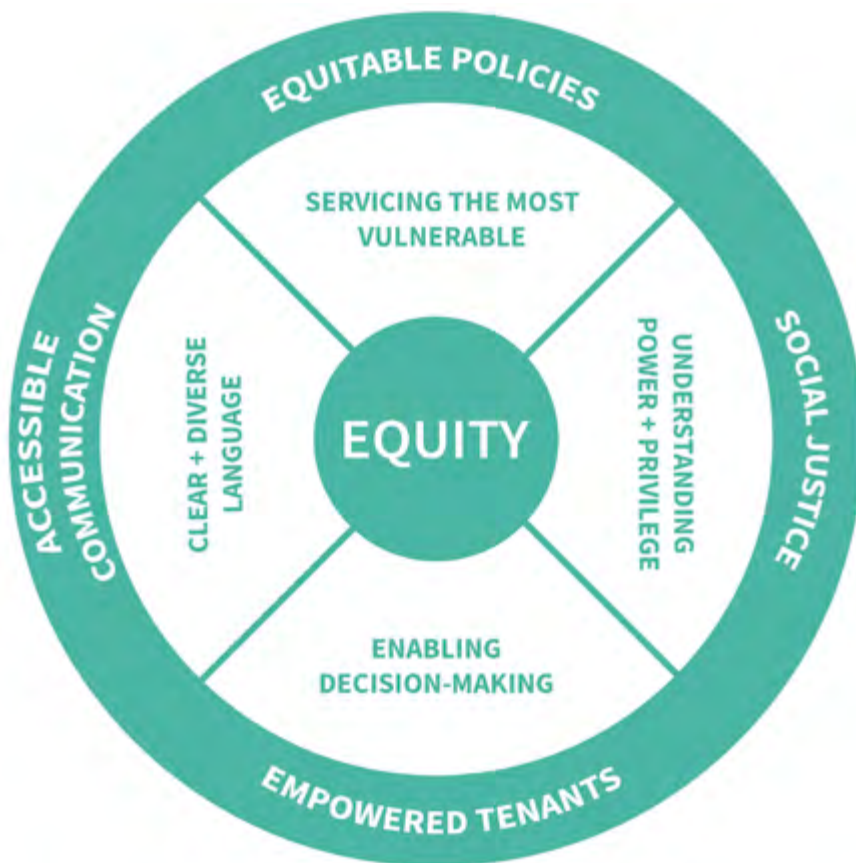


Image from report by Buckman, Edwards, and Parent showing their approach to foregrounding equity in their reconsideration of how to protect tenants in the face of redevelopment.

One of the watchwords of the past year has been “crisis.” While the barrage of bad news can be daunting, UBC’s School of Community and Regional Planning (SCARP) has been at the forefront of responding to our new context of interconnected crises. In particular, SCARP’s students are leading the way by showing how we can move to a more just and sustainable future, in spite of massive hurdles. In this annual update from SCARP, I want to draw attention to some of the remarkable efforts our students are making to tackle the many crises that confront us as planners.

SCARP’s PhD program sometimes gets less airtime than our larger professional planning degree. But, it’s worth noting that SCARP is home to one of the continent’s most dynamic planning PhD programs and is a major source of planning faculty and researchers worldwide. Since becoming Chair of the PhD program a year ago, I have been blown away by the talent, creativity, and phenomenally hard work that our PhD students put into their research and I’m excited to showcase some of this work in this article, particularly since the theme of “crisis” animates many of our students’ research projects.

In addition to the climate and housing crises we hear much about, we’re also aware that another, slightly less concrete (but no less important) crisis is reshaping planners’ work. This is the crisis of misinformation and conspiracism that is rocking professional and public life and which is exacerbated by the rise of online news and communication. PhD student Wes Regan’s research tackles this crisis. Wes describes his work, saying: “While I had been concerned about ‘fake news’ and online misinformation, it was working in public health during the COVID-19 pandemic that led me to realize the scale of this crisis and how it undermines our ability to collectively understand and respond to challenges.”

Wes’ timely research asks: “How can we effectively plan with the public interest in mind when the public is bombarded by increasing levels of misinformation?” Wes describes

his concerns about misinformation, saying: “My fear is that planners, particularly those engaging directly with publics, will find the communicative and participatory aspects of this work increasingly fraught with incivility, performance, and, frankly, chaos.”

Wes notes that planning finds itself intimately connected with these currents of mistrust in institutions, not least due to recent concerns raised about the “15-minute city.” As with other professions, it’s clear that planners will have to adjust how we work given the increasingly polarized way people engage with and discuss policy issues. By learning from planners on the frontlines of this crisis, Wes’ work promises to provide us with insights to better grapple with this challenging new context for our work.

Virtually all British Columbians are now familiar with the housing crisis, which affects the entire province, and beyond. PhD student Paul Akaabre is working on housing issues in both Ghana and Canada and making important contributions to the way we think about tenure security and housing equity. In Ghana, he is investigating how traditional tenure models function and how leaseholders’ rights in such systems might be strengthened. Showing the reach of concerns about shelter security, he is working simultaneously in Canada, with collaborators from across UBC, on housing affordability.

Paul and his co-authors have examined the progressiveness of Canadian property taxation and reported their findings in the *Canadian Tax Journal*. They found that “Vancouver exhibit[s] a particularly weak relationship between income tax and property value.” They propose that a “modest minimum income tax based on property value could raise billions of dollars annually in both the Vancouver and Toronto metropolitan areas.” Paul and his co-authors argue that such a tax could achieve large “increases in government revenue and improvements in overall tax progressivity.” It’s creative and provocative insights like these that I now expect from SCARP’s PhD students and

it’s no doubt that the scale of the housing crisis calls for just the kinds of radical rethinking that Paul offers.

When we think about crises, we tend – to our peril – to consider them in isolation. PhD student Hayfaa Abou Ibrahim would like to change that. She is researching the concept of “polycrisis,” which refers to the growing interconnectedness of cascading and interlinked crises. Hayfaa explains this work, saying: “My interest was triggered by the multiple crises that have hit Lebanon. I realized that the crises affecting the country – financial, economic, political and healthcare crises, a refugee crisis, and the deadly 2020 port explosion – were interconnected, but most organizations were responding to them individually.”

Hayfaa argues: “It’s very important for planners to consider the polycrisis, specifically the urban polycrisis, since our work requires us to coordinate across forms of risk. Many organizations are saying that they do this kind of bridging work, but fewer do it in practice.” Hayfaa is examining the barriers to collaboration between organizations working on different forms of risk and is identifying factors that enable coordinated action across crises. In addition to studying Lebanon, she’s also investigating the polycrisis in Vancouver, a city which is increasingly an exemplar of how interlinked crises, from climate change to homelessness, can pose immense challenges to residents and planners.

UBC students in the professional MCRP program have also been tackling the topic of crisis. One exciting project – titled “Strengthening Tenant Protections in Redevelopment” – was undertaken by students in SCARP’s studio course and involved a partnership with the B.C. Tenant Resource and Advisory Centre. MCRP students Rory Buckman, Sydney Edwards, and Maddi Parent describe their work, saying: “Our project responds to one of the many symptoms of the housing crisis. Rental redevelopment is an emerging challenge as post-war, rental apartments reach the end of their usable life.

Redevelopment of these buildings introduces problems as existing residents are displaced from their homes during the construction process.”

Buckman, Parent, and Edwards add: “The situation can become dire as residents struggle to find new housing given very low vacancy rates, and face displacement from neighbourhoods due to the rent gap between new builds and old stock.” In their project, they provide guidance on how to create more equitable tenant relocation policies. They say: “The key lesson our work teaches is to treat renters with the respect and dignity that they deserve during redevelopment. Although municipalities and developers have a duty to create new, affordable housing, this burden should not be passed onto renters who are displaced from their homes and communities.”

The work of SCARP’s students shows there is bad news and good news when it comes to tackling the crises facing our planet. The bad news is that our species confronts crises on a scale not seen before. The good news is that students are demonstrating that it is possible to grapple with these challenges bravely, with optimism, and with the remarkable ingenuity and inventiveness that are the hallmarks of planning education at UBC.

Michael Hooper is an Associate Professor of Community and Regional Planning at UBC and SCARP’s faculty liaison to PIBC.

[https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4344000](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4344000)

<https://ln5.sync.com/dl/3b16a7d00/wncdaapj-za6yqgyg-ci88zt9s-xdqncv5/view/default/14837982020006>



# RE/WORKING – PANDEMIC IMPACTS ON THE OFFICE MARKET: POLICY CONSIDERATIONS

Eric Aderneck RPP, MCIP, MPL, BCOM, DULE



## **Viral Outbreak – Working Without Travelling**

COVID-19 upended office development markets and business accommodation decisions. Starting in early 2020, many employees began working from home rather than at the office. While some employers never believed the ‘office is dead’ headlines when the pandemic started, many employees still enjoy the ability to work at home, at least some of the time.

Opinions about the impacts and implications of the pandemic range widely, from those who claim work can be effectively completed remotely, saving employees a daily commute, to others who retort it has reconfirmed the need for in-person interactions and team collaboration at the corporate office.

Stakeholders generally recognize the nuances of the matter, noting that different types of employees have different roles with different tasks, thus optimum work space designs and locations vary. There is widespread agreement that some level of increased flexibility will be a long-term result from the pandemic’s forced experiment.

## **Virtual Work – Augmented Lives**

As the effects of the pandemic carry on, the full-scale return to the office has been much delayed.

Some businesses assert that in-person work is best for collaborative and creative activities, along with mentoring, training, and corporate culture. Others recognize that for some routine tasks, working at home may be just as effective and could reduce corporate accommodation costs. Although there are different ways to define and measure productivity, the benefits of proximity for working together – and urban agglomeration economies – are not expected to disappear.

While some employees say they could tele-work from anywhere thanks to online technology, employers note that such arrangements could allow them to hire anyone, including remote workers in lower wage jurisdictions. Pressures and tensions between companies wanting staff back at the bureau and employees wanting continued flexibility may adjust depending on evolving labour

market conditions. Additionally, the needs of the employer, role of the employee, push for accountability, cost management, home working arrangements, and employee commute times may all impact the propensity to return to the office.

It has taken three years to adjust and react to the COVID-19 pandemic. It may take just as long to ‘unwind,’ and fully understand the lasting implications on business accommodations and office developments.

## **Different Interests – Pushing and Pulling**

Planners want to focus office development and associated activities in urban centres to grow employment within the community, reduce commute distances, complement local amenities, and support the economy.

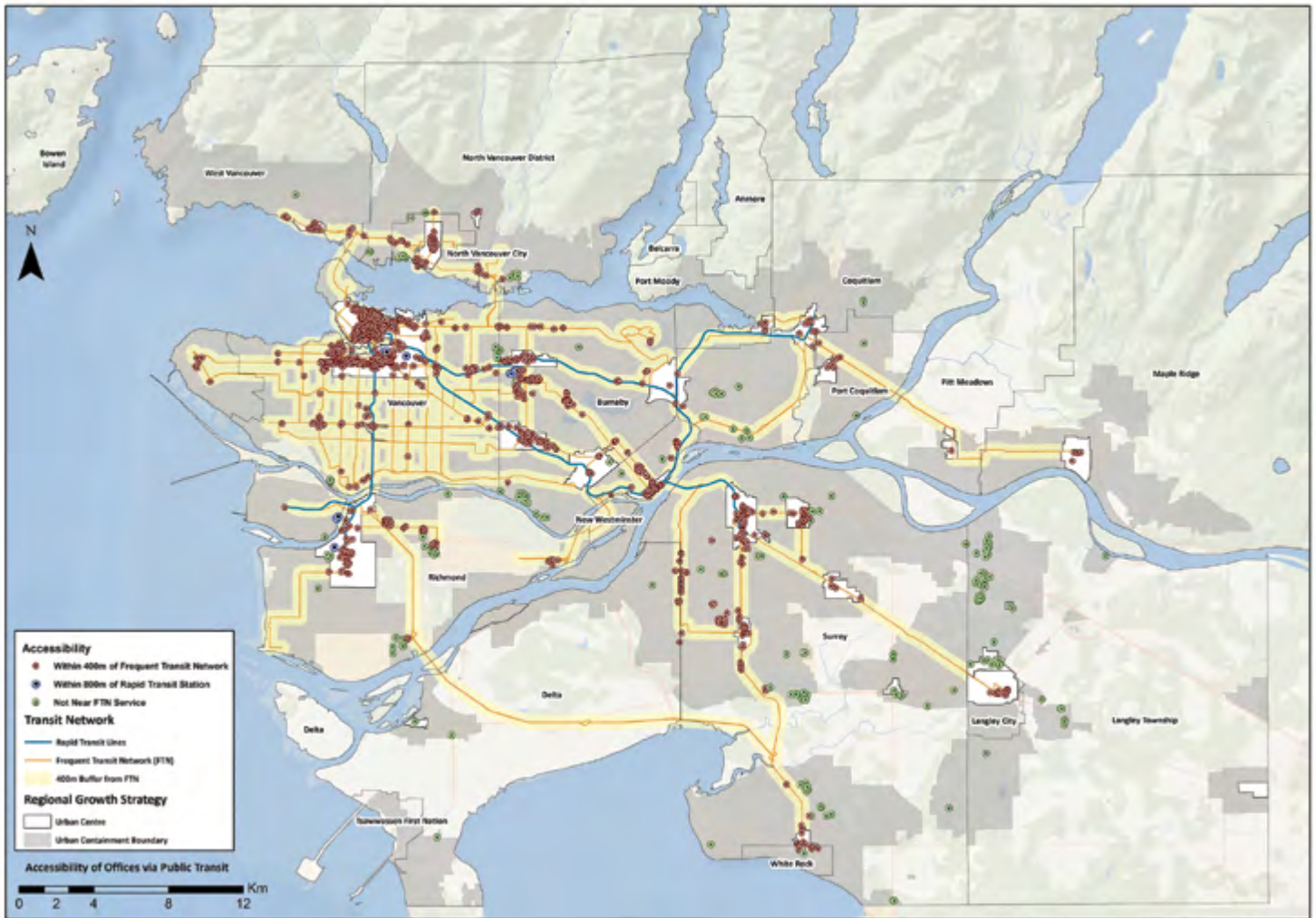
While some office tenants prioritize being in a downtown core, others need to be close to their labour force, serve their local community, or prefer a business campus-type environment. Increasingly, tenants desire accessibility to rapid transit and urban amenities and developers are responding accordingly. This has resulted in a shift from the more suburban ‘office park’ development patterns of earlier decades.

Developers want the ability to construct the types of office spaces that meet the needs of tenants, and to increase development densities to take advantage of ‘strong’ locations. Uncertainty is accentuated in a sector experiencing significant occupancy adjustments, with developments that have long lead times. Market demand, not municipal policies or regulations, is the primary driver of new office supply.

## **Reactions and Responses – Then and Now**

Prior to the pandemic, there was a trend toward open concept office design to encourage collaboration and achieve space efficiencies. Due to COVID-19, the push for physical distancing, and the increase in remote working, space design requirements are changing.

Reflecting the need for small, in-person meetings and larger online sessions, boardrooms may be replaced with smaller team



**Inventory by  
Transit Service Type**

meeting rooms, along with ‘quiet’ rooms for individuals to take calls. If a significant percentage of employees are not at the workplace on any given day, the number of workstations and amount of office space could be significantly reduced. Truly optimized space allocation would entail employees having unassigned workstations and using shared desks (e.g., ‘hoteling’ or ‘hot desking’), which is unpopular with most employees.

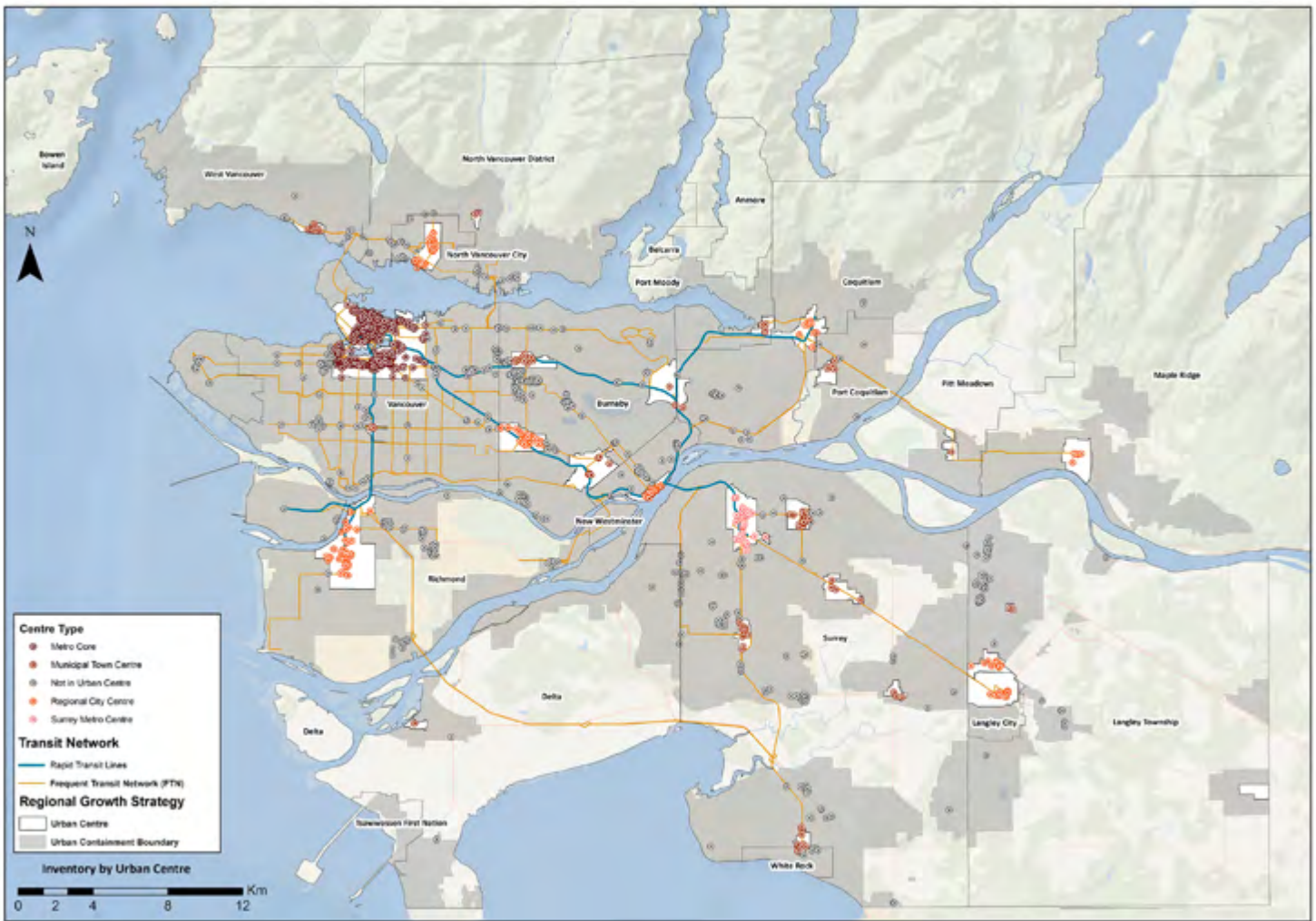
Leading landlords have upgraded building amenities with features such as rooftop patios, end-of-trip bike facilities, dog ‘barking lots’, and programming special events. Such incentives are described as a way to ‘earn the commute’ of employees, who may increasingly

come to the office when they feel it is needed and valued.

**Working Together – Planning  
for Development**

Developers and tenants generally want to work with municipalities to build and occupy new projects. Both municipalities and developers appreciate clarity and certainty about municipal expectations and development requirements in terms of use, density, design, and costs.

That said, flexibility and responsiveness are also desired. Municipal plans can be seen by developers as complex, rigid, lengthy, and expensive. There needs to be an appropriate



**Inventory by Urban Centre**

balance between municipal goals and developer objectives.

While developers and brokers recognize municipal objectives for community building, they have concerns about policies requiring office space in places where there is little or no market demand. They also object to restrictions on the types of office uses allowed, which reduces tenancy leasing options.

**Partial Alignment – Urbane Plans and Sophisticated Markets**

Planning policy and market forces are partially aligned. While office tenants increasingly desire locations well-served by rapid transit and urban amenities, highway access and sub-urban sites are needed by other tenant types.

In places such as Vancouver’s core, plans and markets meet, especially for tech sector tenants seeking urbane locations. In other places, market interest has been limited or development has been at rail rapid transit stations that are not necessarily in urban centres.

Office development is a large investment decision, influenced by land values, construction costs, lease rates, and changing and challenging market conditions. A developer’s need for financial viability should be considered in municipal plans.

**Recommendations – Act Now**

To support office development in urban centres, municipalities can undertake the following actions:

- **Development Approval Process** – Streamline the development review/ approval process, reduce uncertainties, and manage fees.
- **Land Use Planning** – Encourage, but do not mandate, mixed-use projects with office components.
- **Zoning Definition** – Allow general office uses, rather than overly specific/limiting types of office business uses.

- **Tenant Permits** – Shorten and simplify the permitting process for basic interior improvements/renovations.
- **Municipal Incentives** – Explore financial or regulatory incentives to encourage office development and reduce barriers.
- **Research** – Explore integrating office space into mixed-use or multi-use projects and identify where office components may or may not be warranted.

Eric Aderneck is a Senior Planner with Metro Vancouver and an industrial lands planning consultant in other jurisdictions. He can be reached at [eric@aderneck.ca](mailto:eric@aderneck.ca)

**Further Reading: Office Development in Metro Vancouver – 2022 Inventory and Report**

<https://metrovancover.org/services/regional-planning/urban-centres>





# HOUSING SUPPLY ACT: THE OTHER SHOE DROPS

Bill Buholzer RPP, FCIP, Young Anderson Barristers and Solicitors

Several years ago, the B.C. Legislature enacted Division 22 of Part 14 of the *Local Government Act*, dealing with housing needs reports. Municipalities and regional districts are required to prepare, and update from time to time, housing needs reports that address numerous aspects of housing demand. Housing demand information must be presented in a standardized format, received at an open meeting of the local government, and made available on a website. The B.C. Legislature made no attempt, however, to strengthen the link between documented housing demand and official community plans, which under the *Local Government Act* require only “statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.” Many local governments had either been using housing demand information in their long-range planning processes prior to 2019, or began to do so once their first housing needs report was available. Likewise, no linkage was established between documented housing demand and local governments’ capacity and willingness, under existing zoning regulations, to accommodate the demand or any particular portion of it. Housing supply is now at the top of B.C.’s provincial policy agenda and the requirement for local governments to produce housing

demand data in a standardized format seems prescient. Unlike in Ontario, where the provincial government has been using ad hoc Minister’s Zoning Orders under the *Planning Act* to accommodate local housing demand, the B.C. government’s approach gives local governments an opportunity to make their own decisions on how to meet housing demand before having to reckon with a housing target order issued by the Province (likely the new Minister of Housing). The Housing Supply Act (Bill 43), which will come into force by regulation in 2023, introduces several steps that could result in a municipality’s land use regulations being overridden to meet a provincially-imposed housing target (the legislation doesn’t apply to regional districts or the Islands Trust). To use the legislation to its fullest extent, the government will require substantial in-house or consultant planning expertise, particularly in relation to the distribution within the province of housing demand related to in-migration, a matter that isn’t directly addressed in the *Housing Needs Report Regulation*.

## Minister’s Housing Target Order

The core of the new legislation is the authority of the responsible minister to establish a municipal housing target by issuing a housing target order, which would presumably be done only where a particular municipality is not, in the minister’s opinion,

accommodating its fair share of housing demand. In order to determine whether a housing target order is warranted, the *Housing Supply Act* requires the minister to consult with the municipality and consider its current and previous housing needs reports, OCPs and applicable regional growth strategies, population and household income data, and information on economic sectors and transportation investments. Municipalities may be required to collect and provide this information to the minister.

The housing target order must specify performance indicators and timelines by which the government will assess the municipality’s progress towards meeting the target, as well as reporting requirements. One can expect that a housing target order would break down housing supply targets by (at a minimum) unit type, tenure (rental or ownership), target income group, and, for larger municipalities, by ward, neighbourhood, or other geographic sub-area. The order must be published on a government internet site and provided to the municipality, which must also publish it on a municipal internet site.

## Progress Reporting and Assessment

Municipalities that are subject to a housing target order must prepare, receive at an open council meeting, publish on the internet, and provide to the minister progress reports relating to actions and/or intended actions toward

meeting the housing target. Progress reports would address the performance indicators and timelines specified in the housing target order, and be prepared in accordance with any specified reporting schedule. The Province must also publish these progress reports on an internet site, and must expeditiously review the reports to determine whether the assigned housing target has been met and, where it has not been met, whether satisfactory progress has been made. The minister has two optional courses of action if not satisfied with the progress report: investigation by an advisor and a minister's directive.

### Investigation by Advisor

An interim step prior to overriding local authority to achieve a provincially-established housing target is the appointment of an advisor to review municipal action, inaction, or intended action in relation to its housing target and make recommendations to the minister. The advisor will have a right of access to municipal premises, records, and staff assistance. The potential scope of the advisor's recommendations includes revisions to the housing target or to the methodologies used by the minister to establish housing targets. The advisor can also make recommendations on how the municipality could meet its housing target and whether the minister should issue a housing target directive. There is no mandatory publication requirement for advisor's reports, though normally they would be subject to disclosure under the *Freedom of Information and Protection of Privacy Act*.

### Minister's Housing Target Directive

The *Housing Supply Act* enables a provincial override in the form of a minister's directive. This directive requires the municipality to enact or amend a bylaw, and/or issue or refuse to issue a permit, within a specified time period. Section 584 of the *Local Government Act* already enables the Minister of Municipal Affairs to override a local government bylaw considered to be against the provincial public interest. The *Housing Supply Act* adds the authority to enact (not merely amend) a bylaw, and to issue permits under the *Community Charter* (such as, presumably, building permits for housing projects required to meet the municipality's housing target). A directive may be issued only if the minister considers it in the public interest and that no less onerous alternative would result in meeting or making satisfactory progress on the housing target. Oddly, the *Housing Supply Act* states that it does not affect any procedural requirement, including a requirement for notice, public

hearing, consultation, or ministerial approval in relation to enacting or amending a bylaw or issuing a permit. This provision will doubtless generate some uncertainty as to how, for example, a municipality can hold a procedurally fair public hearing when it is under a directive from the government to enact the bylaw in question.

### Cabinet Order

Finally, the *Housing Supply Act* gives the provincial Cabinet authority to order the enactment or amendment of the bylaw and/or issuance of the permit should the municipality fail to do so. The order may be made only on the recommendation of the minister and must specify a time period of 2 years or less within which the municipality may not amend or repeal the bylaw or cancel the permit. The legislation deems the bylaw to have been enacted or amended, and the permit issued, on the date specified in the Cabinet order. There are no provisions clarifying the status of any such bylaw that requires a public hearing or external ministerial approval, that is inconsistent

with an official community plan, or a development permit that fails to comply with applicable development permit guidelines.

### What Should Planners be Doing?

Supposedly, the idiom about waiting for the other shoe to drop originates in cheaply built tenement houses, where a tenant lies awake in bed while an undressing tenant in the bedroom above lets their shoes drop to the floor, one at a time. Clearly, there are many people in B.C. communities who would jump at the chance to occupy even a cheaply-built apartment at an affordable rent. The *Housing Supply Act* reminds municipal governments that housing supply is a core element of any properly drafted city plan and that land use plans count for little if they aren't promptly implemented by means of consistent zoning regulations. In other words, back to basics.

This summary of the *Housing Supply Act* was prepared with the assistance of articulated student Nate Ruston.

bunt & associates | **30** YEARS  
TRANSPORTATION  
PLANNERS AND ENGINEERS



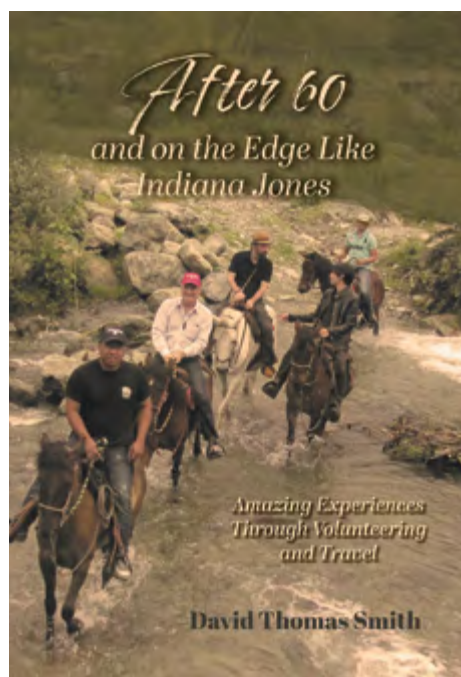
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## After 60 and on the Edge Like Indiana Jones: Amazing Adventures Through Volunteering and Travel By David Thomas Smith

Friesen Press, 2022, 197 pages in paperback, also available in hardcover or as an e-book

Review provided by  
Pam Shaw PHD, RPP, FCIP, FRCGS  
Director of the Master of Community Planning  
Program at Vancouver Island University.



Dave Smith is a first-time author and has produced a memoir of how life can become much more exciting after turning 60 through volunteer work and travel: he sees the world through the eyes of a planner and offers up a collection of recollections and stories that speak to development, sustainability, and climate action. Dave's travels and experiences described in this book took him through the Philippines, Honduras, Colombia, Suriname, Jamaica, Mongolia, China, and Ethiopia. Dave's adventures started with his enrollment in the Canadian Executive Service Organization (CESO) and, between 2011 and 2022, he completed 23 assignments in seven nations. For planners nearing the end of their traditional careers, Dave offers a "how to" on moving forward into a retirement that is both productive and uplifting.

The book is organized into 14 chapters, and each covers either a CESO assignment or other adventures encountered along the way. Included as well are encounters with people, places, and events that are outside of the expected – from Mayan archeological sites to a stairway to heaven in the Philippines, new experiences at festivals and celebrations, being invited into homes, parties, and life events, surviving typhoons, tropical storms, and five

storey waves at sea – the stories beautifully describe the author's time and travel all across a vast landscape.

Each chapter starts with statistics and demographic information on the locales covered in that section, providing good context for the reader before they engage with the more personal recollections on work and leisure. Not all of the content is positive: problems relating to local politics, strikes and protests, corruption, fear-filled encounters with aggressive individuals intent on harm, and all kinds of adventures with food are given equal time along with the more life-affirming encounters that typified most of Dave's experiences.

And the author does circle back to his roots in planning. The section on Daniel Burnham's influence in the development of Manila, his namesake park in Baquio City, and the City Beautiful Movement's role in the development of streetscapes and landscaping was particularly interesting. Ulan Bataar in Mongolia is also mentioned, with a description of the Soviet-era design features seen in park spaces, civic plazas, and neighbourhoods. The separation of people from cars was a positive experience, although the author noted the chaos that ensued from the lack of parking and traffic planning. Scattered throughout the book are

references to a wide range of planning techniques, from the positive impact of zero lot line development to adding to life on the streets, to more challenging issues relating to plan implementation, housing shortages, and limited resources. Many planners will find descriptions that resonate with their own work.

Each chapter ends with a "Rear View Mirror" paragraph that sums up the author's most profound rememberings. These speak to lifelong friendships, favourite places, and living outside of one's comfort zone. Included as well in each chapter are a collection of photos that relate to the experiences, places, and events covered in the chapter. In the conclusion, the author sums up the purpose and his heart-felt intent for the book: "There is no better way of experiencing our world than to travel and expose yourself to unique ways of life. When you wander off the beaten path and into remote areas of foreign countries, you may find many pleasant surprises" (p. 194).

Overall, the book is both a travelogue and instruction manual of how to move about the world in ways that contribute more than take, and is well worth a read for any planner interested in travelling a new path in their own future.

## PIBC BOARD NOTES

On **March 10th, 2023**, the PIBC Board of Directors met at the University of Northern British Columbia in Prince George, BC.

It was acknowledged that the meeting was taking place on the traditional territories of the Lheidli T'enneh First Nation. Members and guests introduced themselves.

### DELEGATION

Dr. Tara Lynne RPP, MCIP from the University of Northern British Columbia (UNBC) School of Planning and Sustainability welcomed the Board and provided an update on the program and ongoing activities at UNBC – highlighting key values and strategic direction, community engagement, support for students, rebuilding relationships, and broader resource and capacity circumstances at UNBC. There was also discussion regarding strengthening communications and engagement between the profession and accredited university programs.

### PREVIOUS MEETINGS & MINUTES

The Board approved the minutes of previous meetings, and also confirmed that a previous electronic resolution approving the appointment of several members to the Institute's Governance & Nominating Committee had been approved.

### PRESIDENT

David Block RPP, MCIP provided an update on various activities, including ongoing work and meetings at the national level, and an update on work to revise national competencies for the profession, noting that there was not unanimous support for proposed new competencies based on the most recent consultation and feedback from provincial institutes, and that further discussion regarding next steps would take place.

### BOARD & GOVERNANCE

The Board reviewed and discussed progress on various goals and tasks from the 2021-2023 Strategic Plan. A number of ongoing initiatives and tasks were reviewed and discussed.

The Board discussed and approved the location and date for the 2023 Annual General Meeting (AGM), to take place on Friday June 2, 2023, in Sun Peaks, BC.

### ADMINISTRATION & FINANCE

Executive Director Dave Crossley reported on the ongoing and key projects, initiatives, and activities at the PIBC office, including work on key national affairs matters, preparations for the 2023 annual conference, and other activities.

The Board reviewed the 2023 unaudited financial statements to Jan. 31, 2023, for information. It was noted that the statements only represented the first initial month of the new fiscal year, and that the Institute continued to remain in a very healthy financial position.

### NATIONAL AFFAIRS

The Board received, for information, a copy of the letter sent by the Institute to the national Professional Standards Committee (SC) indicating support for and providing feedback on the proposed revised competency standards for the planning profession. Additionally, the Board reviewed and received a copy of the SC's 2022 annual report. The Board further approved the nomination of Patricia Maloney RPP, FCIP to serve on the Board of Directors for the national Professional Standards Board (PSB).

### COMMITTEE REPORTS & BUSINESS

**Membership:** The Board approved the admission of a number of new members, and a number of membership transfers and other changes.

**Governance & Nominating:** The Board received, for information, a report from the Governance & Nominating Committee regarding the upcoming 2023 Board elections.

### INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

The Student member representatives from VIU, UBC, UNBC and SFU each provided a brief update to the Board on activities at their respective university planning programs.

### NEXT MEETING(S)

It was noted that the next regular Board meeting would be held in person in Sun Peaks on May 30th, 2023, along with the annual conference and AGM.

On **March 27th, 2023**, the PIBC Board of Directors met briefly by online videoconference to discuss a financial matter in camera.

On **May 2nd, 2023**, the PIBC Board of Directors met by online videoconference.

### ADMINISTRATION & FINANCE

The Board reviewed and approved the 2022 audited financial statements, auditor's report and findings as prepared by the Institute's external auditors. There were no substantive issues arising from the audit, and it was noted that the Institute ended the fiscal year with a financial surplus.

It was further agreed that the Institute's current external auditors – Tompkins Wozny LLP, Chartered Professional Accounts – be recommended for re-appointment for the 2023 fiscal year at the upcoming AGM in Sun Peaks.

### COMMITTEE REPORTS & BUSINESS

**Professional Conduct Review:** The Board approved the appointment of a number of members to the Institute's Professional Conduct Review Committee.

### NEXT MEETING(S)

It was noted that the next regular Board meeting would be held in person in Sun Peaks on May 30th, 2023, along with the annual conference and AGM.

## PIBC AGM NOTES

The Institute's 2023 Annual General Meeting (AGM) was held on Friday **June 2nd, 2023**, at the Sun Peaks Grand Hotel & Conference Centre in Sun Peaks, BC.

### CALL TO ORDER, WELCOME & INTRODUCTIONS

President David Block RPP, MCIP presided over the AGM and welcomed members and guests attending. It was noted that voting for the Board elections had now closed. The traditional territories of First Nations and Indigenous people were acknowledged, including the traditional territories of the Secwépemc peoples.

### APPOINTMENT OF SCRUTINEERS

Volunteer scrutineers were appointed to assist and observe the compilation and reporting of the Board election results.

## MINUTES OF PREVIOUS GENERAL MEETINGS

Copies of the Institute's 2022 Annual Report, including the minutes from the July 5th, 2022, AGM, held in Whistler, BC, were distributed and are available on the Institute's website. The minutes of the 2022 AGM were approved as presented.

## 2022 ANNUAL REPORT OF THE BOARD & COMMITTEES

President David Block RPP, MCIP presented highlights from the 2022 Annual Report on behalf of the PIBC Board of Directors and the Institute's various committees. The Annual Report, including the 2022 Audited Financial Statements, is available on the Institute's website. Key sections of the report included:

- The President's Report
- The Executive Director's Report
- The Secretary-Treasurer's Report
- The Professional Standards & Certification Report
- The Professional Conduct Review Report
- The Governance & Nominating Report
- The Policy & Public Affairs Report
- The Planning Practice & Reconciliation Report
- The Member Engagement Report
- The Student Internship Program Report
- The Continuous Professional Learning Report
- The Communications Report
- The Awards & Recognition Report
- The Local Chapters Report
- The National Affairs Report
- Committees & Volunteers – Thank You
- 2022 Audited Financial Statements

## 2022 AUDITED FINANCIAL STATEMENTS & APPOINTMENT OF AUDITORS

Secretary-Treasurer Kenna Jonkman RPP, MCIP presented the audited Financial Statements for the 2022 fiscal year. A copy is also available as part of the Annual Report. It was noted that the Institute maintained an overall healthy financial position with a net surplus earned in 2022. There was brief discussion of the Institute's investments and financial reserves.

The Institute's auditors – Tompkins Wozny LLP, Chartered Professional Accounts – were reappointed as auditors for the current (2023) fiscal year.

## UPCOMING WEBINARS

Save the dates for these exciting and informative PIBC Continuous Professional Learning webinars (earn 1.5 CPL units each)

### PIBC CPL Webinar #6: In Recognition of National Day of Truth & Reconciliation September 27, 2023

As we continue our journey of Truth & Reconciliation, this webinar offers meaningful and culturally appropriate approaches to consultation with Indigenous communities.

### PIBC CPL Webinar #7: Balancing Priorities in Today's Economic Climate October 11, 2023

Continuing the learning partnership with UDI, joint development industry and local government representatives working together at the forefront as they tackle societal expectations within the boundaries of today's economic realities.

For current webinar information, registration, and the latest details on other CPL webinar offerings, please visit [www.pibc.bc.ca/pibc-webinars](http://www.pibc.bc.ca/pibc-webinars).

### PIBC CPL Webinar #8: Water and the City October 25, 2023

How we plan and design for water and water elements plays a major role in the resilience, equity, and functionality of our cities. This webinar explores the relationship between community and water.

### PIBC CPL Webinar #9: AI and Planning November 29, 2023

While Artificial Intelligence in urban planning can provide numerous benefits, including improving work processes and outcomes, there are potential risks involved with this technology that need to be addressed. This webinar explores the opportunities and challenges of AI in planning and related fields.

## REPORT OF BOARD ELECTION RESULTS & INTRODUCTION OF 2023 – 2025 BOARD

President David Block RPP, MCIP reported the results of the Board elections. It was reported that the following members had been elected to the PIBC Board of Directors for the 2023 – 2025 term:

President-Elect: Kenna Jonkman RPP, MCIP

Certified Members: Sawngjai (Dear) Bhokanandh RPP, MCIP; Lui Carvello RPP, MCIP; Narissa Chadwick RPP, MCIP; Cleo Corbett RPP, MCIP; Zoë Morrison RPP, MCIP; Sara Muir RPP, MCIP; Alex Taylor RPP, MCIP; Andrew Yan RPP, MCIP; and

Candidate Member Representative: Sarah Foulkes

It was also noted that incoming President Emilie Adin RPP, MCIP assumed office automatically for the 2023 – 2025 term. Additionally, the immediate past President, and Student member representatives from each of the four accredited university planning

programs in BC and Yukon participate at the Board as non-voting guests.

Incoming President Emilie Adin RPP, MCIP spoke briefly, including thanking outgoing President David Block RPP, MCIP and outgoing Board members, as well as welcoming newly elected Board members.

## ADJOURNMENT

President David Block RPP, MCIP thanked the 2023 conference committee for their work on a very successful conference. It was noted that the next annual conference would be the 2024 BC Land Summit in Nanaimo, BC. The many members who volunteered on behalf of the Institute over the past year were also acknowledged and thanked. The meeting adjourned.

## FOR REFERENCE: 2022 ANNUAL REPORT & FINANCIAL STATEMENTS

Copies of the complete 2022 Annual Report and audited Financial Statements are available online at: [www.pibc.bc.ca/official-documents](http://www.pibc.bc.ca/official-documents)

SAVE THE DATES!

# MEMBERSHIP REPORT

## MARCH 10, 2023

### Welcome New Members!

### Congratulations and welcome to all the new PIBC Members!

At its meeting of March 10, 2023, it was recommended to and approved by the Board to admit the following individuals to membership in the Institute in the appropriate categories as noted:

#### CERTIFIED:

**Tyler Baker**  
*(Transfer from OPPI)*

**Victor Copetti**  
*(Transfer from OPPI)*

**Thomas Janzen**  
*(Joint with MPPI)*

**Alison McDonald**  
*(Reinstatement)*

**Kyle Payne**  
*(Transfer from APPI)*

**Adam Pressick**  
*(Transfer from OPPI)*

#### CANDIDATE:

**Gavin Hermanson**

**Laura Hube**

**Selena Hunjen**  
*(Transfer from APPI)*

**Jonathan Kew**

**Marlis McCargar**

**Elizabeth Meagher**  
*(Reinstatement)*

**Aishwarya Pathania**

**Bradley Vince**

#### STUDENT:

**Amal Abdullah** *(York)*

**Isabella Ahern** *(Dalhousie)*

**Hana Ambury** *(UBC)*

**Yves Bouillet** *(SFU)*

**Christopher Fequet** *(UNBC)*

**Ealy Fong** *(Waterloo)*

**Thane Greydanus** *(UNBC)*

**Dasha Kamalova** *(SFU)*

**Tiana Lewis** *(UBC)*

**Peidong Li** *(UBC)*

**Morgan Paiement**  
*(Univ. of Alberta)*

**Noah Schoonen** *(UNBC)*

**Riva Siddiqui** *(UBC)*

#### PRE-CANDIDATE:

**Nafiseh Rashidianfar**

**Haley Stevenson**

### Member Changes

It was further recommended to and approved by the Board to grant or acknowledge the following membership transfers and changes in membership status for the following individuals as noted:

#### FROM CERTIFIED TO MEMBER ON LEAVE:

**Kristin Aasen**

**Selena Brill Jutras**

**Patricia deMacedo**

**Valerie Durant**

**Madeleine Koch**

**Karen Kreis**

**Daphne Powell**

**Robert Price**

**Urszula Walus**

#### FROM CANDIDATE TO MEMBER ON LEAVE:

**Jenna Dallmeyer**

#### FROM MEMBER ON LEAVE TO CANDIDATE:

**Julia Dykstra**

#### RESIGNED:

**Jacqueline Arling**

**Lucina Baryluk**

**Johannes Bendle**

**Adrian Brett**

**Ada Chan Russell**

**Ellen Croy**

**Jeff Deby**

**Brad Drew**

**Andrea Gillman**

**Karen Hemmingson**

**Darwin Horning**

**Anthony Kittel**

**Chris Quigley**

**Bruce Simard**

**Mary Van Order**

**Tim Wilson**

There is also non-voting guest participation at the Board by the immediate past President and representatives of the Institute's Student Members from the four accredited university planning programs in BC.

For more information on the PIBC Board of Directors, visit [www.pibc.bc.ca/pibc-board](http://www.pibc.bc.ca/pibc-board).

## INTRODUCING THE PIBC BOARD OF DIRECTORS FOR 2023-2025

PIBC held its bi-annual elections in conjunction with the 2023 Annual General Meeting on June 2, 2023, and is pleased to introduce the new 2023-2025 Board:

### President



### President-Elect



### Members



left to right

**Emilie Adin** RPP, MCIP  
**Kenna Jonkman** RPP, MCIP  
**Sawngjai (Dear)**  
**Bhokanandh** RPP, MCIP  
**Lui Carvello** RPP, MCIP



**Narissa Chadwick** RPP, MCIP  
**Cleo Corbett** RPP, MCIP  
**Zoë Morrison** RPP, MCIP  
**Sara Muir** RPP, MCIP

### Candidate Member Representative



**Alex Taylor** RPP, MCIP  
**Andrew Yan** RPP, MCIP  
**Sarah Foulkes**



Photo by Dan Hadar on Unsplash

## TORRI SUPERIORE ECOVILLAGE, TOWN OF VENTIMIGLIA, ITALY

Torri Superiore, a 14th century, medieval village close to the Italian town of Ventimiglia is a sustainable ecovillage and a member of the Global Ecovillage Network and Accademia Italiana di Permacultura. Made up of 160 rooms built in local stone and lime, and featuring traditional arches and vaults, this abandoned village has been progressively restored over the last 25 years by a cultural association made up of Italian and German locals.

The restoration of the buildings pays homage to the original character of the beautiful hamlet, but there's also a focus on using ecological materials and appropriate eco-technologies whenever possible. This includes restoration work using green building techniques and local materials from the village (such as coconut fibres and cork) and installing solar thermal panels and composting toilets as part of its organic agriculture set up. Creating employment based on environmental sustainability and social solidarity is also a goal for this village community.

Torri Superiore is collaborating with local agencies to promote eco-tourism, beekeeping, local trade, and social care. If you happen to come visit, you can hike the beautiful Ligurian mountains or swim in the gorgeous natural waters of Bevera. A variety of courses and educational activities are also offered every year so visitors can learn about sustainability and communal living in this ecovillage.

Source:  
[ecovillage.org/ecovillage/torri-superiore/](http://ecovillage.org/ecovillage/torri-superiore/)

[thegreenhubonline.com/5-incredible-sustainable-communities-ecovillages-around-the-world/](http://thegreenhubonline.com/5-incredible-sustainable-communities-ecovillages-around-the-world/)





# BUILD SUPPORT FOR CHANGE

Move your community forward by building connection and engaging in meaningful dialogue.

Learn the practical tools and skills you need to convene diverse groups and achieve positive change for your community.

## SFU DIALOGUE AND CIVIC ENGAGEMENT CERTIFICATE PART-TIME PROGRAM AND COURSES

*Courses qualify as PIBC Continuous Professional Learning Units.*

LAND *u s e*

& PLANNING *l a w*



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