

PLANNING INSTITUTE OF BRITISH COLUMBIA

# PLANNING WEST

Winter 2024

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SHAPING COMMUNITIES

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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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### ON THE COVER

A welcome sign greets guests as they arrive for PIBC's World Town Planning Day Gala (November 2023).



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## President's Message



What is *real* self-care? Hint: you can't get it from a bottle."

Recently, I listened to a great episode of *The Ezra Klein Show*, "Boundaries, Burnout and the Goopification of Self-Care." Real Self-Care author and psychologist Dr. Pooja Lakshmin tells us: "We can't 'wellness' our way out of the challenges we face as a society." What does she mean?

Lakshmin dubs as "faux self-care" anything that offers high hopes, yet requires us to buy something in order to take better care of ourselves. The multi-billion-dollar self-care culture is bunkum. The drive towards wellness has many Western countries in its vice-grip. There's no need, says Lakshmin, for us to acquire healing crystals, essential oils, turmeric lattes, juice cleanses, luxury bamboo sheets, or even bullet journals and other productivity tools. These panaceas for our individual and collective problems are false gods. Faux self-care practices keep us looking outward – comparing ourselves with others or striving for perfection. Instead of building us up, faux self-care wears us down.

"Real self-care is about community, not consumerism," says Lakshmin. It's hundreds and thousands of small (often difficult) choices that will ultimately empower and uplift us. How do we spark broader positive changes in our communities? How do we avoid those tempting, influencer-driven efforts to buy our way to wellness and productivity? What's Real Self-Care?

More on that later. To start off with, an important word on behalf of this column's "sponsor," the Planning Institute of BC and Yukon. I have three updates for you:

First, we can't wait to share the **Board's new Strategic Plan** with you! By the time you receive this issue of *Planning West*, you will have seen the Strategic Plan and learned more details about the implementation of **PIBC's new Peer Learning Network (PLN)**. Read our December 12, 2023 letter to the Province of BC, which we have posted to our website. We thank the Province for partnering with us and ask the Ministries of Housing and Municipal Affairs for greater consultation and voice on all planning-related BC policy matters.

Second, I'm pleased to share that we have a **new mission statement for the Institute**, which places greater emphasis on describing the communities our members seek to support and build: The PIBC is a thriving organization, regulating and serving professional planners as they manage change in support of resilient, connected, inclusive and vibrant communities.

Third, with the support of the PIBC Board, I am joining most PIBC CPL Webinars with a "**President's Minute**." This, in service to those of you who may be overwhelmed by the morass of emails in your inboxes. The "President's Minute" is another means for you to get quick updates on what the Institute and your Board are up to. My first "Minute" was an announcement of our Institute's partnership with the Province of BC on a new Peer Learning Network (PLN), and a sharing of the three priorities set out in the Board's new Strategic Plan. My second "Minute" invited your suggestions on how PIBC should expend the PLN funds from the

Province with local chapter events. If you've seen these new "President's Minutes," please feel free to contact the PIBC office and provide any feedback you may have. We aim to add value to your day, not to subtract!

Speaking of adding rather than subtracting, Lakshmin's critique of the self-care industry is worth considering. I would be interested where members stand on this? I promise I'm not trying to steal your turmeric lattes and bath bubbles. But Dr. Lakshmin points out that taking care of yourself has become just one more cultural expectation. In effect, she says the self-care movement has become a set of wellness and productivity chores, replete with checklists and new things to criticize ourselves for not making adequate time for. When and how do we give ourselves a break? How do we have ownership over our own lives, our own careers?

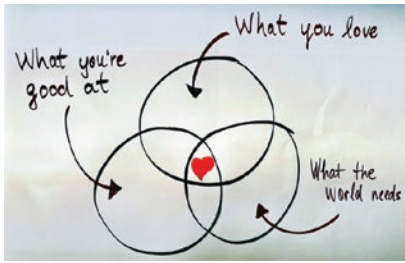
What are four steps towards *real* self-care?

- 1. Setting Boundaries:** Lakshmin acknowledges this always comes with a cost. She asserts you can take a long view and set boundaries over time. For example, what can you do in the next year to be one or two steps closer to being able to say no when it's warranted? How can you move past guilt when it's unwarranted?
- 2. Practicing Self-Compassion:** The whole reason I'm sharing info from *The Ezra Klein Show* in my President's Message is what I heard in a recent meeting. When asked to provide an update, a well-respected senior planning professional was being self-critical, and another planner rejoined: "Hey, you should be kinder to yourself. You have a steep challenge." The senior professional answered these kind words by saying they "didn't actually have the capacity" to give themselves a break. That's been haunting me. Despite our role as professionals, and our understandably high expectations of ourselves and others, we must also be kinder to ourselves.
- 3. Aligning Your Values with Your Behaviours:** In the context of our professional lives, this begs the question: Are you in the right organization? Are you in the right job? What steps can you take now to get closer to a beautiful alignment between your values and what you do in your personal life and on the job? Some shorter-term pain for longer-term gain might be in order.

Recently, a former student from the UBC School of Community and Regional Planning reached out to me. They were deeply disillusioned by their first planning



position out of graduate school. They asked for my advice. I ended up meeting them for coffee and drawing them this Venn Diagram:



“Ahhhhhhh,” they nodded sagely. “I see the problem now. My current job isn’t anywhere on the Venn Diagram. It’s almost off the page.” We made a plan to move them towards the center of the Venn, knowing of course that it can take time to get there.

4. **Exercising Power:** Scant attention (it being the last of four steps) was paid in the Ezra Klein podcast on how, when, and why to exercise our power. All the better, perhaps, for me to prioritize reading Dr. Lakshmin’s book *Real Self-Care: A Transformative Program for Redefining Wellness (Crystals, Cleanses, and Bubble Baths Not Included)* on which the interview was based.

Or, indeed, it might be a good time to dig back into the book edited by Fellow of the Canadian Institute of Planners and PIBC’s very own Rob Buchan RPP, FCIP. His book, *Transformative Incrementalism: A Journey to Sustainability*, explores the expression and usage of power in the context of enlightened leadership and community planning. How can we exercise power to build a better world? How do we avoid seeing power as a four-letter word?

All of which takes us full circle back to the importance of centering community over consumerism and prioritizing our “real” self-care even as we exercise professionalism. Just don’t take away my bubble bath and I’ll be in fine form. I like to take a side of faux self-care with my entrée of real self-care. And maybe, just maybe, it makes me a better planner.

**Emilie K. Adin** RPP, MCIP

# OUTLINES

## What’s Trending?... Member in Focus...



Planning Day in School

Planning Day; part of YEP’s student outreach program

In this issue, we are sharing valuable resources offered by three organizations advocating for shared knowledge and better connections, all passionate about building a better future for the next generation. From planners inspiring young people to advocate for change in their communities through planning as a potential career, to a national organization representing Indigenous women and gender-diverse people, take some time to access the magazines, lectures and other resources available for free and add them to your own “knowledge library.”

### Youth Engagement in Planning

@Youth\_Planning

<https://youthengagementplanning.com>

Youth Engagement Planning (YEP) is a non-profit organization based in Minnesota, Ohio, focused on educating young students from grades K-12 about urban planning and civic engagement. With planners and volunteers joining their mission to teach young people about planning, especially youth in underserved communities, YEP aims to equip the next generation early on with tools to step into a meaningful career that can provide leadership opportunities, increase advocacy, and help them shape plan-making in their own communities.

Check out YEP’s comprehensive resources and you’ll be inspired to reach out to young people around you to plant your own seedlings for future planners.

### Native Women’s Association of Canada

@NWAC\_CA

<https://nwac.ca>

Since 1974, the Native Women’s Association of Canada (NWAC) has established strong networks to advocate for and represent the voices of Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ (WG2STGD+) people

### 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.

in Canada. An aggregate of Indigenous women's organizations from across the country, NWAC provides support much like a "Grandmother's Lodge" and promotes, defends, and enhances Indigenous ancestral laws, spiritual beliefs, language, and traditions provided by the Creator. NWAC also focuses on much-needed work and advocacy around labour, health, violence prevention, human rights, early learning childcare, and more.

Its flagship magazine – *Kci-Niwesq* – brings forth the voices and issues of Indigenous women and gender-diverse people. Available online:

<https://nwac.ca/kci-niwesq>

### SFU Vancity Office of Community Engagement

@sfu\_voce

<https://www.sfu.ca/vancity-office-community-engagement.html>

#### *Building Relationships Between SFU and the Community*

The work of Simon Fraser University's Vancity Office of Community Engagement (SFU VOCE) is guided by the Carnegie Foundation's definition of Community Engagement as "the collaboration between institutions of higher education and their larger communities ... for the mutually beneficial exchange of knowledge and resources in a context of partnership and reciprocity."

By working with local community partners, SFU VOCE spent over a decade fostering relationships between its students, staff, faculty and the wider community, aiming to use these resources and learnings to support research and push for policy change. SFU VOCE recognizes the arts as a catalyst in social change and transformative community engagement. Browse their Knowledge Democracy Library for this year's public lectures:

<https://www.sfu.ca/vancity-office-community-engagement/library.html>

#### **Planning West Call for Submissions**

Spring 2024 Issue:

**The Housing Issue**

Submission deadline: Mar 15, 2024

Summer 2024 Issue:

**2024 BC Land Summit & PIBC Awards**

Submission deadline: June 15, 2024

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.

## 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.



**Heike Schmidt** RPP, MCIP, DIPL. ING.,  
Subject Matter Expert (SME), Digital Delivery Team,  
Housing Innovations Division, Ministry of Housing

“ Being a Registered Professional Planner affiliated with the Planning Institute of British Columbia has proven invaluable and has enhanced my professional standing to employers and clients. This membership provides accreditation, essential for my Canadian practice, given that my planning education was obtained in Germany.

My membership provides me with professional recognition and access to the planning community in BC, a network of fellow planners, experts, and professionals within local governments, Indigenous governments, the provincial government, and the private sector.

Additionally, my affiliation allows me to advocate for the planning profession and contribute to a collective voice as it remains less recognized when compared to architects and other related professions. It also enables me to serve on committees, such as the Communications Committee which often contributes to the Institute's Planning West magazine and other processes. I also appreciate the notion that the Institute has a "Code of Ethics and Professional Conduct" that members are encouraged to adhere to.

Participating in the annual planning conference, whether in person or virtually, is something I look forward to every year as the conference provides the opportunity for knowledge exchange, networking, insights into the latest trends, technologies, and developments in urban planning. In essence, being a member of PIBC offers a feeling of inclusion and a sense of belonging to a community of like-minded professionals and equips me with many resources, knowledge, and connections needed to navigate the planning profession in British Columbia. ”



# Member in Focus

**Michael Watibini** RPP, MCIP  
*Senior Project Manager, Provincial Health Services Authority*

Every year, it is a pleasure for PIBC to formally recognize and celebrate newly certified Registered Professional Planners at our annual World Town Planning Day Gala. In this issue, we connected with Michael Watibini, one of the newly certified RPPs who celebrated this important achievement with us in-person at the Gala. He shares how his early passion for architecture and his curiosity about the built environment and human nature transformed into a career in planning focused on healthcare.

**What inspired you to become a planner?  
 Was there a person or event that led you to explore planning as a profession?**

Growing up in Nairobi, becoming a planner wasn't something that a lot of people aspired to – everyone around me dreamt of becoming an engineer, banker, doctor, or lawyer. I guess I was different. I was always attracted to the built environment and was curious about the complex relationship between architecture, the urban landscape, and society, which resulted in me wanting to gain a deeper understanding how all of these elements affected human and societal behaviour. To this end, architecture called out to me. Attending architecture school allowed me to explore this relationship and I made the realization that my curiosity was not with what is within the buildings themselves but rather the complex fabric generated by the inter-relationship between many buildings and the human beings occupying them. This fascination is what attracted me to pursuing planning as a profession.

**You studied architecture in Nairobi and then in Calgary. What brought you to Canada and eventually further west to Vancouver Island and the Lower Mainland?**

My family moved to Canada in 2006 as landed immigrants. By the time we had completed the process, I had received a full scholarship to and accepted a place at the University of Nairobi to complete my studies in architecture. I made the rather difficult choice to stay back and complete it with the aim of pursuing further education in Canada – this turned out to be the right choice.

Upon completion of my bachelor's degree, I decided to join my family in Toronto and was

later accepted into the University of Calgary to complete my master's degree. I made the journey out west and, upon completion of my studies, started a career and life in Calgary. A small architectural firm in Calgary, Neoteric Architecture, took a chance on me and offered me a role as a Planner in Architecture. I will be forever grateful for this opportunity, as it gave me a start within the planning field, offering me a chance to learn more about planning in a wide variety of industries.

A few years later, I got an opportunity to join Alberta Health Services as a Strategic Capital Planner, which meant moving to Red Deer for a few months. Fun fact - this was where I met my future wife. After a few years of the brutal winters in Red Deer, the West Coast seemed the best destination for me (I do not do well in cold, snowy weather half the year). The timing was perfect, as Island Health came calling looking for a Capital Planner, which I gladly accepted. My time on the Island was great, especially the mild winters, but the "big city" boy who grew up in Nairobi felt that the Lower Mainland was a better landing spot



**Michael and his son posing with matching hats.**

**Celebrating an engagement party-turned-surprise-wedding event**



for me, hence the move to the Lower Mainland where I currently work as a Senior Project Manager, specializing in healthcare Master Planning projects for the Provincial Health Services Authority (PHSA).

**For almost a decade, you had taken on planning roles within healthcare organizations starting with Alberta Health Services and now with the Provincial Health Service Authority in BC. How did you get your start in planning in the healthcare sector?**

My start as a planner in the healthcare sector was a bit of luck. Working at Neoteric Architecture exposed me to individuals working with a wide variety of partners, including Alberta Health Services. Through these working relationships, I had the opportunity to meet the director of strategic planning within the Central Zone at the time and our conversations immediately went to the complex role that healthcare plays in society and the importance of planning and planners in influencing those decisions. At the end of our meeting, the director encouraged me to apply for a planning role with AHS, which I did, and since then, as they say, the rest is history.

**What do you enjoy most about being a planner in the healthcare sector? What are the biggest opportunities and challenges you see ahead in this area of planning, or more broadly?**

I really enjoy the diversity of planning initiatives within the healthcare sector; I have had the opportunity to be involved in a wide variety of project types including the development of primary care clinics, community health centers, forensic clinics, acute care hospitals, safe consumption sites, intensive care units, emergency response facilities, COVID response clinics, long term care facilities, specialty and tertiary hospitals, as well as complex laboratories, just to mention a few. The constant learning and complex problem solving keeps me on my toes and definitely keeps things interesting within my role.

The biggest challenge in the healthcare industry is managing constantly changing priorities. During the pandemic, the priorities within the healthcare system shifted and our roles as planners evolved to form an essential part of the team tasked with development of a response strategy to the pandemic while prioritizing public safety. Over this period, our planning department had to adapt to constant changes as the pandemic ran its course. It was quite the balancing act, given that government policy was evolving by the day. Such challenges

are a constant and, as planners within our sector, all we can do is ready ourselves to adapt to the environment and develop creative solutions while prioritizing our clients' well-being.

Planners in the healthcare industry occupy a unique space where they are able to influence the direction of initiatives being developed at a very early stage. To this end, ensuring that Indigenous needs are taken into account at those infant stages are crucial to the goal of Indigenous reconciliation. Our health authorities have an opportunity to become leaders in this area by involving First Nation partners as soon as projects are initiated and ensuring that their needs are carried through to the implementation stages.

As a planner who didn't grow up in Canada, I am still learning the effects of colonialism in this country and in all the initiatives I am part of. I strive to expand my knowledge on this topic and ensure that my input is inclusive

which, in turn, leads to the creation of culturally safe spaces for all. I believe that planners in this sector could occupy a unique role which can help improve healthcare delivery to underserved communities.

**What is one thing you've done in the past year that you really enjoyed and would want to highlight or share?**

During this last year I have been blessed with a child. As of this interview, he is 5 months old and watching him grow has brought a lot of joy (and sleepless nights) to our family. It is really cool to imagine that the decisions I make today as a planner within the healthcare sector will affect his well-being well into the future – he is quickly becoming one of the main reasons that I strive to make the best decisions within my profession, knowing what I do will affect him and future generations.

**Moonlighting as a photographer for the Confrérie de la Chaîne des Rôtisseurs inaugural Okanagan Chapter dinner.**





# Planning Podcasts

In this issue, we hear directly from BC's Minister of Housing on the biggest housing challenges facing the province and his vision as the first Minister dedicated to housing. You can also tap into the friendly conversation between two friends, who are also American urban planners, discussing the Next Urbanism and what it takes to "urbanize the grid" in North America.

**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.*

**\* 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)**

## A Conversation with British Columbia's Minister of Housing, Honourable Ravi Kahlon

**Run time 21:00**

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

### Let's Talking Housing: A BC Housing Podcast

**Host:** Sara Goldvine, Vice-President of Communications and Public Affairs, BC Housing

**Guest:** Hon. Ravi Kahlon, Minister of Housing  
**Host:** Sara Goldvine, Vice-President of Communications and Public Affairs, BC Housing  
**Guest:** Hon. Ravi Kahlon, Minister of Housing

### Podcast link\*

<https://podcasters.spotify.com/pod/show/bc-housing/episodes/S3E1---A-Conversation-with-British-Columbias-Minister-of-Housing--Hon--Ravi-Kahlon-e2a87mj>

### Podcast Summary

The Honourable Ravi Kahlon, Minister of Housing, shares his thoughts on the biggest housing challenges facing British Columbia and the efforts being made to address them. Sara also speaks to Minister Kahlon about what it means to be the first Minister dedicated to housing, his approach to leadership, and what he has learned in his first ten months in this role.

### Why Planners Should Listen

This podcast offers great insights into the goals and drive of the Hon. Ravi Kahlon, Minister of Housing. His love for sports and athletic competition has shaped his outlook and he gives credit to the opportunities he's had in sports as a great influence on his leadership.

Minister Kahlon feels the urgency to get people houses as fast as possible, but he offers that patience is required to see success. He notes that seeing and hearing success stories offer hope and

shows that the Province is making progress. In order to balance concerns of communities and those that require housing now, Minister Kahlon brings a new perspective to the housing crisis and has identified the disproportionate effects of the housing crisis on Indigenous and racialized communities.

He also addresses the establishment of BC's Office of the Human Rights Commissioner to help address inequality, discrimination, and injustice. Minister Kahlon talks about investing in First Nations' housing on reserve, a federal jurisdiction; highlighting that all partners (i.e., private, not-for-profit, Indigenous, municipal, provincial, and federal) need to be part of the solution.

— —

## The Next Urbanism

**Run time 65:00**

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

### The Messy City Podcasts

**Hosts:** Kevin Klinkenberg, urban designer, planner, and architect in Kansas City, USA.

**Guest:** Howard Blackson, Urban Design and Planning Studio Director, AVR P Skypoint Studios, San Diego, California

### Podcast link\*

<https://kevinklinkenberg.substack.com/p/the-next-urbanism>

### Podcast Summary

Howard Blackson and Kevin Klinkenberg spar over the American city grids and urban design issues, including Howard's intriguing concept of the Next Urbanism.

### Why Planners Should Listen

Howard Blackson talks about the grid pattern cities, a vital topic of New Urbanism. A monotonous grid of US city streets has been established purely for ease of subdivision. New Urban ideas were created to reimagine and transform the way that we build our cities and towns and navigate our daily lives, such as a walkable urban areas. These environments allow for the use of automobiles, but do not require the use of a vehicle to accommodate daily needs. The compact, 15-minute city form and the use of alternative transportation modes encourage an urban pattern that supports sustainability goals. As walking and biking is integrated in our communities, design and placemaking issues associated with the grid patterns are emerging. This podcast is embedded in how to urbanize the grid.



# Celebrating the Profession, Celebrating our Communities

Kristin Agnello RPP, MCIP

World Urbanism Day, also known as "World Town Planning Day," was founded in 1949 to advance public and professional interest in planning and its activities. Celebrated in more than 30 countries across four continents, it is a day to celebrate and recognize the role of planners in creating livable communities around the globe.

Members from across British Columbia and Yukon gathered to celebrate on November 4, 2023, at the Sheraton Wall Centre in Vancouver. It was a night to congratulate those who have served as Certified members for 25 years or more, to welcome new – and new to BC – members, and to recognize PIBC's newest Honourary member, Harold Steves.

Harold Steves is a prominent figure in British Columbia's political landscape, long recognized for his advocacy regarding sustainable agriculture, land conservation, and the preservation of agricultural communities. A farmer-turned-politician, Steves collaborated with other activists and legislators to create the Agricultural Land Reserve (ALR), currently commemorating its 50th anniversary. The ALR was designed to prioritize the preservation and sustainability of BC's rural communities and agricultural industry. With its vast expanse of more than 4.7 million hectares, the ALR plays a crucial role in supporting local economies, ensuring food security, and preserving farmland for future generations. By limiting non-agricultural uses, urban sprawl, and industrial development on land that has been designated for agriculture, the ALR aims to support agriculture and, in doing so, maintain a stable and secure food supply, and protect the economic and environmental benefits associated with farming.

Sustainable land management techniques are essential to the preservation of robust ecosystems. By protecting agricultural land, the ALR contributes to biodiversity preservation and environmental conservation, provides ecological support, safeguards watersheds, and helps sustain important ecosystems. The ALR also encourages sustainable farming practices, such as organic and regenerative agriculture, that promote soil health and reduce environmental impacts. Like all major land use initiatives, the ALR has not been without challenges; balancing competing land use interests while ensuring the long-term sustainability of BC's agricultural sector remains a complex task.







Steves understood the delicate balance between urbanization and environmental preservation. He had a vision for BC to be comprised of “cities in a sea of green” and advocated for the assembly of lands that would lay the foundation for the creation of a regional park network large enough to support a growing population. Steves has consistently advocated for smarter growth policies that protect natural landscapes, habitats, and ecosystems, and has been a vocal opponent of urban sprawl.

Steve's story is an ardent reminder of the power community members have in shaping the future of our province. They are our partners, our interest holders, and – occasionally – our adversaries. But, by actively engaging community members in the decision-making process, planners can tap into local knowledge, promote civic engagement, support equity, generate innovative solutions, and build trust and transparency. In partnering with community members, planners can expand the impact of policies and increase the resiliency of our communities.

These are important reminders as we move forward into a new year and, in BC, new legislation that changes the local government land use planning landscape. As host, Nola Kilmartin, and PIBC President, Emilie K. Adin, both noted, with change comes uncertainty – both for planners and for community members. While some planners are welcoming of the new housing legislation, others are concerned about the impacts the new rules might have on the future of their communities. But planners are master navigators of policy, regulation, and legislation and offer not just



technocratic expertise, but a connection with a community and its members to ensure that no one is left behind. World Town Planning Day reminds us that we can lean on our planning colleagues to share information, navigate change, and improve outcomes in our own communities. Drawing from our community of practice, the Spring 2024 issue of *Planning West* will include perspectives on housing, including reflections on the Province's new housing legislation, from practitioners across the region. Articles will be accepted until March 15, 2024 and we welcome submissions from all PIBC members, including those in rural and northern communities.

As we celebrate the 74th annual World Town Planning Day – congratulating senior members and welcoming new ones – it is clear that the future of our communities – and of planning's role in that future – is ever changing. I, for one, am grateful to be part of a community of practice with which I can navigate the future.

Kristin Agnello is the Editor of *Planning West* and Director of Plassurban Consulting Inc.

*The Planning Institute of British Columbia (PIBC) recognizes, acknowledges, and appreciates that we live, work, and learn on the traditional territories of the 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 relationship with the land continues to this day.*





# Reflecting on World Town Planning Day

Nola Kilmartin RPP, MCIP, MUP

On November 4, I had the honour of hosting the 2023 PIBC World Town Planning Day Gala in Vancouver. This was actually my second PIBC hosting gig of the year, having chaired and emceed the 2023 PIBC Conference in Sun Peaks back in May. These annual events recognize the contributions planners make to their communities, which is important to do.

The end of 2023 has been wild for our profession in BC. We have likely seen more changes to planning legislation at the end of this year than we have in a generation. Seeing the pace at which the planning landscape is shifting around us compelled me to reexamine how I contribute to my community and to the profession.

After almost a decade of working in private consulting, I am returning to public service to work for the fastest-growing city in Canada. As I write this, I am wrapping up my first week as Chief Planner for the City of Kelowna. Amidst this professional change, I was asked by PIBC to write an article “about World Town Planning Day”. To be honest, I am going to go a bit off-script. But before I do, let me tell you why.

I attend the same seminars, read the same articles, and scan the same social media posts as any other planner would do. Like you, the content I consume is heavily focused on the housing crisis, homeless encampments, development problems, municipal lawsuits, environmental concerns, frustrated councils, and outraged citizens. This day-to-day reality of our industry news is at odds with the self-congratulatory pats on the back that we bestow upon each other every World Town Planning Day. The nagging question in my mind is this: How can we be sure, as a profession and as individuals, that we are moving the needle towards making our communities demonstrably better?

As a planner freshly moving from overseeing a consulting team to managing a municipal department, I am taking this as an opportunity to itemize some of the measures municipalities can take to improve the delivery of housing. Frankly, I think we can all do better. We need to remember perfection is not the goal, housing supply is.

Here are some measures we can take:

**1. Be a responsible and accountable partner.**

The people walking up to the front counter, submitting applications, and asking for

your help and guidance are your partners in achieving the goal of increased housing supply. Treat them as the crucial partners they are. Operations must be done in a way that supports housing delivery and affordability. Supporting applicants should not be interpreted as an unfair expectation or an ethical issue. It is core to the service we provide and the value we bring.

**2. Establish service timeline targets with your teams.**

Delays impact housing affordability. Within your administration, identify where the bottlenecks are and resolve them. Timely approvals can reduce delays, increase efficiency, and provide certainty for developers, allowing them to move forward with their projects and ultimately increase housing supply.

**3. Streamline applications.**

Reduce the sunken upfront consultant costs to applicants by reducing requirements. Standardize your technical review of applications and limit reviews to only what is required. This will allow the applicant to adjust plans more nimbly once they have land use approval. This is important when developers are responding to market changes and dealing with financing.

**4. Improve development information and features.**

Some of the planning features that municipalities provide include e-services, guidance (novice/expert), key document availability, quality of information, and accountability. These features help streamline the land development application process and ensure that all parties involved have access to the information and resources they need to make informed decisions. For example, the City of Kelowna has been making incredible progress on the practical application of AI to support the development process.

**5. Evaluate incentives and charges.**

Consider adjusting your fees based on context, location, and typology. Also, determine if your municipality needs to improve incentives for developments that include affordable housing units, desired density, or other strategic priorities.

**6. Reduce development permits and variances before Council.**



Establish a policy and process for how planners and development officers will consult with the neighbours of proposed developments, with an aim to effectively resolve actual issues, and build trust and consensus. Councils should be governing and setting the vision for the community and administration, not discussing variances.

**7. Update the community engagement process.**

With the new planning legislation – and public hearings being prohibited in some cases – take a critical look at how your team is going to consult with the community on plan amendments and rezonings. Support less experienced applicants trying to build missing middle infill housing through the development process and provide guidance on engagement. The profit margins are often tight on these projects, and delays from a misstep can mean financial ruin.

While exploring ways to fix policies, processes, and procedures, remember that what we do can help real people in real ways. One of my most satisfying memories from early in my career came after I struggled through a challenging rezoning for an affordable multi-family infill. One cold evening, 18 months after the project was approved, I biked past the new building, and it warmed my heart to see a glow in one of the windows – the lights were on, and a family was home!

So, when the next World Town Planning Day rolls around, let's all take stock of how our work and efforts tangibly made our towns and our world a better place.

Nola Kilmartin RPP, MCIP is the Chief Planner for the City of Kelowna.

# Housing: Where We Are, Where We're Going

Maria Stanborough RPP, MCIP

## Major Changes to Local Government Planning in BC — Update

As most planners will be aware, the BC legislature has passed several pieces of comprehensive legislation that change the local government land use planning framework, including:

### Bill 35 – Short-Term Rental Accommodations Act

- Gives local governments stronger enforcement tools regarding short-term rentals
- New provincial role in regulating short-term rentals

### Bill 44 Housing Statutes (Residential Development) Amendment Act

- Small-scale multi-unit housing
- Pro-active zoning

### Bill 46 Housing Statutes (Development Financing) Amendment Act

- New and updated development finance tools

### Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act

- Facilitate more density transit-oriented development

Through these amendments to the *Local Government Act* and *Vancouver Charter*, the Province's stated goal is to enable local governments to provide "more housing, in the right places, faster."

Regulations for Bills 35, 44 and 47 were released on December 7, 2023, along with interim designations of transit-oriented development areas and policies, and manuals on small-scale, multi-unit housing policy for local governments. For more information on key dates in 2024, including legislative requirements, deadlines, and policy manuals, see the BC government website ([gov.bc.ca](http://gov.bc.ca)) under "Local government housing initiatives."

Stay tuned for more discussion on these initiatives in the Spring 2024 issue of *Planning West*. **We welcome submissions from all of our members regarding the impact, challenges, and opportunities of the new housing legislation.**

## On November 3rd, 2023, the Province of British Columbia released new legislation on housing that affects all municipalities in BC.

The legislation will allow a minimum of one secondary suite or one laneway house in all single-detached or duplex residential zones. Within municipalities of more than 5,000 people, zoning will allow for three to four units in select areas on single-detached or duplex lots, depending on lot size.<sup>1</sup> On land close to transit hubs, even more density – up to six units – is permitted, with up to 20 storeys automatically allowed at sites adjacent to transit-oriented development areas. The Province's aim is to increase the supply of housing throughout British Columbia to address the housing crisis facing almost every community – from Fort St. James in the North to Port Alberni on the Island to Fernie in the Interior.<sup>2</sup>

The BC legislation echoes similar legislation that was first implemented by some of the larger cities in New Zealand, and adopted nationally in 2021.<sup>3</sup> (Similar approaches have also been implemented in California, Washington State, and Oregon.<sup>4</sup>) The Province's approach echoes other regulatory models where local governments can no longer exclusively zone neighbourhoods for single-detached lots. The BC government predicts this change in housing regulation could enable the development of up to 250,000 new units by 2033.<sup>5</sup> The legislation also streamlines the permitting process by removing rezoning requirements and comes in tandem with other legislation, including regulations around short-term rentals (i.e. AirBNB) that may alleviate some of the pressures on housing demand.<sup>6</sup>

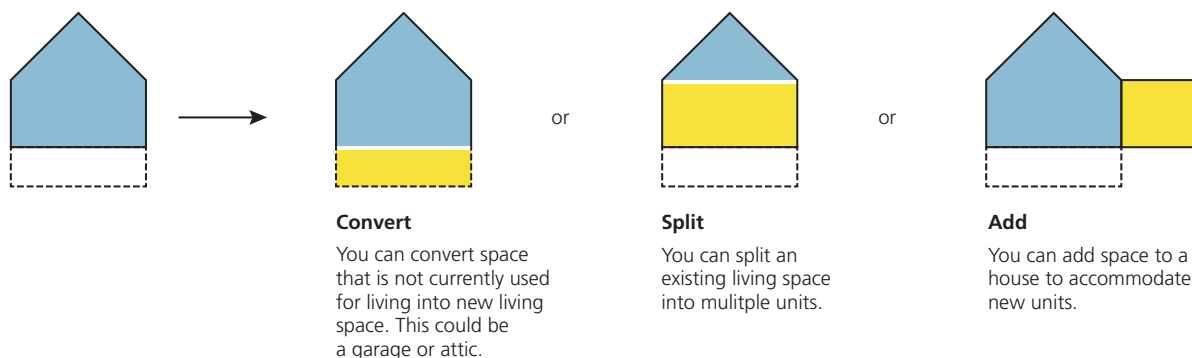
If nothing else, the legislation provides local government staff a much-needed reprieve from the NIMBY'ism of single-detached housing neighbourhoods, which has slowed much-needed small-scale development. As Premier Eby explained to political analyst Paul Well,<sup>7</sup> when the Province steps in and makes these amendments, it takes the responsibility for land use changes out of the hands of local governments and into the offices of the provincial MLAs. For those who work in local government, this seems like a kind thing to do, redirecting potential backlash away from City Hall to the provincial legislature.

The question remains, however, whether this is enough to address the housing crisis facing British Columbia. Most analysts I read were hedging their bets, giving the plan a five-year timeframe to show results. A similar housing experiment in Auckland, New Zealand, launched seven years ago, has apparently had success: "since 2016, Auckland's house prices have risen by roughly 15%, a stark contrast to the 65% increase seen in the rest of the country."<sup>8</sup> Once the most unaffordable city in New Zealand, "since the upzoning reforms, rents in Auckland have grown more slowly than the national average."<sup>9</sup>

While a promising start, it seems the new zoning legislation will need strong uptake to begin to address the housing crisis. According to a report released in September 2023, the Canada Mortgage Housing



These are three basic strategies for adding new units to your home.



Corporation (CMHC) found that if BC continues building homes at the current pace, by 2030 the province will still be short 610,000 housing units that are necessary to reach the level of housing affordability experienced in 2012.<sup>10</sup> In recent years, the creation of new housing has been inadequate in British Columbia when compared to population growth. A recent Fraser Institute study shows the growing gap from 1972, when housing completions and population growth nationwide were more or less on par, to 2022 when the gap between housing completions to population growth across Canada reached more than four-fold. In British Columbia, population growth in 2022 was 3.5 times more than housing completions – approximately 150,000 new people and approximately 42,000 new homes.<sup>11</sup>

While increasing the supply of housing is being addressed provincially through this new legislation, it is interesting to track the larger policy changes that took place between 1972 and today that led to the stuttered housing development in BC and across Canada. One of the most notable changes identified by scholars is the lack of Federal involvement in social housing, peaking at approximately 20,000-30,000 units per year in the 1970s and ending in 1993 as an austerity measure to address a growing national debt.<sup>12</sup> Another key change has been the lack of tax incentives for developers to create rental housing, which were also axed in the 1990s. Federal economic policy moved from being a centre weight holding together housing in Canada, to one where responsibility was handed over to the private sector through development incentives, but without a focus on housing affordability for everyone.

While the change in housing legislation is good, and encouraging, there seems to be another measure that needs to be addressed, something that I'm not sure we can achieve

– the ideological shift to from housing as an investment to housing as a basic human right. The great neoliberal experiment of privatizing housing solutions, which began in the 1990s, has been shown to be a failure. Homelessness rates in BC have skyrocketed. The Homelessness Services Association of BC identified a 32 percent increase in homelessness in 2023 when compared with the previous count in 2020.<sup>13</sup> Along a similar vein, of the 660,000 renter households in BC, more than 105,000 households (16%) — about the size of the city of Nanaimo — pay more than 50 percent of their gross income on rent and utilities; a crisis level that puts people at increased risk of homelessness. Another nearly 150,000 renter households pay more than 30 percent of their gross income towards rent and utilities, a level Statistics Canada calls “unaffordable.”<sup>14</sup>

“Homelessness,” which wasn't really a commonplace term before 1980, is now an everyday phrase. In a 2021 report done by the Province of BC, it is estimated that 15% of the population, or one in six people, face poverty and housing insecurity.<sup>15</sup> While this all seems dire, I believe the Province's first steps on housing are hopeful. I also believe there are actions taking place at the municipal level that are groundbreaking, such as Burnaby's new Housing Authority focused on affordable housing and New Westminster's classification of the housing crisis as an emergency, giving the City authority to build social housing on its own lands despite any NIMBY reactions that may come forward.

That said, the Province's approach leaves me with a lot of questions about where and when the necessary housing will be built. Even by the Province's own calculations, the 250,000 units that could be built in 10 years fall well short of the additional units the CMHC projects are needed to make housing somewhat

affordable again. If the legislation is going to have an impact, it will need to be embraced by the average homeowner far beyond anyone's expectations. For this to happen, the process will need to be fully streamlined, the outcomes somewhat predictable, and the benefits tangible. Re-housing, a research initiative based in Toronto, provides an excellent online toolkit to help the average homeowner understand what infill housing could look like on their property.<sup>16</sup> A tool like this is needed for all communities in BC.

Yet I still stumble when I think about the great property divide in most communities, where single-detached housing neighbourhoods take up most of the residential land and have resisted infill. In Vancouver, which feels like ground zero for the housing crisis (I live in Vancouver and may be biased), single-detached houses make up 27.7% of the total number of occupied dwellings.<sup>17</sup> These dwellings, however, take up approximately 80% of the land base that is zoned for residential use.<sup>18</sup> The opportunity to increase housing on these lands seems monumental, but I wonder whether incentivizing ‘gentle density’ will be enough. While more tools are needed to make increased density easier, like the Re-housing toolkit, it feels like a more drastic measure may be needed. Perhaps low-density neighbourhoods could be required to add infill, with no new permits for single-detached housing. Additional property taxes for low-density living could help to incentivize more housing and tax breaks for rental units could potentially start to take a burden off rental housing. It is, after all, a crisis.

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<sup>1</sup>Up to 3 units would be permitted on lots smaller than 280 m<sup>2</sup> (3013 sq ft), and 4 units would be permitted on lots larger than 280m<sup>2</sup>.

<sup>2</sup>These are three of the smaller communities all looking for ways to create affordable housing.

<sup>3</sup><https://www.theglobeandmail.com/opinion/article-new-zealands-bold-housing-law-may-be-a-fit-for-canada/> a

<sup>4</sup>For an interesting discussion of the impact in California, see: <https://www.strongtowns.org/journal/2023/2/8/has-statewide-upzoning-failed-to-unlock-housing-production-in-california>

<sup>5</sup><https://vancouversun.com/news/local-news/bc-premier-eby-announces-road-map-250000-more-homes-10-years>

<sup>6</sup><https://www.theorca.ca/commentary/rob-shaw-province-blankets-the-housing-sector-with-new-legislation-7807112>

<sup>7</sup><https://paulwells.substack.com/p/bc-premier-david-eby-talks#details>

<sup>8</sup><https://onefinaleffort.com/auckland>

<sup>9</sup>BID.

<sup>10</sup><https://assets.cmhc-schl.gc.ca/sites/cmhc/professional/housing-markets-data-and-research/housing-research/research-reports/2023/housing-shortages-canada-updating-how-much-we-need-by-2030-en.pdf>

<sup>11</sup><https://www.fraserinstitute.org/sites/default/files/canadas-growing-housing-gap-1972-2022.pdf>

<sup>12</sup><https://ecampusontario.pressbooks.pub/homelessness/chapter/1-what-housing-policy-existed-in-the-past/>

<sup>13</sup><https://bc.ctvnews.ca/more-action-needed-to-address-homelessness-in-b-c-as-numbers-rise-province-says-1.6591716>

<sup>14</sup><https://vancouversun.com/news/local-news/exclusive-bc-rental-crisis-puts-100000-households-at-risk-homeless>

<sup>15</sup><https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/initiatives-plans-strategies/poverty-reduction-strategy-togetherbc-2021-annual-report.pdf>

<sup>16</sup>[rehousing.ca](https://rehousing.ca)

<sup>17</sup><https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?lang=E&topic=3&dguid=2021S0503933>

<sup>18</sup><http://www.datalabto.ca/a-visual-guide-to-detached-houses-in-5-canadian-cities/>

# Spectrums in Planning

“Quality vs. quantity: we’re all on that spectrum somewhere.” An offhand remark by a fellow attendee at the recent Canadian Institute of Planners conference, while discussing our understanding of the differences between practices in different municipalities, got me thinking. What are the spectrums relevant for planners to consider and how should one determine where to be on each one?

Quality-focused could mean narrowing in on creating a sense of place, esoteric feedback to applicants on the design of buildings, ensuring just the right content and tone when corresponding with stakeholders, or many revisions to reports required to ensure perfection of all the details. Quantity-driven could mean ensuring development is approved in a timely manner, addressing issues like affordability and transportation mode choice through supply, communicating with others early and often, or completing more initiatives more quickly to improve the lives of more residents.

About the same situation, separate coworkers have given me opposing feedback. I’ve had one co-worker say my dialogue is too formal, while another advocated for less formality: “The recipient needs to know you mean business about these requirements!” vs. “You should try to connect on a more human level and build the relationship.” I’ve been told I’m too nice and too critical, too ambitious and too conservative, not vocal enough and too aggressive, too quiet and I talk too much. Become too aspirational and you lose people by targeting objectives they think will never be feasible. Aim too low and you hear you’re not doing enough. Some of these dualities have a negative stigma around one end or another, but I’ll make a case that both sides – as well as the middle – have advantages and disadvantages and their place in the world of planning.

I was once inspired by a video online, given by the coach of Michael Phelps (the most decorated Olympian of all time), Bob Bowman. Bowman says that your best performance level, for anything, lies in finding the optimal balance between focusing on process goals and outcome goals. When you’re too process-oriented, you feel lethargic and dull. When you’re too outcome-oriented, you get over-excited and nervous. You can control your activation point by thinking at the right wavelength within the range and making adjustments when needed. When you are feeling overwhelmed and your vision seems too much to ever be fulfilled,

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# — A Way to Think About How to Act in the World

Kathleen Gallagher

Some spectrums that come to mind for me are:



focus on the process and the tasks you can control to bring your activation level down to a manageable level. When you are in the doldrums and unmotivated by minutiae and the day-to-day grind, reflect back on the vision that captivated you to pursue your line of work in the first place.

Common advice advocates for using a curious mindset instead of a judgmental one. Some situations call for wondering about the world around you, asking questions and listening intently, and reaching the bottom of an issue. Ultimately in planning, a judgement must be rendered or we risk entering a tailspin, using valuable time and resources without benefiting the public interest. I recall working on a memorandum on behalf of a colleague, who wanted it written exactly in their particular way, without being able to translate well for me what that meant. I thought getting the gist of what they desired, on what I considered to be a fairly routine matter, would be enough. As long as there was mutual comprehension of the message between the sender and the recipient in general terms, that would be suitable. The colleague wanted an exact style and precise language to meet their aspirations, with information collected from many other contributors. “There are many letters possible that could all be good letters!” I exclaimed to another coworker as we worked through many versions, since I thought we were struggling over minutiae. In the end through much discussion and questioning back and forth, I was able to determine what would be satisfactory and write the memorandum that met the vision. “This is a great letter,” was the feedback received in the end. We met the mark, but at what cost? Would communicating

the essence have been enough? I’ll never know, but I do know dozens of hours from many people went into that letter.

Best planning practices and the Canadian Institute of Planners *Code of Conduct* tell us that, as planners, we serve the public interest and there are many public interests. In some cases, stakeholders may represent different ends of one of these spectrums. For some members of the public, permissive guidelines may be advantageous in a situation. For example, a Land Use District that allows for any type of development benefits the owner with flexibility. For others, restrictive guidelines benefit them so they have certainty and consistency around what will be constructed in their neighbourhood. In some cases, transparency serves the public, in others it’s important to keep information confidential (a *Freedom of Information and Protection of Privacy Act*, or provincial equivalent, is a good example of identifying where information should and should not be shared). For some situations, action is beneficial to the public and, in others, patience is necessary. In today’s affordability issues and housing crises, acting quickly may be in order as Canadians are struggling. When developing a community’s 30-year municipal development plan, time taken to listen to all voices and incorporate the various needs and perspectives into the whole pays off.

My suggestion: know your spectrums. Know the pros and cons of the points on either side and throughout the middle. Think through which strategies to use, and when. Know your natural tendencies and seek to challenge them by attempting different areas on the spectrum, strengthening your abilities. If you’re typically

more on the critical side, experiment with giving a rousing and passionate speech to a group of stakeholders about where your city hopes to be in 10-15 years with respect to transit use. If you normally fall into the visionary cheerleader category, try taking one of your projects and mapping out each task it will take to accomplish it, by when you will have it done, and who else needs to be involved. Assign a schedule for when you will complete each step and here’s the hard part – follow it! If one approach on a particular spectrum isn’t working, mix it up and try something new. Let the pendulum swing back and forth, trialing different approaches and finding effectiveness for the multitude of situations we find ourselves in.

What do you think? Can planners act on both ends of these spectrums? Where do you feel most comfortable? Is it always best to be in the middle? What is appropriate for each situation you face as a planner? I encourage you to discuss these ideas with your colleagues and friends, or feel free to reach out to myself, who can be reached at [kathleengallagher@gmail.com](mailto:kathleengallagher@gmail.com).

References: *The Golden Rules with Coach Bob Bowman*. YouTube. Arizona State University, 2017. [https://www.youtube.com/watch?v=h7\\_1RyfiWcs](https://www.youtube.com/watch?v=h7_1RyfiWcs).

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# Hit and Miss with Missing Middle Housing Legislation

Kim Fowler RPP, MCIP

World Town Planning Day provides an annual day to celebrate how planning improves the lives of people and all our communities across the world. It's about promoting sustainable places to work, live, and play. A global challenge continues to be providing affordable and diverse housing for our communities. The new "missing middle" housing legislation passed by the BC provincial government is an attempt to address this challenge.

The province has mandated land use planning amendments to increase housing density in single-detached zones and transportation-oriented developments. Some major changes required in single-detached residential zones are to permit secondary suites or laneway homes, and small-scale, multi-unit housing such as triplexes and townhomes in municipalities with a population over 5,000 and within urban containment boundaries by June 30, 2024. Local governments must update their housing needs reports using a standardized methodology to estimate housing needs over a 20-year time horizon and then correspondingly update OCPs and zoning bylaws every 5 years to pre-zone for the 20-year total projections.

As an early assessment, let's look at some "hits" and "misses" of this new legislation.

## "Hits"

1. Modernizing OCPs and zoning bylaws – gone are the days when local governments can spend 3-5 years updating their OCPs and prepare bylaws hundreds of pages long, with many more hundreds of pages in attachments. Often containing 20-30 years of work program priorities and many lofty policies and inspired visions, the reality is local governments have neither the legal obligation nor adequate resources to implement them. Public engagement for these massive bylaws often misleads the public into believing most of it can be done in the next 5-10 years. Moreover, with time and budget resources often exhausted, the much more difficult task of updating often very old zoning bylaws is not undertaken, leaving much of the OCP never implemented. With required 5-year reviews to update housing needs assessments, OCPs will likely be much shorter and hopefully will contain priorities for growth management instead of bloated wish lists. Zoning bylaws will have to be modernized – a very big task for those local governments who have just been consolidating zoning amendments for



decades. A more detailed analysis of housing demand should drive updates of asset management plans; after all, OCPs are the “master asset management plan,” setting the locations and standards for future growth in our communities, and the resulting core infrastructure needs and costs.

2. More housing diversity – Single-family dwelling (SFD) neighbourhoods take up most of the land area in our communities. More diverse housing types are needed due to prohibitive purchase costs, an aging population wanting smaller homes in their neighbourhood (to age in place), and to make better use of existing infrastructure and related services. Resolving the impasse between the “Not in My Back Yarders” (NIMBYs), developers, and 4-year term local governments removes a significant impediment to the diversification of single-detached neighbourhoods.
3. DC to AC (not AC/DC!) – Development cost charges have been replaced with amenity cost charges that expand the services for which local governments can recover to include solid waste and recycling facilities, fire protection services, and police facilities. This will improve the cost recovery of new development, which otherwise is funded by existing taxpayers.

#### “Misses”

1. Feasibility for development – High inflation and financing rates combined with continuing labour force and supply shortages mean many small-scale projects, such as the “missing middle,” are not financially feasible for private developers to undertake. This issue has been raised in Ontario, where legislative changes have been made earlier than in BC to build more housing. Housing targets are not being met by 38 of 50 local governments (76%) being tracked by the Ontario government. This leaves those local governments ineligible to access the billion-dollar infrastructure fund, in addition to having their development costs slashed. These local governments have pointed out the private sector is required to build most of the housing under this new scheme, and current market conditions have resulted in the housing not being built to meet provincially imposed targets. As market conditions are similar in BC, the outcome is likely to be the same. The missing middle legislative changes may be deemed a success in perhaps 10-15 years,

but not in the short term, where they are expected to address the current housing crisis.

2. Missing rental not missing middle – To supply affordable housing in the short-term, rental units need to be constructed in the tens to hundreds of thousands. Both the federal and provincial governments have existing housing corporations that are already constructing housing. When partnered with private sector developers (the ones who can't afford to build the missing middle under current market conditions), rental supply can be significantly ramped up in the short term. Using federal and provincial lands is exempt from local government zoning authority, so rental housing can also be supplied even faster.
3. Mind the (glaring) gap – The lack of good asset management practices in local government has been well documented and the Federation of Canadian Municipalities (FCM) has estimated the funding gap between what is needed to replace basic infrastructure – such as roads, water and sewer lines – to be at least \$150 billion<sup>2</sup>. Given poor practices that don't accurately account for asset condition or replacement costs, that gap is likely much higher. While provincial and federal government asset management practices aren't any better, local government funds 60% of core infrastructure on 8 cents on the tax dollar in Canada (the provincial government gets 42 cents and the federal government gets 50 cents). This funding structure is not sustainable and a major limitation to servicing new development, particularly with infill development which is usually supplied by older infrastructure. A billion-dollar infrastructure fund is “a drop in the bucket” of what is needed even to maintain and replace existing infrastructure, let alone expanded or new infrastructure. FCM has estimated the cost to build infrastructure to support housing-construction targets to be \$600 billion for the 5.8 million homes needed by 2030 across Canada.<sup>3</sup>

The BC provincial government has taken back some of its land use planning authority delegated to local governments and is trying to significantly increase the housing supply in the short term. Land use planning had become incremental, stuck in the self-interests of many proponents, poor design, and inefficient approval processes. It's time for the

planning profession to up its lobbying game – big time. With all the competing interests and increasing risks in growth management in our communities, professional planners must raise our concerns. We've all thought of them, usually late at night after a nasty public hearing! Incrementalism is the worst status for planners and doesn't achieve the goals of World Town Planning Day. **To plan is to lead. Your voices are now needed.** The diversity of thoughts, fears, ideas, and frustrations of our profession need to be raised to address the quality of life in our communities. And we have a new committee to review exactly these issues funded by the provincial government.

PIBC has partnered with the BC Ministry of Housing to develop and implement a new Peer Learning Network (PLN) to support local government staff with their counterparts across the province so that they can share existing best practices and innovative approaches to streamlining development approvals and advancing housing supply. The need for a Peer Learning Network was identified during consultation by the Province with local governments, housing providers, builders, planners, and other stakeholders as part of the Province's Development Approvals Process Review (DAPR). The Province has provided PIBC with \$500,000 in funding over 3 years to support the PLN's development and implementation with an expected launch beginning in winter 2024<sup>4</sup>.

This article is intended to help start the conversation. Please participate!

Kim Fowler RPP, MCIP is a professional planner and sustainability expert with over 30 years of experience working with local governments in Canada. She received the Award for Individual Achievement for Leadership in Advocacy and Innovation from PIBC in 2022.

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<sup>1</sup><https://burlingtongazette.ca/burlington-will-miss-out-on-provincial-funding-not-enough-concrete-being-poured/>

<sup>2</sup><https://www.pemac.org/members/pemac-ac-knowledges-international-volunteer-day>

<sup>3</sup><https://www.link2build.ca/news/articles/2023/november/fcm-study-finds-that-the-cost-to-build-infrastructure-to-support-new-housing-could-be-as-high-as-600b/>

<sup>4</sup>Visit the PIBC Peer Learning Network web page for current PLN development updates and resources. <https://www.pibc.bc.ca/pln>

# Building a Sustainable Future: The Collaborative Adoption of the Zero Carbon Step Code on Southern Vancouver Island

Derek de Candole



The conclusion of a two-year process to adopt the Zero Carbon Step Code (ZCSC) across multiple local government jurisdictions on southern Vancouver Island marks a significant milestone in advancing sustainable building practices in BC.

Between December 2021 and April 2023, the City of Victoria, the District of Saanich, the District of Central Saanich, and the Capital Regional District (CRD) collaborated closely to develop the policy and bylaw amendments required to adopt the Zero Carbon Step Code (ZCSC). The objective was to establish consistent regulations across the region and set adoption dates for the highest standards of the Energy Step Code (which focuses on energy efficiency) and the Zero Carbon Step Code (which focuses on greenhouse gas emission reductions), providing long-term predictability to the industry.

The policy development process involved three phases of regional engagement and a comprehensive technical review of permitting data and reports on low-carbon buildings in BC. The four jurisdictions worked together to align on a common adoption timeline in a collaborative approach that drew on the unique strengths of each partner while avoiding separate processes, duplication of work and engagement fatigue, and ensuring meaningful feedback from builders and developers. The effort earned recognition from the Community Energy Association, which presented the jurisdictions with a Climate and Energy Action Award from the Union of BC Municipalities.

All three municipalities adopted Emissions Level 4 for all Part 9 residential buildings (buildings smaller than 600m<sup>2</sup>, such as single-detached dwellings, duplexes, and triplexes) on November 1, 2023, making them the first to reference the ZCSC in a bylaw and to have the regulation take effect. All three municipalities also adopted Emissions Level 4 for Part 3 buildings (buildings bigger than 600m<sup>2</sup> and/or commercial, office, and multi-unit residential) which will cover all buildings by November 1, 2024. The CRD adopted Emissions Level 3 on November 1, 2023, for Part 9 residential buildings, making it the first regional government to adopt the ZCSC.

This forward-looking initiative positions all four jurisdictions to meet their 2030 and 2050 reductions targets for new construction. The adoption of the ZCSC is projected to result in a four to seven percent reduction in greenhouse





gas (GHG) emissions by 2050. By setting GHG caps for all new residential, commercial, and office buildings, the ZCSC encourages low-carbon solutions by drastically limiting the potential for fossil fuel reliance. Since there are so few emissions associated with BC's electrical grid, it is anticipated that most buildings will be built all, or nearly all, electric. As the Province and BC Hydro fulfill their CleanBC commitment to decarbonize the grid, all electric buildings will become zero-emissions buildings. For many buildings, especially Part 9 residential buildings, this will also be the most cost-effective option.

When it was first introduced in 2017, the BC Energy Step Code (BC ESC) provided local governments with an option to require performance measurement of energy in new construction. This is in contrast with previous requirements which were prescriptive and required little proof that a building performed as intended. The performance-based approach has been widely adopted across the province, requiring the submission of energy models that demonstrate compliance. Standardizing the use of energy models has laid the foundation for introducing the ZCSC. With the model already completed for energy code compliance, it is relatively simple to

determine carbon performance. Emissions Level 1, the "measure only" tier of the ZCSC, requires virtually no additional work for any builder following a performance compliance pathway.

Because the jurisdictions involved in this effort adopted the BC ESC in 2018, they had many energy models which provided data to inform the adoption of the Zero Carbon Step Code. These data showed that most new Part 9 buildings in Victoria and Saanich were already being electrically heated, primarily using heat pumps. Most fossil fuel use was for hot water; electrifying hot water typically represents a smaller barrier than electrifying heating. This was a key driver behind the adoption schedule. Similar conclusions were found for larger Part 3 buildings: nearly a quarter of Part 3 buildings built since 2018 were already meeting Emissions Level 4, the most rigorous level in the ZCSC. This is in sharp contrast with the BC ESC, where buildings meeting the highest standard are still relatively unusual.

During the engagement process, the building industry voiced a consensus favouring the adoption of the highest ZCSC levels ahead of the highest BC ESC levels, emphasizing its direct regulation of emissions and focus



**Public Safety Building Under Construction**

**2023 Climate and Energy Action Awards Winners**

**Victoria Skyline (far left)**

on mechanical equipment. This approach was deemed effective in achieving maximum emissions reduction with minimal impact on construction practices. This process, in combination with the technical review, made it clear that adopting the highest levels of the ZCSC would be the most effective strategy to decrease emissions from new construction in the region. With this insight, the City of Victoria, the District of Saanich, the District of Central Saanich, and the Capital Regional District have incorporated adoption schedules for the ZCSC into their respective building bylaws. They have also coordinated the further adoption of the BC ESC in alignment with the provincial adoption schedule.

In these jurisdictions, the base Building Code now regulates the efficiency of buildings, while the ZCSC regulates the annual allowable carbon emissions. This approach charts a course for all four jurisdictions to meet the emissions reduction targets necessary for new construction by 2030 and 2050. Several other jurisdictions in the region have since adopted similar regulations and the hope is that more will follow suit.

Derek de Candole is a Community Energy Specialist with the City of Victoria.





# Adding up the Costs of Sprawl – Not so Methodologically Simple

Eric Aderneck RPP, MPL, BCOM, DULE

To better understand the costs and revenues associated with ‘urban’ vs. ‘sprawl’ forms of residential development in Metro Vancouver, the regional district completed a study exploring municipal infrastructure capital and operating expenditures for different residential densities.





Based on a literature review and informational interviews, case studies, and financial analyses, the study explored ways to allocate servicing costs for different housing typologies, while uncovering many methodological challenges to calculate precise results.

### Defining the Issue

Although urban planners are plenty familiar with the problems and benefits of urban sprawl and smart growth, attributing cost on a per unit basis by density and form is less straightforward.

The relationships between residential densities and infrastructure costs are complex. Some, but not all, services are sensitive to a city's urban form, development patterns, and residential densities. More compact development forms tend to reduce infrastructure costs, support more efficient use of resources, and encourage more sustainable forms of transportation.

As most of these infrastructure costs are initially borne by the developer and ultimately the resident, and operating costs are typically the responsibility of the municipality and ultimately taxpayers, lower infrastructure costs can help contribute to lower housing costs.

### Allocating Expenditures

Allocating expenditures is not simple. Total costs by service are generally tracked and reported by municipalities for their entire jurisdiction, but it is difficult to disaggregate and assign to sub-areas and by unit types to determine actual costs by urban form. There are different catchment areas for different services with different attributes. The results can be further influenced by the attribution of costs to non-residential uses and taxpayers, such as commercial and industrial users.

In some cases, a service can have both a fixed and a variable aspect, each with different cost profiles. The cost of producing and delivering a service can be very different, with only the latter varying by its location within a municipality (e.g., a water treatment plant for the entire city, with water mains to local properties).

### Local Considerations

Some municipal and related services and costs are a function of per capita demand, and others a function of location or density. Higher population municipalities - not necessarily high development densities - tend to achieve economies of scale. Beyond residential densities and types, the service delivery costs may vary by location and circumstance due to topography, geography, street pattern, and the

capacity of existing infrastructure.

The redevelopment of areas that were not planned to accommodate higher densities, such as urban infill/intensification areas, can be a challenge and more expensive to service if the needed infrastructure capacity is not present.

### Costs

Most infrastructure costs are funded by developers in the form of installing on-site civil works and paying Development Cost Charges (DCCs) for off-site works. The ongoing operating costs become the responsibility of the municipality, funded by property taxes/utility fees. Capital infrastructure costs are one-time charges and, unlike variable user fees, do not influence consumption decisions in the same way as metered charges for utilities.

Based on a case study, the on-site infrastructure costs for house vs. apartment developments are approximately five times more expensive on a per capita basis (\$13,000 vs. \$2,000) and nine times more expensive on a per unit basis (\$40,000 vs. \$5,000).

Municipal DCC rates vary by unit type, and are almost always highest for single-detached houses (up to \$60,000), lowest for apartment units (approximately \$10,000), and in between for townhouses. However, when adjusted for the typical number of residents in a household, which varies by unit type, the per capita DCC rates vary much less (averaging \$10,000), indicating a greater alignment with household size rather than housing type.

While allowable under provincial legislation, most municipalities do not charge different DCC rates for different sub-areas. Municipal DCCs are typically applied at a municipal-wide rate as it is administratively simpler and provides more flexibility. This suggests that DCC rates may not be set correctly if they are the same for the entire municipality despite variances in infrastructure needs.

### Revenues

While property taxes are intended to support general municipal services and are calculated based on assessed property values, a user fee, such as for utilities, is a charge for consuming a municipally-provided service. The objective in setting user fees should be the establishment of a clear link between services rendered and services paid for.

Based on a review of municipal budgets in the Metro Vancouver region, approximately one-third of expenditures (i.e., both capital and operating costs) are related to utilities/engineering services that could be impacted to some degree by land uses, development forms, and densities.



## Results May Vary

More compact development forms tend to reduce infrastructure costs on a per capita basis. Yet most of the municipal budgets are for labour-intensive services and therefore do not vary much due to development densities/forms.

Research shows that, as residential density increases, municipal costs per residential unit decrease for roads, transportation, and water and sewage pipes. Stormwater management costs are more directly relevant to building site coverage/impervious surface. Community parks, recreational facilities, libraries, licensing/permitting, police, fire, and government administration costs are largely a function of population growth. Thus, there is no single, optimum level for all combined municipal services.

## Findings

The following are considerations when reviewing property tax and utility fee policies, land use planning, and infrastructure investments, to support desired residential typologies:

1. Price the costs of services and charge those who benefit to encourage more efficient and sustainable urban forms.
2. Wherever reasonably possible, consider utility fees (such as metering) rather than property taxes, as they are more reflective of the actual cost of service consumption and delivery.
3. Utility fees should not be focused simply on raising revenues, but also on changing behaviours and outcomes. For increases in municipal utility fees, consider commensurate reductions in property taxes.
4. Remove regulatory and financial barriers to urban densification in appropriate locations, such as urban centres, where infrastructure investments can be best utilized. Discourage developments that are not compact forms, and that cannot be cost-efficiently serviced.
5. Recognize that achieving compact, complete communities does not necessarily require extremely high-density development. For example, moving from low-density to medium-densities in urban centres and transit corridors can provide significant efficiencies in infrastructure servicing costs.
6. Apply Development Cost Charges that vary by residential unit type/size/density, as well as sub-area geography, to better reflect the actual servicing demands and costs.
7. Some cost and revenue items are very difficult to precisely determine, allocate and track, and involve a high administrative burden and complexities. Accordingly, direct efforts towards items that matter the most with the greatest opportunity for improvement.

Closely coordinating and integrating land use and transportation planning, infrastructure servicing, and asset management in municipal decision-making can lead to improved outcomes. Understanding and communicating the costs and revenues of different land use types and residential densities is critical for advancing long-term financial sustainability and positive community building objectives.

To view the full study, please visit:  
<https://metrovanancouver.org/services/regional-planning/Documents/costs-of-providing-infrastructure-and-services-to-different-residential-densities.pdf>

Eric Aderneck RPP, MPL, BCOM, DULE, is a Senior Planner with Metro Vancouver and a planning consultant in other jurisdictions. He can be reached at [eric@aderneck.ca](mailto:eric@aderneck.ca).

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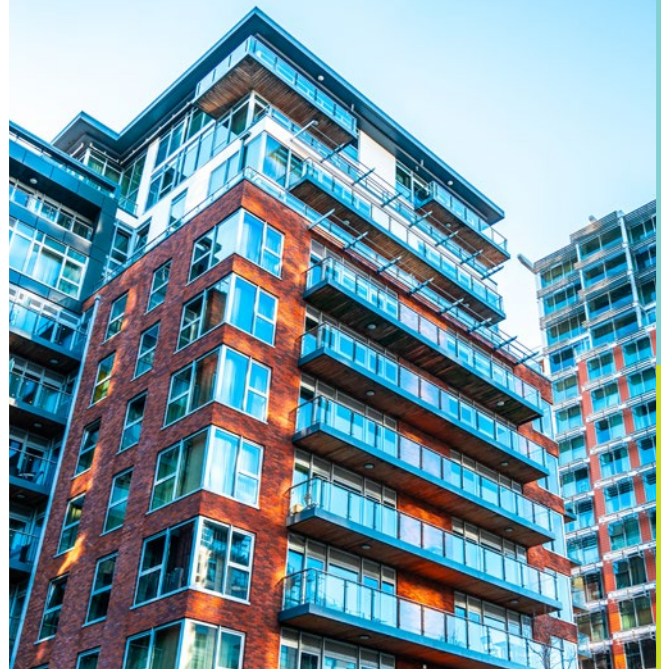
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# Takeaways from the Annual Continuous Professional Learning Review

Alex Kondor RPP, MCIP

The annual Continuous Professional Learning (CPL) reporting review, conducted by the CPL Compliance Sub-Committee of the PIBC Professional Standards and Certification Committee, has concluded. Each year, 5% of randomly selected Certified and Candidate members get the pleasure of having their CPL reporting submissions reviewed by the CPL Compliance Sub-Committee.

This process gives the Institute better insight into how members are understanding the annual CPL requirements. On the opposite end, it helps members gain a stronger understanding of the requirements by being involved in a collaborative process working to resolve any issues or errors that may arise.

If you are one of the lucky few to be chosen for review, you will receive notification of the review. Members are chosen at random and kept anonymous to the reviewer. Once the review is complete, each member is contacted and given a chance to respond to any compliance concerns raised during the process.

The CPL Compliance Sub-Committee is pleased to report that of the members reviewed:

- 66% of members did not need further follow-up and received notices of successful review.
- 19% of members required further follow-up by PIBC staff to clarify reported items.
- 15% of members required follow up for minor errors or reminders for future reporting cycles.

Those who were contacted expressed readiness to provide additional information as needed. Ultimately, all members reviewed were deemed compliant with the CPL reporting requirements. There were three recurring themes of items that required follow-up:

- Vague descriptions of un-structured learning activities.
- Reporting of conference activities as one item instead reporting of each specific session attended.

- Over-reporting of Learning Units (LUs) for unstructured activities (e.g., reading, learning tours, volunteering), over the maximums stated within the PIBC CPL System Guide.

The Professional Standards and Certification Committee is developing a simplified reference guide, or a “cheat sheet,” for members to refer to when completing reporting. Also, the Institute is planning on implementing broader updates to the CPL system guide to clarify Candidate certification activity reporting eligibility and add mandatory learning topics in the near future... stay tuned.

Alex Kondor RPP, MCIP is a member of the PIBC CPL Compliance Sub-Committee. This article was developed in collaboration with the CPL Compliance and Sub-Committee Members.

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# Our Stories from UNBC

Jennifer Poole, PIBC Student Member and Rylan Graham PhD, RPP, MCIP

Since joining UNBC three years ago, one of the things I've appreciated most is the people I've met – and being able to hear stories about the places they call “home.” With an institutional mission to serve the North, students are drawn to Prince George, located on the traditional territory of the Lheidli T'enneh First Nation, from all over BC's expansive northern territory. The opportunity to study at a university that is consistently ranked as *one of Canada's best small universities* draws students from interior BC and the lower Mainland, from elsewhere in Canada, and, more broadly, from across the globe. Our community, institution, and classrooms are enriched by the knowledge and experiences that our students bring from a wide range of communities.

Every student of mine – some more than once – will have heard about my own journey and the places that have shaped me: having spent my formative years in Regina before making the move to Southern Ontario as a young adult, deciding to return west and living in Calgary for nearly a decade, and eventually relocating to beautiful Northern British Columbia. From these places, I have learned so much, and they have framed how I think about planning: the problems that planners work to rectify and the solutions worth pursuing.

In our annual article for *Planning West*, we are pleased to be able to share just one of our many stories. Here, Jennifer Poole, student representative to PIBC, offers a glimpse into her journey: life before UNBC, the challenges of returning to university after an extended hiatus, and some speculation on what lies ahead.

We hope you enjoy this lens into life at the School of Planning and Sustainability at UNBC.

~Rylan Graham, PhD, RPP, MCIP

Before enrolling at UNBC in 2022, I spent more than three decades working in project management on hospital construction projects – in addition to raising two children. I am very proud to have had the opportunity to work on a number of new hospital builds throughout the province of British Columbia. It was very rewarding work that allowed me to be part of some amazing project teams over the years.

Once my children had finished their post-secondary education and started their own lives and careers, I decided to switch up life altogether. I made some changes and started to do project management remotely, allowing me to work and travel. Working remotely on project management contracts while travelling was a fantastic experience and I spent several years having many adventures.

Unfortunately, the arrival of COVID-19 in the spring of 2020 brought an end to what was a delightful work-life balance: travelling while working. Even before a global pandemic curtailed my travels, I had begun to realize my work experience was outstripping my formal education – it was time to plan for the next phase of my career.

Hoping to take my career in a new direction, I recognized that the best way to do so was to return to university. After exploring my options, I decided a planning degree would be an excellent next step and complement my experience in project management. I knew I wanted to work in a capacity that contributed to planning sustainable and resilient projects. As a planner, I could contribute to building resilient cities, designing efficient transportation systems, and creating vibrant public spaces. While the thought of returning to university at 52 years old felt like a giant leap out of my comfort zone, I recognized that pursuing a planning degree would provide the education I needed to move forward. It was slightly terrifying, but I decided to make the leap and return to university.

In the summer of 2022, I applied to UNBC, intending to enroll in the Bachelor of Environmental Planning (BPI) program with a major in Northern and Rural Communities. While the School offers majors in First Nations Planning and Natural Resources Planning,



Jennifer Poole

I opted to specialize in Northern and Rural Communities to focus on the practical skills essential for effective planning specific to the northern context. I was born and raised in northern BC through the 1970s and '80s and have seen the effects of climate change on the region and trends in land use decisions driven by resource extraction. I wanted to be able to contribute to a lasting, positive impact in the communities I grew up in.

Even though I knew my decision to return to university was the right one, I still had many fears and doubts about my ability to navigate the challenges I would face in the academic world. Returning to the classroom in my early fifties, thirty years after my first degree, was daunting, to say the least. When I completed a degree in social work in 1992, the World Wide Web hadn't yet been introduced to the general public and I typed my papers on an electric Smith Corona typewriter. I was twenty-two years old – the same age as my classmates of today (whereas now I'm the same age as their mothers). This time around, the university experience looked a little different. I was going to have to learn to learn all over again. The thought of writing essays, formatting citations, and studying for mid-terms and final exams was slightly overwhelming.

Much of the hesitancy I felt about returning to university revolved around having spent the last few decades only doing tasks I was good at





**Inca Trail through the mountains near Cusco, Peru. Overwater bungalows, Tabacco Caye, Belize.**

– as you do when you are in the workforce. You work to hone your skill set and then move forward in your career doing what you are good at. While I knew I possessed the skills and ability to do my job effectively – I did not have the same confidence about being a student.

Another concern in returning to university was how I would manage family commitments. My children are grown and living successful, independent lives. But now my parents are at the age they need more assistance in many areas of their life. I was unsure how I would navigate the time and effort required to care for my parents when needed, as well as meet coursework expectations and deadlines. There have been a few challenges with time management and juggling priorities but staying scheduled and building a support system has been key.

UNBC has been an excellent fit for me. The university is a smaller school, hosting smaller classes, and where the curriculum includes a wide range of courses – from theory-based lectures to project-based design studios. I have particularly enjoyed studio work, as the immersive, hands-on approach allows me to learn through doing. Moreover, the opportunities have transcended the classroom. At UNBC, I have been able to secure an internship, be

involved in local planning projects, and build valuable relationships. Events such as Industry Night, shown here from November 2023, provide planning students the opportunity to network with businesses and organizations, municipalities, and regional districts.

I will have finalized my course requirements by April 2024, however, the UNBC planning program offers students the opportunity to complete an undergraduate thesis in their final year. I decided to complete a thesis for the experience of conducting a larger research project. My thesis is an analysis of inputs and outputs used to measure organizational change toward reconciliation and decolonization in the planning profession. Completing this thesis will provide the credits required but, more importantly, will help me develop my personal and professional role in moving toward truth and reconciliation.

As I near the end of my degree, I am thinking about my next steps. Because the School of Planning and Sustainability offers an accredited planning degree, I can move toward obtaining my designation of Registered Professional Planner (RPP) once I am back in the workforce. As far as employment in the planning field, there is a wide range of roles

available. My goal is to work in the northern region of the province with a regional district or municipality. I want to be part of the planning profession moving forward in making sustainable and equitable changes in land use decisions and in addressing the impacts of climate change.

I started my educational journey with the desire to contribute to planning projects that promote sustainability and resiliency. The invaluable experiences at UNBC have not only enriched my formal education but have also nurtured an increased sense of confidence. Armed with this powerful combination, I am poised to enter back into the workforce ready to make a meaningful impact and support northern and rural communities, fostering positive and lasting change.

Jennifer Poole is a planning student at the University of Northern British Columbia and the UNBC student representative to PIBC.

Rylan Graham is an Assistant Professor in the School of Planning and Sustainability at the University of Northern British Columbia and the faculty liaison to PIBC.



**< Planning and engineering students come together for the annual Industry Night.**

**L & R: UNBC, Prince George Campus**





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## PIBC BOARD NOTES

On **September 22nd, 2023**, the PIBC Board of Directors met in Whistler, BC.

It was acknowledged that the meeting was taking place on the traditional territories of the Squamish and Lil'wat First Nations.

### MEETING MINUTES

There was brief follow up and discussion by the Board regarding matters arising from the July 21, 2023 Board meeting.

### COMMITTEE REPORTS & BUSINESS

**Professional Standards & Certification:** The Board approved the admission of a number of new members, and also approved or acknowledged a number of membership transfers and other membership changes. The Board also approved the extension of membership time limits for a Candidate member.

Additionally, the Board further discussed and confirmed the revocation of certain individuals' memberships due non-compliance with Continuous Professional Learning (CPL) reporting, subject to the failure of those members to complete their outstanding CPL reporting.

### PRESIDENT

Emilie K. Adin RPP, MCIP provided an update on various activities, including noting ongoing outreach and collaboration with the BC Ministry of Housing on certain initiatives, and attendance at recent meetings and events. There was discussion regarding potential future key or big topics for further generative discussion by the Board.

Additionally, a brief update was provided on Institute communications and activities related to the upcoming National Day for Truth & Reconciliation.

### BOARD & GOVERNANCE

The Board discussed and noted upcoming work on developing a new strategic plan, including planned facilitated sessions taking place in Whistler to discuss priorities and develop the new plan. Additionally, the Board discussed and approved revisions to the 2023-2025 Board meeting schedule.

### ADMINISTRATION & FINANCE

Executive Director Dave Crossley reported on the ongoing and key projects, initiatives, and activities at the PIBC office, including looking ahead to work on the new peer learning initiative, and potential member engagement and professional learning activities.

The Board reviewed the 2023 unaudited financial statements to August 31, 2023, for information. It was noted that the Institute continued to remain in a very healthy financial position.

### NATIONAL AFFAIRS

It was reported that recent meetings had been held at the CIP conference in Halifax to discuss and propose changes to the structures and processes for the development and maintenance of national professional membership and accreditation standards for the profession under the existing national Professional Standards Board (PSB). The Board expressed support for the proposed direction. It was noted that further work on the proposed approach would take place in the coming months.

### COMMITTEE REPORTS & BUSINESS

**Awards & Recognition:** The Board discussed, considered, and approved the recommendation of the committee to admit

Harold Steves as a new Honourary Member of the Institute.

**Student Internship:** The board discussed, considered, and approved the recommendation of the sub-committee to increase funding allocated for the student internship program for the current year.

### INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

A brief update on the activities of the university planning program at UBC was provided by the Student member representative from the UBC program.

### OTHER BUSINESS

The Board discussed proposals and changes at the Provincial and Federal levels related to reducing exclusionary zoning and potential impacts on planning.

### NEXT MEETING(S)

It was noted that the next regular meeting would take place on October 27, 2023, in conjunction with a budget workshop session.

— —

On **October 27th, 2023**, the PIBC Board of Directors met in Vancouver.

It was acknowledged that the meeting was taking place on the traditional territories of the Musqueam, Squamish and Tsleil-Waututh First Nations.

### BUDGET WORKSHOP

Prior to the regular Board meeting, the Board met for a workshop session to review, discuss, and finalize the proposed operating budget for 2024, as well as membership fees for the coming year. A number of adjustments were made to the draft budget.

### DELEGATION

Sarah Atkinson RPP, MCIP, Chair of the Institute's Planning Practice & Reconciliation Committee, provided update on the work of the Committee, including presenting a recommendation for the Board's consideration regarding funding support for a research project. The Board approved the recommended research funding proposal as presented.





### COMMITTEE REPORTS & BUSINESS

Professional Standards & Certification: The Board approved the admission of a number of new members, and also approved or acknowledged a number of membership transfers and other membership changes. The Board also approved the extension of membership time limits for a Candidate member.

### ADMINISTRATION & FINANCE

The Board reviewed the 2023 unaudited financial statements to September 30, 2023, for information. It was noted that the Institute's finances continued to remain very healthy and stable.

### NATIONAL AFFAIRS

The Board received an update report from the representative on the Board of Directors of the national Professional Standards Board (PSB) for information. The Board also received a brief update on the ongoing work at the national level to transition and change the structures and processes for the development and maintenance of national professional membership and accreditation standards for the profession under the national Professional Standards Board (PSB).

### PRESIDENT

Emilie K. Adin RPP, MCIP provided an update on various activities. There was brief discussion of next steps regarding the planned peer learning network initiative.

### BOARD & GOVERNANCE

The Board discussed the outcomes from the recent Board strategic planning retreat and sessions. There was agreement to develop a one-page summary plan based on the work and identified priority areas.

### ADMINISTRATION & FINANCE

The Board approved the schedule of membership fees for 2024, with no substantial change to PIBC fees for the coming year. The Board reviewed and approved the continued collection and remittance of applicable CIP membership fees and insurance premiums for members, in accordance with existing agreements with CIP. There was further discussion and direction to the Member Engagement Committee regarding potential changes to membership fee policies for Candidate members.

The Board also approved and adopted the Institute's 2024 operating budget as developed, discussed and revised at an in-depth budget workshop held earlier in the day, prior to the regular Board meeting. The budget as approved reflected anticipated revenues of about \$1,016,000 (including provincial government funds) and expected costs and expenditures of around \$1,121,000 (reflecting allocations for key special projects and initiatives, and an expected modest deficit for 2024).

Executive Director Dave Crossley reported on the ongoing and key projects, initiatives, and activities at the PIBC office.

The Board further discussed next steps regarding the planned peer learning network, in terms of planning and developing the initiative. It was agreed to hold a roundtable session of the Board in early November to discuss options and ideas for moving the initiative forward, and to help determine next steps.

### INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

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

### OTHER BUSINESS

The Board discussed reaching out to the Association of Regional District Planning Mangers as part of the development and implementation of the planned peer learning network initiative. The Board also discussed and agreed to explore potential member discounts for the purchase of copies of and updates to the BC Planning Law and Practice publication.

### NEXT MEETING(S)

It was noted that the next Board meeting would be held in person in Nanaimo on December 1st, along with a VIU student social event.

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## MEMBERSHIP REPORTS

### SEPTEMBER 22, 2023

#### Welcome New Members!

Congratulations and  
welcome to all the  
new PIBC Members!

At its meeting of September 22, 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:

**Peter Duke**  
(Transfer from APPI)  
**Chris Elkey**  
(Transfer from APPI)  
**Jessi Fry Jackman**  
(Transfer from APPI)  
**Simon O'Byrne**  
(Transfer from APPI)  
**Carl Purvis**  
(Transfer from API)

#### CANDIDATE:

**Emma Adams**  
**Skye Bell**  
**Ruth Dollinger**  
**Keone Gourlay**  
**Justin Hall**  
**Alexander Hook**  
**Adam Laranjeiro**  
**Lucas Ma**  
**Lexi Maxwell**  
(Transfer from APPI)  
**Jennifer Miles**  
**Courtenay Miller**  
**Adebayo Michael Olubiye**  
**Meghan Overton**  
**Liz Pollock**  
(Transfer from APPI)  
**Carter Ruff**  
**Vandana Solanki**  
**Georgia Smith**  
(Transfer from SPPI)  
**Mikayla Tinsley**  
**Claire Van Leeuwen**  
**Shreeja Vimalan**  
(Transfer from APPI)  
**Jennifer Walton**

#### STUDENT:

**Devon Armstrong** (Dalhousie)  
**Sydney Bergeron** (VIU)  
**Christopher Bjorgan** (VIU)  
**Mieke Boecker** (SFU)  
**Davin Contois** (VIU)

**Priyen Desai** (VIU)  
**A.S. Nikkita Fame** (VIU)  
**Hira Fatima** (SFU)  
**Erica Forssman** (VIU)  
**Hannah Groot** (VIU)  
**Wisama Wumpini Hamza** (VIU)  
**Alima Khoja** (VIU)  
**Rowan Koenig** (SFU)  
**Anton Kuzemchuk** (VIU)  
**Meaghan Lien** (SFU)  
**Abby McCarthy** (SFU)  
**Andrew McKay** (VIU)  
**Erik Morden** (VIU)  
**Riley Nicholson** (VIU)  
**Evelyn O'Neill** (SFU)  
**Julika Pape** (VIU)  
**Rahul Parameswaran** (VIU)  
**Saranya Devi Parthiban** (VIU)  
**Sara Pavan** (UBC)  
**Rebecca Reikov** (VIU)  
**Flynn Saunderson** (VIU)  
**Anita So** (VIU)  
**Jackson Spring** (UBC)  
**Joan-Brenda Wandolo** (VIU)  
**Miljana Zmukic** (SFU)

#### PRE-CANDIDATE:

**Casey Loudoun**  
**Kathryn Rutherford**

### 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:

**Megan Shaw**

#### FROM CANDIDATE TO MEMBER ON LEAVE:

**Isha Matous-Gibbs**

#### FROM MEMBER ON LEAVE TO CERTIFIED:

**Dana Hawkins**  
**Nicole Miller**  
**Mateja Seaton**

#### FROM MEMBER ON LEAVE TO CANDIDATE:

**Charndee Gill**  
**Caitlin Hinton**

#### RESIGNED:

**Laura Bernier**

#### DECEASED:

**Paul Dupuis**  
**Kevin Taylor**

## MEMBERSHIP REPORTS

### OCTOBER 27, 2023

#### Welcome New Members!

Congratulations and  
welcome to all the  
new PIBC Members!

At its meeting of October 27, 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:

**Zachary Bennett**  
**Ruby Carrico**  
**John Chapman**  
**Joseph Chipman**  
**Alexander Costin**  
**Janae Enns**  
**Richard Giele**  
(Transfer from APPI)  
**Ryan Gilmore**  
**Michael Grimsrud**  
**Meg Holden**  
**Randy Houle**  
**Shauna Johnson**  
**Serena Klaver**  
**Larissa Lychenko**  
**Devon Miller**  
**Yvonne Mitchell**  
**Sara Skabowski**  
**Blessy Zachariah**  
**Savannah Zachary**

#### CANDIDATE:

**Hayley Inglis**  
**Maren McBride**  
**Sarah McLaughlin**  
**Talia Mimura**  
**Alexa O'Hanley**  
(Transfer from SPPI)  
**Morgan Paiement**  
**Jillian Tapp**  
**Chengyu Zhang**

#### RETIRED:

**Margaret Eberle**  
**Steven Gauley**  
**Evelyn Riechert**

#### STUDENT:

**Jordyn Carss** (SFU)  
**Lalremruati Chawngthu** (VIU)  
**Brooke Clark** (UBC)  
**Nadia Drissi**  
**El-Bouzaidi** (SFU)  
**Isabelle Espanol** (UBC)  
**Christina Gemino** (SFU)  
**Jake Jude** (VIU)  
**Dana Kluchinski** (SFU)  
**Eric Lee** (UNBC)  
**Tracey O'Donnell** (UNBC)  
**German Ocampo** (UBC)  
**Megan Roxby** (SFU)  
**Dasha Russell**  
(Joint with APPI / U. of Alberta)  
**Bobby Sanghera** (VIU)  
**Radhika Singh** (UBC)  
**Sampreet Singh** (VIU)  
**Amit Sran** (VIU)  
**Ben Triggs** (SFU)  
**Aubrie Verleur** (SFU)  
**Jordan Wilson** (SFU)  
**Sze Nga Yeung** (UBC)  
**Sara Yip** (SFU)  
**Christian Zollner**  
(Waterloo)

#### PRE-CANDIDATE:

**Elena Cangelosi**  
**Kendra Cheeseman**  
**Jillian Creba**  
**Karina De Sa Bastos E Silva**

### 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:

**Melissa Johnson**

#### FROM MEMBER ON LEAVE TO CERTIFIED:

**Rhonda Dulay**  
**Margaret Eberle**  
**Karen Kreis**

#### FROM MEMBER ON LEAVE TO CANDIDATE:

**Larissa Lychenko**



THANK YOU  
TO PIBC 2023  
VOLUNTEERS!

Throughout the year, the Planning Institute of British of Columbia relies on the volunteer contributions and efforts of our members in moving forward with the impactful projects, events and activities that advance and improve the planning profession. It is with heartfelt thanks and appreciation that we recognize our 2023 volunteer members for their contributions. Thank you!

- Linda Adams RPP, MCIP
- Eric Aderneck RPP, MCIP
- Emilie K. Adin RPP, MCIP
- Kristin Agnello RPP, MCIP
- Lindsay Allman RPP, MCIP
- Aishwarya Thabitha Ashok Kumar
- Sarah Atkinson RPP, MCIP
- Tina Atva RPP, MCIP
- Xerxes Au
- Dominica Babicki RPP, MCIP
- Rhiannon Barbour RPP, MCIP
- Justin Barer RPP, MCIP
- Larry Beasley CM RPP, FCIP
- Kristopher Belanger RPP, MCIP
- Robin Beukens RPP, MCIP
- Sawngjai (Dear) Bhokanandh RPP, MCIP
- David Block RPP, MCIP
- Mairi Bosomworth
- Lisa Brinkman RPP, MCIP
- Jessica Brodeur
- William (Bill) Brown RPP, MCIP
- William (Bill) Buholzer RPP, FCIP
- Lesley Cabott RPP, FCIP
- Chi Chi Cai RPP, MCIP
- John Calimente RPP, MCIP
- Christine Callihoo RPP, MCIP
- Nicole Capewell
- Lui Carvello RPP, MCIP
- Narissa Chadwick RPP, MCIP
- Lindsay Chase RPP, MCIP
- Lilian Chau RPP, MCIP
- Jeff Chow RPP, MCIP
- Kerri Clark RPP, MCIP
- Melissa Clements RPP, MCIP
- Dallas Clowes RPP, MCIP
- Odessa Cohen RPP, MCIP
- Lisa Colby RPP, MCIP
- Jill Collinson RPP, MCIP
- Steven Collyer RPP, MCIP
- Norm Connolly RPP, MCIP
- Cleopatra Corbett RPP, MCIP
- Bill Corsan RPP, MCIP
- Barbara Crawford
- Craig Dedels RPP, MCIP
- Patricia Dehnel RPP, MCIP
- Bryce Deveau
- Michael Dickinson RPP, MCIP
- Andréanne Doyon RPP, MCIP
- Jacqueline East RPP, MCIP

- Gordon Easton RPP, MCIP
- Carla Eaton RPP, MCIP
- Margaret Eberle
- Hussein Elhagehassan
- Brent Elliott RPP, MCIP
- Geoff England RPP, MCIP
- Cherie Enns RPP, MCIP
- Katherine Fabris RPP, MCIP
- Cara Fisher RPP, MCIP
- Sarah Foulkes-Watson
- Laura Frank RPP, MCIP
- Allyson Friesen RPP, MCIP
- Lee-Ann Garnett RPP, MCIP
- Mike Gau RPP, MCIP
- Kira Gill-Maher
- Annie Girdler
- Jessica Glover
- Michael Gordon RPP, MCIP
- Rylan Graham RPP, MCIP
- Amanda Grochowich RPP, MCIP
- Mark Groulx RPP, MCIP

- Jared Kassel RPP, MCIP
- Heather Kauer RPP, MCIP
- Nola Kilmartin RPP, MCIP
- James Knight
- Mark Koch RPP, MCIP
- Jane Koepeke RPP, MCIP
- Alex Kondor RPP, MCIP
- Maya Korbynn
- Dave LaBerge
- Caroline Lamont RPP, MCIP
- Simon Lapointe RPP, MCIP
- Blake Laven RPP, MCIP
- Kelly Learned RPP, MCIP
- Amy Liebenberg
- Jason Llewellyn RPP, MCIP
- Tove Lundsten
- Jennifer MacIntyre
- Gina MacKay RPP, MCIP
- Patricia Maloney RPP, FCIP
- Isha Matous-Gibbs
- Adam Mattinson RPP, MCIP

- Aaron Rodgers RPP, MCIP
- Alannah Rodgers RPP, MCIP
- Jaleen Rousseau RPP, MCIP
- Robert Roycroft RPP, MCIP
- Ryan Roycroft RPP, MCIP
- Jaime Sanchez RPP, MCIP
- Katrin Saxty RPP, MCIP
- Heike Schmidt RPP, MCIP
- Stirling Scory RPP, MCIP
- Tim Sellars
- Timothy Shah RPP, MCIP
- Pamela Shaw RPP, FCIP
- Chris Sholberg RPP, MCIP
- Joel N. Short RPP, MCIP
- Jessica Shoubridge
- Courtney Simpson RPP, MCIP
- Robert Sokol RPP, MCIP
- Lisa Spitale RPP, MCIP
- John Steil RPP, FCIP
- Lainy Stevenson RPP, MCIP
- Alison Stewart RPP, MCIP

Thank You  
Volunteers!

- Amanda Haeusler RPP, MCIP
- Susan Hallatt RPP, MCIP
- Alex Hallbom
- Devon Harlos RPP, MCIP
- Robin Hawker RPP, MCIP
- Dana Hawkins RPP, MCIP
- Nancy Henderson RPP, MCIP
- Ryan Hennessey RPP, MCIP
- Kali Holahan RPP, MCIP
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- Peter Holton RPP, MCIP
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- Jake Hughson RPP, MCIP
- Hayley Inglis
- Katherine Janota-Bzowska
- Arlene Janousek RPP, MCIP
- Deborah Jensen RPP, MCIP
- Jessica Jiang RPP, MCIP
- Emily Johnson
- Courtney Johnson
- Gosselin RPP, MCIP
- Kenna Jonkman RPP, MCIP
- Michelle Kam RPP, MCIP

- Hannah McDonald
- Hollie McKeil RPP, MCIP
- Mark McMullen RPP, MCIP
- Alison McNeil
- Chelsea Medd
- Helene Miles
- Brian Miller RPP, MCIP
- Devon Miller RPP, MCIP
- Lisa Moffatt RPP, MCIP
- Scott Monroe
- Zoë Morrison RPP, MCIP
- Sara Muir RPP, MCIP
- Alana Mullaly RPP, MCIP
- Kent A. Munro
- Ashley Murphey RPP, MCIP
- Kathryn Nairne RPP, MCIP
- Claire Negrin RPP, MCIP
- Mike Newall RPP, MCIP
- Greg Newman RPP, MCIP
- Sean O'Flaherty RPP, MCIP
- Cian O'Neill-Kizoff RPP, MCIP
- Christopher Osborne RPP, MCIP
- Andrew Palmer
- Santana Patten
- Brian Patterson RPP, MCIP
- Linda Piroddi RPP, MCIP
- Troy Pollock RPP, MCIP
- Jennifer Poole
- Jean Porteous
- Kailey Quirk RPP, MCIP
- Angel Ransom RPP, MCIP
- Matthew Roddis RPP, MCIP

- Carla Stewart RPP, MCIP
- James Stiver RPP, MCIP
- Dean Strachan RPP, MCIP
- Steffi Sunny
- Shannon Tartaglia RPP, MCIP
- Alex Taylor RPP, MCIP
- Emma Taylor RPP, MCIP
- Leanne Taylor RPP, MCIP
- Carley Termeer
- Jan Thingsted RPP, MCIP
- Erica Tiffany RPP, MCIP
- Brittany Tuttle RPP, MCIP
- Kelsey Tyerman RPP, MCIP
- Eric Vance RPP, FCIP
- Robert Veg RPP, MCIP
- Gloria Venczel RPP, MCIP
- William Volpe
- Charlotte Wain RPP, MCIP
- Dan Wallace RPP, MCIP
- Richard White RPP, FCIP
- Karen Williams RPP, MCIP
- Lynn Wilson RPP, MCIP
- Graham Winterbottom RPP, MCIP
- Kaeley Wiseman RPP, MCIP
- Kasel Yamashita RPP, MCIP
- Andrew (Andy) Yan RPP, MCIP
- Nathan Zemp
- Jeff Zukiwsky RPP, MCIP



**OODI CENTRAL LIBRARY, HELSINKI, FINLAND**

### A library that brought the city together.

Recent studies have shown that, in the United States and the United Kingdom, there has been a steady decline in the interest and use of public libraries; but the most used library in Finland tells another story. Having turned just five years old in November 2023, Oodi Central Library is a massive, yet elegantly designed, three-story “knowledge labyrinth” located opposite the Finnish Parliament. Unlike other libraries, Oodi is a must-visit, free public space that welcomes all to use its services and facilities (no membership required).

Instead of being just a depository for books, Oodi’s three floors were designed to dedicate space to other public amenities, including a cinema, recording studios, a maker space, and areas for hosting exhibitions and events. With intensive public engagement and consultation from the start, this library was not designed **for** the public but rather **with** the public. Through the process, it was clear the next evolution of a “public” library must include adaptations for alternative working and learning spaces and services that embrace emerging technologies.

And its evolution is not done. Oodi librarians say there’s constant development and this hub continues to be an example of what an inclusive, open urban space can be.

Other cities have looked at replicating Oodi’s success, but its designers have emphasized one very important element that cannot be carried over – the inclusion of public engagement from very early on. As one librarian puts it, every city or community is unique and to garner similar success, one must engage with the public to see what would be useful specifically for the people who will ultimately be using the space.

Oodi has become an essential place where different individuals and needs exist and work in tandem. Continuing its success, Oodi is expected to welcome its ten millionth visitor in early 2024.

Source: <https://oodihelsinki.fi/en/>







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