

PLANNING INSTITUTE OF BRITISH COLUMBIA

PLANNING WEST

Spring 2025

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**THE PLANNING
PRACTITIONER'S
ISSUE**

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Toll Free: 1.800.665.3540

KELOWNA OFFICE

201-1456 St. Paul Street
Kelowna, BC V1Y 2E6
T: 250.712.1130
F: 250.712.1880

www.younganderson.ca

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Dave Crossley
Executive Director
Tel: 604.696.5031 Fax: 604.696.5032
Email: dave.crossley@pibc.bc.ca

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The primary contact for *Planning West* is Jared Kassel RPP, MCIP, PMP
Editor

Please send submissions to
editor@pibc.bc.ca

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Planning Institute of British Columbia
#1750 - 355 Burrard St.
Vancouver, BC V6C 2G8

Tel: 604.696.5031
Fax: 604.696.5032
Email: info@pibc.bc.ca

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The Planning Institute of British Columbia recognizes, acknowledges, and appreciates that our head office operates on the unceded traditional territories of the x̱məθḵə'yəm (Musqueam), Skwxwú7mesh (Squamish), and selilwəta't (Tsleil-Waututh) Nations. We acknowledge the principles of truth and reconciliation and through our ongoing journey and work as an organization and profession, we continue to actively assist and advance the decolonization of the planning profession in BC and Yukon.



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ON THE COVER

A detailed 3D model of a metropolitan area, capturing the urban reality of a city.



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President's Message



Pericles, the ultimate city-builder and spin doctor of ancient Athens, once said, “*Time is the wisest counsellor of all.*” As planners, we know this to be true—our decisions unfold over decades, sometimes centuries. And yet, time moves swiftly in our own lives. Today, as I deliver my final address as President, I find myself reflecting on both scales of time: the long arc of city-building and the fleeting nature of one life, and one term of office.

It's been 30 years since I worked on my first planning initiative with the unflagging Vancouver-based Environmental Youth Alliance; 20 years since I became a Registered Professional Planner with the institute; 10 years since my youngest child was born. She reminds me to be in the moment, to look ahead rather than only backwards. And still, I find time passing quickly.

Yet, moss grows faster than some environments change. The mending of urban, natural, social, and political landscapes takes considerable effort. Rarely do we find quick fixes. The challenge of the long game is one of the reasons we choose this profession. We are ever ready to rise to the occasion. We dedicate ourselves to all manner of things that take longer than our lifetimes and our own careers to play out.

Acknowledgments

Time catches my attention, not just in the long arcs of planning but in the moments we stop to recognize. How's this for a number to ponder? Lui Carvello RPP, MCIP has served 12 consecutive years on the Board of the institute before deciding not to stand for re-election in 2025. Lui's dedication to the profession - to giving back - is extraordinary. Lui, I offer you my wholehearted thanks.

There are many other passages that must not go unnoticed. Outgoing Board member Sarah Foulkes-Watson RPP, MCIP, your positive outlook has been a force multiplier in Board meetings, shifting conversations in ways that mattered. Dear Bhokhanandh, you had to end your PIBC Board term of office early, but your leadership around equity and volunteer

recognition has set changes in motion at a new velocity. We salute you.

Congratulations to Eve Hou RPP, MCIP, appointed to serve out the remainder of the Board's 2023-2025 term. As Co-Chair of the Justice Equity Diversity Decolonization and Inclusion (JEDDI) Working Group, Eve was already at the table, and now we celebrate you, Eve, for stepping up even more.

Congratulations as well to Andy Yan RPP, FCIP, a current PIBC Board member, and Angel Ransom RPP, MCIP, a recent PIBC Board member (for the term 2021-2023), both of whom were recognized with King Charles III Coronation Medals this year. Are PIBC members award-winning? Oh yes we are!

I also want to extend my deepest condolences to everyone who knew, worked alongside, or volunteered with Mike Gau RPP, MCIP, Director of Development Services for the City of Whitehorse, and Bill Budd RPP, MCIP, Director of Planning & Development for the City of Moncton. Their sudden passing in recent months is a profound loss to our planning community, including in their capacity as avid volunteers for our BC/Yukon and Canadian professional institutes, respectively.

On Regulation of the Profession

Recently, I read every (anonymized) comment provided by the 323 survey participants—235 of whom were certified RPPs—on the potential regulation of BC's planners under the *Professional Governance Act*. As professional planners we know engagement is always unpredictable. If planning teaches us anything, it is that change is rarely straightforward and neither is the process of reaching consensus.

Here's some of what I read:

- *These changes come too late; PIBC should be ashamed it has not done more, already. No, these changes to how we are regulated come too soon; there is a housing crisis, and putting energies elsewhere proves how little we care about fixing our mistakes.*
- *Planning shortages will worsen. No, planning shortages will be alleviated.*

- *This will curtail diversity among planners. No, this is a ploy by diversity activists to act as “Red Guards” to the profession.*
- *The current membership process is too hard. No, it's too easy.*
- *We're a club. No, we're too disconnected from one another.*
- *We are alienated from hard truths. No, our institute is run by “DEI activists.”*

My eyes stung reading some of these comments from survey respondents. But I'm glad to have read every word.

Listen – I'll put myself out there. I'm one of the neutral/unsure people. I'm not driving the bus, nor even climbing onto it, nor am I standing in the street, trying to slow it down. There are strong arguments for expanded restrictions to title and practice; there are strong arguments against. There are good reasons to knock on the Province's door proactively; there are good reasons to wait and see who comes knocking on ours. For now, there appears to be no consensus among our members and a healthy interest in the topic, so we need to keep up the dialogue.

Looking Ahead

In the coming term, I will step into the role of non-voting wisewoman (or wisecracker?) in the corner of the room. As Past-President, my role will be to ask the hard questions and support the Board's decisions, whichever way they may go. I will strive to be a voice for all of you who are not at the Board table.

Pericles was right—time is the wisest counsellor. It shows us what endures, what fades, and what still demands our attention. As I transition into this next chapter of my voluntary role with the institute, I will keep listening. I will keep questioning. And I will continue to believe, as all planners must, that the work we do today shapes the future.

Time is always at work—reshaping our cities, our communities, and ourselves. And while we may not always see the results of this reshaping in our own lifetimes, we must plan, build, and believe in the future all the same. As I bow out of my role as your President, here's to all of us.

Emilie K. Adin RPP, MCIP

OUTLINES

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



PIBC welcomes two inspiring keynote speakers to this year's annual conference taking place in Vancouver from June 10-13, 2025.

What's Trending?

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

For the upcoming PIBC Annual Conference, we are excited to have two keynote speakers join us to share how their work, insights, experience, and aspirations are relevant to the next chapter for the planning profession in Canada and beyond. Ahead of the conference, we share what inspires and drives our speakers to share their knowledge and better their communities – be it through one video or one student – at a time.

Indspire

<https://indspire.ca/>

“We know the power of education, its power to destroy and its power to heal and thrive. We are still here because we continue to practice our powerful traditional forms of learning and teaching to be a good contributing member of community.” — Dr. Lorna Wanosts’a7 Williams

Indspire is an Indigenous national charity that invests in the education of First Nations, Inuit and Métis people with the vision to inspire

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achievement so that, within a generation, every Indigenous student will graduate. Indspire's programs educate, connect and invest in Indigenous people so they can achieve their highest potential, enriching communities and inspiring achievements for the long-term benefit of these individuals, their families and our Canadian communities.

The Indspire Awards

The Indspire Awards were created in 1993, in conjunction with the United Nation's International Decade of the World's Indigenous Peoples. This annual award recognizes Indigenous youth and professionals for their outstanding achievements and dedication to Indigenous communities. Dr. Lorna Wanosts'a7 Williams is an Indspire Award Recipient (2018), recognized for her longstanding and extensive work and dedication to building quality Indigenous language programs for children and adults alongside Euro-Western education. We are honoured to have her as one of our keynote speakers at the PIBC 2025 Annual Conference.

Watch this ... 2024 Indspire Awards

Watch this comprehensive video showcasing the *indspiring* contributions and work Indspire Award winners!

<https://indspire.ca/events/indspire-awards/>

City Beautiful – The YouTube Channel

www.youtube.com/citybeautiful

A planner or a YouTuber? Why not both? For Dr. Dave Amos, Assistant Professor in the City and Regional Planning department at Cal Poly, the two go hand in hand. Dave was captivated by the possibilities of planning when his high school teacher gave him a book with a chapter on urban planning. What inspired him to become a planner – to be able to work and make positive changes in a community – also inspired him to use video as a faster and more effective way to answer commonly asked planning questions from all sorts of curious people, from citizens to city councils. His well thought out and informative videos have garnered an international following, with 717,000 subscribers to his channel. Check out 'City Beautiful' playlists to find groups of interesting topics including Planned Capitals and Cities in Ten Minutes.

Planning West Call for Submissions

Summer 2025 Issue:

PIBC 2025 Annual Conference & PIBC Awards

Submission deadline: June 27, 2025

Fall 2025 Issue:

**The Digital Transformation of Planning:
The Effects on Efficiency, Transparency
and Innovation.**

Submission deadline: Sep 15, 2025

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. We reached out to our members across BC, Yukon and beyond to learn why they value becoming an RPP and what membership means to them.



Odessa Cohen RPP, MCIP

Manager of Planning and Sustainability,
District of Summerland

“ Before moving to B.C., I previously lived in Alberta for three years working as a land use planner and was a Candidate member with the Alberta Professional Planners Institute (APPI). Unlike PIBC, the APPI does not have established regional chapters; the regional chapters through the PIBC made a huge difference for me in my experience as a planner here and have been immensely helpful in helping me settle into a new province and job.

My first experience with PIBC was in 2019 where, as a Masters student at Simon Fraser University, I was the student liaison between my programs student union and the PIBC South Coast Chapter. The learning, social, and professional opportunities I experienced in that role and as a new student opened my eyes to the many benefits of PIBC membership. After my student role ended, I maintained my presence in the Chapter for the remainder of my schooling and, after accepting my new job with the District of Summerland, I joined the PIBC Okanagan-Interior Chapter.

Since joining the Okanagan-Interior Chapter three years ago, I have been able to connect with planners and professionals alike, develop a new planning community, and further refine and develop my own planning skills. In particular, the cross-institute conferences that the Okanagan- Interior Chapter helps coordinate have helped me to broaden and learn from other professional institutes and establish a broader planning worldview. I am grateful for the connections, community and my own professional and personal development. ”

Member in Focus

Shad Mayne RPP, MCIP

Director, Development Management, Colliers

The success of PIBC events often rely on the energetic engagement and commitment of volunteers from all regions of British Columbia and Yukon. In this issue, we talked with Shad Mayne, a member volunteer on this year's Conference Committee made up of South Coast Chapter volunteers working hard behind the scenes alongside PIBC staff in shaping this year's premier professional learning and networking event. Shad shares why he thinks it's important for planners to travel and work in new places and what he sees as opportunities and challenges for the "next chapter" of the planning profession.

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

I had a mentor in business school who worked for the Fraser Valley Regional District and he showed me a market study Colliers completed to inform their regional economic plan. This plan showed where a new grocery store could be located, how much retail a new



< Traveling in Iceland.

✓ Enjoying golf at Pebble Beach.



neighbourhood could support, what mix of businesses were likely to locate there, etc. Up to that point, like most non-planners, I had never given much thought until then about how land use planning (or a lack thereof) impacts development of the built environment or that there was a group of people called planners that had the ability to shape the way our neighbourhoods evolve - for better or worse.

What took you to Australia to study sustainable environments and planning?

I wanted to travel, study, and work in a new place. I would encourage every planner to do the same if given the opportunity. I've learned more by traveling to every continent and most major world cities than I have learned from any planning textbook.

I find the best planners are those that challenge the status quo of how things are done and question why they are done that way. I would argue that Canadians still have a great deal to learn regarding how to create better public spaces from other parts of the globe.

As a consultant and developer who has worked on some of the largest master planned projects in Metro Vancouver, what do you find most rewarding and most challenging about this work?

The planning system in Canada isn't yet designed for very large scale, innovative master plans. By moving to a less prescriptive and more performance-based system like that of countries like Australia, we will be able to see more innovation in sustainable development, urban design, and planning. The great thing about master plans is you have an opportunity to truly placemake, controlling the full experience for visitors.

What is an element from a recent development project you would like to bring to future projects?

We shouldn't be building train stations without integrated development in 2025. The air space is far too valuable and can help make transit more financially sustainable with the real estate profits funding transit infrastructure and building homes and services near transit rather than bringing transit to homes and services, increasing ridership to more financially sustainable levels.

Master planned development, Coquitlam City Centre.



Thank you for your work so far as part of our 2025 Annual Conference Committee! What excited you about this volunteer opportunity and is there something you are looking forward to at this year's conference?

Bringing more awareness to the conference, especially in the private sector, as I know a lot of consultants like myself would benefit greatly from attending the PIBC annual conferences. The theme of 'Next Chapter' is so timely given all the disruptions that are occurring in our industry right now - we are definitely entering a new chapter for our profession. Planning will look very different in the near future.

What is something you like to do or a place you like to visit that brings you joy?

I enjoy spending time in nature - skiing, golfing, hiking, etc, and living in Beautiful British Columbia, I am fortunate to have such incredible access to nature near my home in Vancouver. My family has a cabin near Manning Park, which is still a bit of a hidden gem.

Planning Podcasts

The following podcasts explore how planners need to ensure that people are not designed out of spaces and how the state of public sector planning has changed post-COVID, with the impacts of dynamic political climates and the evolution in hiring processes and public engagement.

Got a podcast about planning you want to share? Contact us with your podcast summary at editor@pibc.bc.ca

**Please note: Podcast content and opinions are solely those of the podcast creators and participants. 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

PODCAST SUMMARIES

Kali Holahan RPP, MCIP Communications Committee Chair
Steffi Sunny PIBC Candidate & Communications Committee Member

CityChangers – Defensive Urbanism: Who’s Defending Whom?

Run time: 24 minutes

Hosts: Mariano Trevino and Karl Dickinson

Guests: Cara Chellew, Rebecca Rutt and Kenneth Balfelt

Podcast link

<https://citychangers.org/podcast-defensive-urbanism/>

Podcast summary

How truly public are our public spaces?

This episode explores the rise of ‘defensive urbanism’ in our cities and ask what it would take to stop designing people out of public space and start designing them back in.

The CityChangers Podcast discusses topics on inspiring liveable, equitable, sustainable cities and showcases success stories and, importantly, the failures, and delves into the strategies that contribute to positive urban transformations. Each episode features a new thought leader, expert, or visionary who share their experiences and expertise in making cities better places to live, work, and thrive.

Why Planners Should Listen

This is a short and intriguing listen where the “CityChangers” discuss the concept of

‘defensive urbanism’ and briefly explore the history of this concept, tracing back to its link to crime prevention theories in the 1970s.

Cara Chellew, a PhD candidate at McGill University, discusses the gap between the ideal and actual inclusivity of public spaces. Cara explains that defensive urbanism uses sensory elements like touch, light, and sound to make spaces uncomfortable. Examples include spikes, metal protrusions, and flashing lights to deter people from seeking refuge. She further discusses the contradiction of defensive elements in spaces meant to be accessible and inclusive and highlights the exclusionary nature of defensive urbanism. For example, surface modifications to prevent skateboarding can also be inaccessible to wheelchair users, lack of washrooms affects elderly people, parents with young children, and others.

Rebecca Rutt, an associate professor at the University of Copenhagen, shares the story of Fauci Park as an example of designing people into public spaces rather than designing them out and discusses the history of community activism in the area.

This podcast will inspire you to think about the intricate details that we often miss while designing public spaces and the necessity for public spaces to have an inclusive atmosphere.

If you feel like exploring more on this topic, feel free to check out Rebecca Rutt’s research paper “Whose Park? The forty-year fight for Folkets Park under Copenhagen’s evolving urban managerialism”.

Trend Talk Series: The Future of Public Sector Planning

Run time: 24 minutes

Host: Joe DeAngelis, AICP, Research Manager at the American Planning Association

Guest: Sue Schwartz, FAICP, President of the American Planning Association

Podcast link

<https://planning.org/podcast/the-future-of-public-sector-planning-with-apa-president-sue-schwartz-faicp/>

Podcast Summary

In this episode of the Trend Talk series, a companion podcast for APA’s 2025 Trend Report for Planners, Joe DeAngelis and Sue Schwartz share an enlightening conversation on the evolving landscape of public sector planning and delve into current hiring challenges, the impact of political polarization on community engagement, and the importance of personal resiliency for planners.

Why Planners Should Listen

This podcast about public sector planning is an easy, lighthearted listen. The host and guest talk about the current landscape of public sector planning, along with the demographic shifts within the public sector workforce that are occurring alongside technological and social changes. They dive into how these shifts impact hiring in a post-COVID world, where hybrid work environments (blending digital and in-person experiences) are now the norm.

The conversation highlights how these changes not only affect hiring and employee expectations but also influence public expectations around consultation processes. Planners are increasingly being asked to think outside the box, moving beyond traditional formats like open houses and ‘dotmocracy’. Sue praises planners for being uniquely trained to view the interconnectedness of various facets while still seeing the big picture impacts. She poses an important question: *How can we create a calmer, more positive, and safe environment where the public can not only provide feedback but engage in meaningful conversations to shape future paths forward?*



Emerging Needs for Planners to Become Experts

Hasib Nadvi RPP, MCIP



INTEGRITY

The role of a planner often proves challenging to articulate succinctly, given its multifaceted nature. When asked about our profession by non-planners, we may find ourselves explaining that we help shape cities and communities, only to be met with bewildered expressions.

To clarify, we might point to development proposal signs in neighbourhoods, public meeting invitations, or even liken our work to Sim City. However, this explanation often leads to further inquiries about whether we design buildings or landscapes or inspect construction—tasks that typically fall under the purview of other professionals. Sometimes, oversimplifications reduce the planner's role to simply analyzing data and technical studies, relying on the expertise of others to make informed recommendations for community development, or processing applications made by others. This raises a critical question: What unique values do planners bring to shaping our communities? This article explores the distinctive expertise of planners through the lens of the CIP *Code of Professional Conduct* and the PIBC *Code of Ethics and Professional Conduct*.

Facilitator Fallacy

While planning education and professional discourse, emphasize the importance of consensus building and facilitating diverse perspectives, values, and interests, it would be a misconception—a "facilitator fallacy"—to reduce the planning profession to simply administrative interest. The ability to facilitate effectively is undoubtedly a valuable skill for planners, but it represents only one facet of their expertise.

The Code of Conduct only touches on facilitation as one aspect of a planner's role. This is particularly evident in the development of official community plans or neighbourhood plans, which involve a series of public engagement events designed to shape a shared vision. These

events typically include surveys, presentations of technical study findings, and "what we've heard" documents that outline how a land use plan considers and addresses community feedback. The most successful public engagement processes I have been a part of include another key ingredient. Consistent with our Code of Ethics, a planner's role is to navigate the complex task of reconciling community interests with those of individuals—otherwise known as the "public interest". Even in the face of opposition, planners must articulate why certain interests are being prioritized over others. This could mean that a planner is recommending new housing where there is strong opposition from existing residents or reduced development density where there is a broader need for environmental protection. Facilitation is often about bringing harmony, but sometimes, consensus is not possible. A professional planner's role is to be the voice of balanced public interest.

Be the Voice of the Absent

A neighbourhood plan I was working on experienced strong opposition from local residents, rooted in perceptions of bias towards new development and staff's perceived lack of understanding of the area's cultural and environmental significance. Surveys showed a strong desire among residents to maintain the status quo. The demographic analysis revealed that 60-70% of residents had moved to the area within the past decade. This would mean that the same residents who are opposing new housing today would have been the "future residents" the previous community plan intended

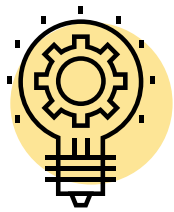
to serve. This highlights the planner's challenge in representing broader, long-term societal interests and sustainable planning for future generations. Traditional public engagements are often mired in the wants of current residents and overlook potential future residents or underrepresented segments of society. As professional planners, we are tasked with giving voice to these absent perspectives (e.g., future residents), encouraging the consideration of who might benefit from new development and what their needs might be. On the flip side, where we are seeing continuing pressures for urban sprawl and unsustainable development practices, planners must also advocate for environmental concerns, representing interests that cannot speak for themselves. By doing so, planners meet their obligation to ensure that development decisions are informed by a comprehensive understanding of diverse perspectives, balancing current needs with short and long-term sustainability.

Be a Responsible Planner

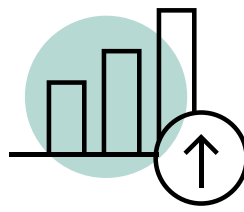
The CIP Code of Professional Conduct establishes minimum standards for professional planners, emphasizing the provision of independent, comprehensive, and accurate information to decision-makers and the public. As planners, we must critically assess whether we are providing a complete picture with both the positive and negative aspects of change. Even when we are making a positive recommendation on a proposal, there is an obligation to inform the public and decision-makers of potential drawbacks and which set of competing interests we are promoting through our recommendations. This multifaceted perspective better serves the public interest by being transparent about our planning choices and their known consequences.

Consensus vs. Informed Decision

Professional Planners navigate the complex interplay between planning decisions and their far-reaching impacts on natural and human environments. This delicate balance is at the core of our professional conduct, as planners occupy a pivotal role in shaping change, recognizing that consensus among all interest holders is not always achievable or necessary.



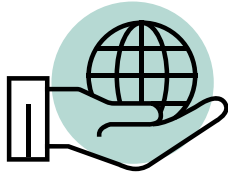
INNOVATION



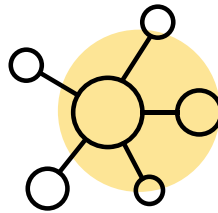
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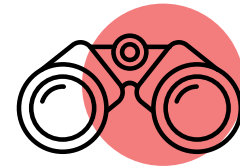
DEVELOPMENT



RESPONSIBILITY



CONNECTION



VISION

BC's Local Government Act underscores the multifaceted nature of official community plans, encompassing diverse elements such as housing needs, environmental protection, and infrastructure development. Our primary responsibility as professionals lies not in achieving universal agreement but rather in providing comprehensive information to facilitate informed feedback and decision-making and a balanced perspective on change.

Public engagement processes often reveal a tapestry of competing priorities among residents, ranging from the need for new housing, expanded green spaces, or improved transit systems. As planners, we are uniquely positioned to guide discussions on trade-offs, a crucial aspect of our role in public forums. Studies in behavioural science suggest that engaging the public in problem-solving exercises can be more effective than asking open-ended questions about neighbourhood preferences. By inviting residents to consider competing needs, such as new housing, environmental protection, and park spaces, we can foster meaningful discussions. Residents often express the importance of preserving neighborhood character and protecting the natural environment. Planners frequently encounter a trade-off between these priorities, as compact, multi-unit developments can offer greater environmental benefits compared to single-detached subdivisions while accommodating the same number of units. By actively inviting the public into these conversations, we help communities better understand and navigate these

complex trade-offs inherent in community development, working towards solutions that best serve the public interest while acknowledging that full consensus may not always be attainable or necessary.

Keep Your Biases in Check

An important aspect of a planner's self-awareness starts with recognizing our dual identity: we are human beings first and professionals second. This fundamental truth underscores the importance of acknowledging our inherent biases in all interactions, which are often shaped by our backgrounds, economic status, environment, upbringing, education, and access to information. Many of us have witnessed public meetings where "Not In My Backyard" (NIMBY) sentiments prevail. It is crucial to remember that even when these comments arise from perspectives different from our own, they still hold validity. Our Code of Ethics cautions us in this regard – emphasizing the need to practice in a manner that respects the diverse needs, values, and aspirations of the public while fostering open dialogue on these matters. By approaching public concerns with an open mind and engaging in meaningful conversations, we can understand the root causes behind non-support, leading to better outcomes: either an improved plan that addresses community concerns or a well-informed proposal that transparently prioritizes certain interests over others, with a clear rationale for doing so. Planners also have an obligation to educate and inform.

Be Open Minded

Working in an emergency operations centre is not often at the forefront of an emerging planner's mind. The reality of climate change has thrust many planners into the forefront of managing various emergencies and natural hazards such as wildfires, floods, landslides, and droughts – often occurring in combination or rapid succession. In considering the recent extreme examples of the California urban wildfires, the 2017 Cariboo wildfires, the 2021 heat dome, and the 2021 Atmospheric River event, the imperative to integrate climate change considerations into community planning has never been more evident. Our profession can and should play a pivotal role in addressing climate change now and for future generations, especially with the adoption of the Climate Change Planning and Climate Action Policy by both the CIP and PIBC, respectively.

As our communities face increasingly complex challenges, from housing needs to climate resilience, the principles outlined in our Code of Conduct will continue to serve as a vital compass, ensuring that we remain steadfast in our commitment to ethical, balanced, and responsible planning.

Hasib Nadvi is the Deputy Director of Planning, Building & Development at the City of Maple Ridge. In addition to being a RPP, he is a Building Official and serves on the PIBC Member Engagement Committee.

Beyond Blueprints: The Realities of Bringing Multi-Family Projects to Life

Davin A. Shillong RPP, MCIP



Revo housing project in Kelowna, B.C. currently under construction by Millennial Developments, located at 1280 Sutherland Ave.

As a professional planner, it's been a privilege working across municipal, not-for-profit, and private consulting sectors, each offering unique insights into the complex world of community planning. As a land developer, it's an honor to actively shape the built environment through multi-family residential projects.

From the outset of my career, land development has captivated me—not just as a natural extension of community planning, but as a dynamic and deeply rewarding field. The opportunity to play a direct role in the location, design, and delivery of housing is both a professional privilege and a practical responsibility. It bridges the gap between policy and reality, transforming plans into places where people live, connect, and build their futures.

Now, more than ever, amid BC's housing crisis, community planning and development professionals play a critical role. BC faces a severe housing shortage fueled by rapid population growth, limited supply, and rising real estate prices. Provincial initiatives, including the Homes for People plan, aim to diversify housing options, from market-rate to social and rental units. Yet, 2024 figures

show a slowdown in housing starts due to high interest rates, labor shortages, and regulatory hurdles, raising concerns about meeting housing targets.

The ongoing housing shortage has rendered homeownership increasingly unattainable for many residents, underscoring the urgent need for more housing – a responsibility that BC's Provincial government has indirectly tasked land developers with.

But how hard can it really be for a developer to deliver a multi-family residential project? With a team of savvy professionals, one might assume the process is straightforward. The reality, however, is far more complex.

The Complexity of Delivering Multi-Family Housing

Delivering a multi-family residential project is a challenging and daunting task. From site selection and municipal development approvals to the first shovel in the ground, it requires a seasoned team to bring a project to fruition. The process begins years in advance, with every detail meticulously planned and accounted for—from EV charging stations,

door handles, bike racks, trees, shrubs, rooftop patio tiles. It's a delicate balance of mitigating risk. Any deviation from the plan can result in increased costs, which are often passed on to purchasers, further exacerbating affordability challenges.

To illustrate the intricacies of modern housing development, consider Revo Kelowna, a 6-storey project by Millennial Developments. This \$78 million, 240-unit residential building offers a mix of condominiums, townhomes, and an array of high-end amenities. Situated in one of Kelowna's rapidly expanding urban centers, Revo exemplifies both the challenges and successes inherent in contemporary residential development.

The project's monthly carrying costs alone, including expenses such as interest payments, are estimated at \$150,000 to \$250,000. These figures underscore the substantial financial commitments developers face in bringing such ambitious projects to fruition.

Navigating the Approval Process

At the municipal planning level, Millennial was fortunate to collaborate with the City of

Kelowna, which boasts a team of bright and solution-oriented development planners and engineers. Their focus on finding collaborative solutions rather than imposing rigid constraints and tossing in proverbial last-minute ‘wrenches’ was instrumental in navigating the approval process. However, the journey was not without its challenges.

The development application process, initiated in early 2023, encountered a handful of hurdles. One significant financial challenge was the City’s request for the project to acquire two additional neighboring parcels that risked being orphaned. The City’s request was accommodated to ensure the project’s alignment with broader community goals.

Some other challenges included differing interpretations of landscape requirements, negotiating the acceptance of specific bike racks, and revising floor plans to satisfy the City’s informal bedroom definitions, all of which required architectural redesigns. Additionally, the team collaborated with the Development Engineering division to resolve challenges presented by a capital project that nearly required a complete building redesign. Collectively, the changes cost the project nearly \$5 million, excluding hard costs required to accommodate the extra density resulting from the late addition of the two parcels.

As the approval process progressed, timing became critical. For developers, the optimal time to launch a project is late summer or spring; any deviation risks weak pre-sale performance, which can jeopardize the project. By September 2023, and no forecasted Council date, there was an acute awareness that the formal sales launch needed to occur by early October at the latest. Launching in November would have forced the project to be shelved for six months, incurring unnecessary carrying costs. Fortunately, the City of Kelowna delivered, and Revo launched successfully in October 2023.

The Reality of Market Challenges

Despite the successful launch, sales were not as robust as anticipated. This outcome was influenced by a confluence of external factors that underscore the volatile and unpredictable nature of the real estate market. Key among these were the Bank of Canada’s aggressive interest rate hikes, dampening purchaser confidence. For those *with* confidence, it was Canada’s stress test that made it increasingly difficult for purchasers to secure mortgages. Concurrently, discussions around the proposed short-term rental ban added another layer of uncertainty, causing potential buyers to adopt a ‘wait-and-see’ approach. In turn, lagging pre-sales delayed the \$17,000,000 developer equity contribution required to secure construction financing.

Pre-construction also presented its own set

of challenges, particularly in the form of escalating construction costs. The prices of critical materials such as steel and concrete surged unexpectedly, adding several million dollars to the project’s hard cost budget. The unanticipated costs were compounded by labor shortages, which disrupted the availability of skilled trades teams. Despite established relationships with contractors, some were unable to commit to the project due to competing demands and a strained labor market. These factors collectively highlight the fragility of even the most well-planned developments in the face of external economic pressures.

Emerging Challenges

As Revo transitioned from pre-construction to active development, new challenges have emerged, further complicating the landscape. Of significance is the recent imposition of US tariffs on Canadian goods, which has introduced a layer of economic uncertainty. While the full impact of tariffs remains to be seen, early indicators suggest they are already driving up the cost of construction materials and, by extension, housing. Since February, tariff fears have contributed to an increase in housing costs, adding yet another hurdle.

On a local level, infrastructure challenges have added another layer of complexity. FortisBC’s formal announcement that Kelowna may face delays of up to two to four years in connecting new developments to the power grid due to load capacity issues is alarming. While Revo is fortunate to be unaffected by this particular constraint, the announcement serves as a stark reminder of the broader infrastructure challenges that can impede housing delivery. Such delays not only extend project timelines but also increase carrying costs, further straining already tight budgets.

The Impact of Regulatory Changes

The Province’s efforts to introduce new regulatory policies to alleviate the housing crisis are commendable. However, some policies inadvertently increase risk for developers. For example, BC’s Home Flipping tax directly impacts Millennial Developments’ model of enabling homeowners to quickly transition from smaller to larger units. While the intent of the policy is to curb speculative buying, it creates uncertainty and roadblocks for developers and purchasers alike, ultimately proving counterproductive to the goal of increasing housing supply.

The cumulative effect of regulatory changes adds to the financial burden on developers and diminishes buyer confidence. Each new policy, though aimed at improving housing standards, incrementally increases construction costs. This escalation can be a decisive factor in boardroom decisions, often leading to the cancellation of potential housing projects.

The True Essence of Development

As a planner, land development is about more than just constructing buildings—it’s about enriching communities for people. Developers are driven by a vision to create positive and impactful change, even as they navigate a landscape fraught with complexities. From fluctuating markets and evolving regulatory frameworks to political challenges, the path to delivering housing solutions is a minefield. By lowering barriers to homeownership, fostering equity-building opportunities, and collaborating with municipalities, development planning professionals can help steer the province toward a more sustainable and equitable housing future.

The story of Revo is a testament to the resilience and adaptability required to navigate the complexities of multi-family residential development in today’s challenging environment. Despite uncertainties, projects like Revo demonstrate that with determination and innovation, developers can continue to deliver housing that enrich communities.

Ultimately, the true measure of success lies not in the absence of challenges but in the ability to overcome them. By embracing this mindset, land developers can play a pivotal role in addressing BC’s housing crisis, one project at a time.

Davin A. Shillong, RPP, MCIP serves as the Director, Land Development at Millennial Developments, leading land acquisitions, development management, site design and planning initiatives.

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Reflecting on Our Climate Action Successes: A Journey of Connection, Empowerment, and Progress

Laurie Cordell RPP, MCIP

Climate change is undeniably one of the biggest challenges we face today. It demands action from all sides—adaptation and mitigation—and across all levels of society: individuals, groups, municipalities, provinces, and nations. The problem is complex, and historically, it's been tough to show people the tangible actions they can take to make a real impact. So, how do we create an upsurge of action and engagement in our communities? I believe it's not just about writing reports or creating plans; it's about making meaningful connections, empowering people, and keeping conversations focused on positive action.

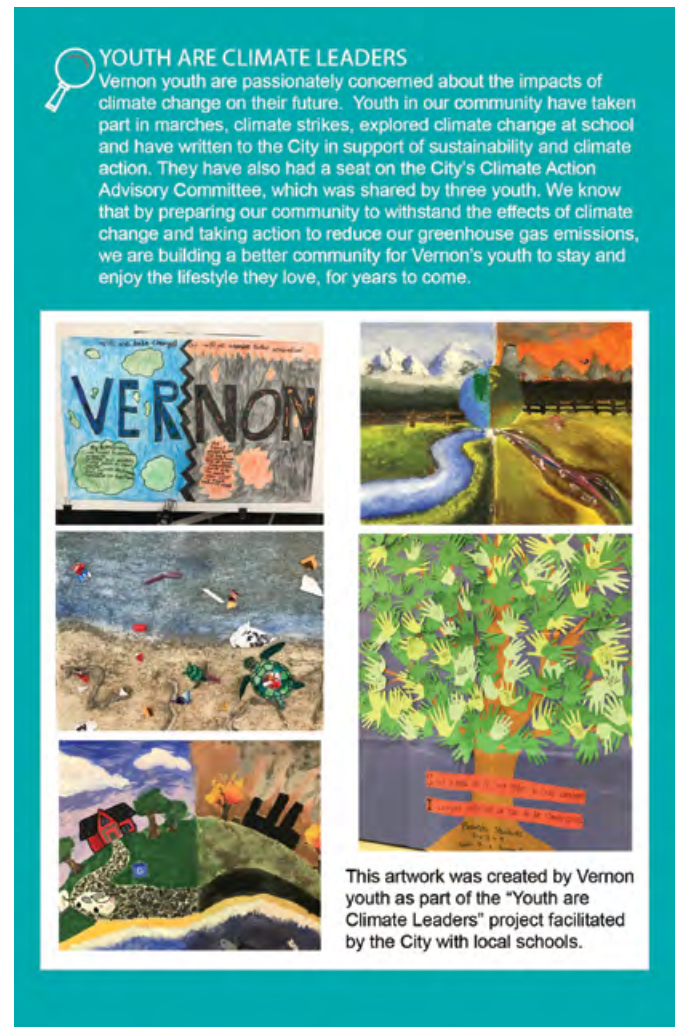
This article includes reflections on getting to meaningful action on climate change. Like many people, I got into planning to be able to effect meaningful change in communities. I never expected that I would spend my career in the world of land use regulation and policy development, moving around paper and processing countless permits. My background in environmental planning has helped me to support good decision making and inclusive planning in mining projects, official community plans, climate action and adaptation plans and support communities with sustainability planning. Over time the names for this important work have changed, it was Smart Planning, then Integrated Community Planning and now the focus in on climate action and creating liveable complete communities but the not matter what we call it, we are building great communities that meet the needs of residents and strive to be in balance with the natural systems they are within.

For me there are many reasons that making real progress is important, but the biggest is to try and leave a better world for my daughters and future generations. I don't want them to inherit problems that I created, I want them to know that I have been working every day to build a world they will be happy to live in.

The Early Days: Turning Plans into Action

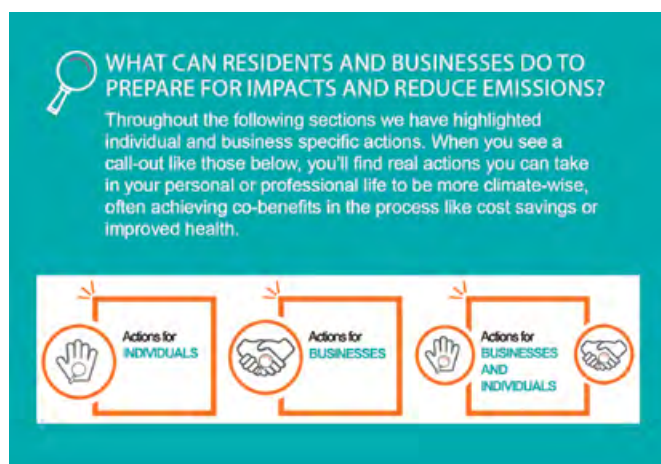
When we first started talking about adapting to the impacts of climate change, it was a way of starting the conversation on climate change that people were more open to. Many people weren't ready to acknowledge the reality of climate change. So, we began by focusing on the practical: protecting people, assets, and preparing for what was to come. We did a lot of talking about the changes that people had already seen in their lifetimes and how these changes will be growing. This approach was a great "foot in the door" to spark early action. It removed the controversy and immediately brought attention to the areas most at risk, leading to concrete plans to protect them.

That early strategy worked wonders—it still does. But today, we've moved beyond just preparing for the unknown. The science is clear, and the data is undeniable. There's no debate among scientists anymore, and even casual conversations show a shift. I had an experience when an elderly gentleman whom I met when doing climate engagement, proudly showed me a news clip on his phone, pointing out the dramatic rise in CO2 levels. A few years ago, this would've seemed unimaginable.



A New Era: Feeling the Impact and Facing Anxiety

The effects of climate change are now being felt by everyone, and the anxiety surrounding it is real. In fact, the overwhelming amount of information can sometimes feel paralyzing. So how do we take of this fervor and turn it into positive, widespread action in our communities—not just among those already "converted"? How do we demonstrate to people that these actions are not about sacrificing their lifestyles but about improving lives while building a healthier future for the planet?



Images are excerpts from the adopted 'City of Vernon Climate Action Plan', developed with Vernon Climate Action Committee and the Community Energy Association.

What seems to work best is to have conversations and make real, meaningful connections. People want to feel seen and heard, and when we, as practitioners, are open and vulnerable it helps foster trust. In several community planning processes I've been part of, we've built on existing community networks. By identifying key local influencers and involving them in the process, we've seen how powerful these connections can be. After all, people are more likely to listen to someone they already know and trust.

One great example of this approach in action is the Vernon, BC's Climate Ambassador program. This program was built on the research of the "Climate Outreach" group, which provided a foundation for the development of the engagement program. This research was brought to the team by Dr. Mary Stockdale, an adjunct professor of Geography at the University of BC Okanagan and a member of the Climate Action Committee, that guided the development of Vernon's Climate Action Program.

The outreach for this program wasn't about arguing facts—it was about straightforward, honest communication. Here's what we focused on:

1. **Lay out the facts clearly and without judgment.**
2. **Connect people to your "why"—share the personal reason behind your commitment to climate action.**
3. **Provide hope: yes, it's a big scary challenge, but look at what communities are already doing to make a difference!**
4. **Encourage interactive conversations that get people thinking about what they can do, rather than just preaching to them.**
5. **Be inclusive—understand that not everyone can afford to buy an electric car or install a heat pump. Every action matters, and there's always a way to participate.**
6. **Build momentum with small, achievable steps. A sustainable future is built on the shoulders of a million actions.**
7. **Focus on the undecided or unsure community members, not on those who are set in their beliefs.**
8. **Keep the tone positive. It's about progress, not perfection.**

Overcoming Climate Anxiety: The Power of Community

Climate anxiety often stems from the feeling that nothing can be done to change the situation. But we've learned that even small actions can help relieve that apprehension. Working together as a community amplifies the impact of collective efforts. When we come together to discuss our worries and support each other, it's not just about reducing anxiety—it's about sharing the burden. While these steps may not

directly fix the problem, they certainly help reduce some of the fear and isolation that can make it feel even worse.

Building Buy-In: Making Climate Action Everyone's Job

Internally, whether at a company or within a municipality, generating "buy-in" for climate action requires careful work. It's not something that can be done as an afterthought. Everyone—from all departments and external partners—need to come together to create that wave of action. It takes focus, consistency, and a welcoming, positive atmosphere. People need to feel personally connected to the mission and empowered to bring their ideas to life.

A great example of success in this area comes from an organizational initiative at the City of Vernon, BC. They involved staff right from the beginning in identifying challenges, brainstorming solutions, and empowering them to take action. For instance, the transportation department created an e-bike fleet for staff to use when heading to meetings. The operations team worked with planning to introduce organics diversion. The fleet manager even helped order the City's first electric transit van for the city electrician. One of the coolest examples? The recreation staff figured out how to convert the Zambonis to electric power! It's empowering to see staff stepping up across the board.

Lessons Learned: Key Takeaways for Climate Action

Looking back on years of working in climate action, I've come to realize that the most important lessons apply not only to climate change but to most of the challenges we face as planners:

- Focus on the positive.
- Build real, human connections.
- Solve problems together.
- Bring your authentic self to the table.
- Empower your team.
- Remember, you're never alone—collaboration is key.

Together, we can create a sustainable future, one small action at a time. It all starts with connecting, empowering, and acting—together.

These lessons apply to most of the challenges we are facing as a community. Applying these principles to engagement, strategic planning, policy development and even work planning can provide dividends far greater than the upfront effort it takes.

Laurie Cordell RPP, MCIP, is a planner with a love of small towns, mountains and water. She specializes in bringing communities together to tackle big issues and making the world a better place.

Planner + Asset Management + Finance + Capital Program + Strategy = Infrastructure Planning

Tiina Shaeffer (Watt) RPP, MCIP

Who am I professionally? What is the definition of a Planner anyways?

It is not unusual to ask ourselves this question. After all, planning is a dynamic profession that offers numerous pathways, each leading to new opportunities, challenges, and ways to impact the growth of our communities.

This question has followed me throughout my 21 years in the profession. I asked myself this question more frequently in the last 6 years as I evolved into a new role in infrastructure planning, engineering, finance, and capital program management at the City of Prince George. Initially I spent 15 years in the current, long range and sustainability planning portfolios in the organization.

For my career, the more distinct transition took place managing the Infrastructure Planning & Engineering function at the City. It began by working closely with various teams of experts to integrate existing land use policies, plans and strategies, community engagement, and lifecycle renewal requirements from our

Asset Management team. This informed the development of corresponding longer term infrastructure plans, investment strategies and capital plans.

My current role in the city is as Manager of Capital Program Management Office (CPMO) with the objective of providing oversight of the enterprise-wide capital program and infrastructure planning, advise on best practices, and ensure standardized project management methods, budgeting and reporting are consistently applied. While this may appear to be a shift away from traditional land use planning roles, I believe it is an important part of what it means to be a professional Planner.

A Planner's Role in Infrastructure

As an RPP working in the world of infrastructure planning, I have benefited from other professionals sharing their technical expertise. These professionals include finance managers, engineers, technologists, asset managers, GIS technologists, project managers and

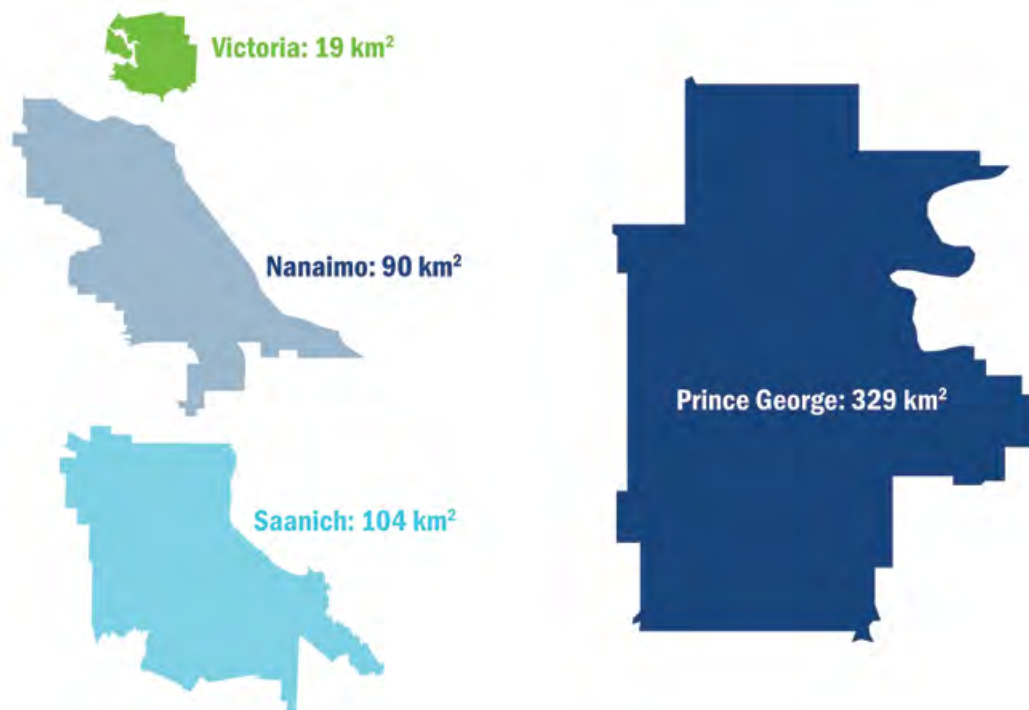
procurement specialists.

A multi-disciplinary and cross-collaboration approach can unlock opportunities to bridge gaps between land use and longer-term infrastructure planning to more effectively achieve sustainability goals.

Infrastructure planning is a space where RPPs can make significant contributions, as engineering does not always equal infrastructure planning. While closely related, they are distinct fields.

- Engineering leans towards the technical and operational aspects (the how) of infrastructure; how things will be built, addressing technical requirements, solving technical issues, and ensuring infrastructure is safe and functional.
- Infrastructure planning is about a broader, strategic approach to the development and management of infrastructure (the why). It includes assessing a community's future needs and goals (growth management), prioritizing infrastructure projects, ensuring

Municipal Area in km² (2021)



alignment with land use, assessing financial feasibility and resources, and consideration of sustainability goals.

A planner's unique skillset is extremely valuable to infrastructure planning and the management of capital projects. These skills include engagement with interested parties, mediation and conflict resolution, researching & analyzing, development and evaluation of options, policy development, strategic direction, problem solving, communicating, all while maintaining the community's interest. These also signal that a planner should not apply these skillsets in isolation from the other areas of expertise.

Years ago, I was communicating in isolation of the challenge of managing a sprawling community (with a lower population density) to support sustainable community goals. It was when a team of experts from communications, land use planning, asset management, GIS, and finance came together to construct and tell the story of the legacy of infrastructure, land use, and financial investment needs at the city that it became a much more effective message. This City of Prince George Infrastructure Story (www.princegeorge.ca/city-hall/infrastructure/our-infrastructure-story) developed collaboratively nearly 10 years ago, is still used to this day to help demonstrate how past decisions impact our community to inform why new ones must be grounded in financial sustainability.

Connecting the Dots: Land Use and Infrastructure Planning

By integrating land use planning, infrastructure management and financial considerations, we ensure that our communities are equipped for the challenges ahead. Through this lens, a planner's guidance needs to consider alignment with infrastructure capabilities and long-term financial, environmental, economic and social impacts.

In BC, an Official Community Plan (OCP) provides direction for planning and land use management decisions and sets the direction on managing our current assets, and consideration of whether we should take new assets on. With any OCP amendment, the financial implications must be considered; the same goes for any bylaws enacted or works undertaken by Council must demonstrate consistency with the plan.

There are several community priorities, goals, policies (e.g. OCP direction, asset management policy, financial plan policy) and long-term plans that can be integrated into a governance structure (Strategic goals, workplans) and decision-making processes (land use reports, budgets) that can be leveraged to make progress towards sustainability. Asset management is everyone's responsibility from decision makers, to planners, to operations crews, to community members.

The Global Economic and Political Landscape

Prior to the COVID shutdown in 2020, communities in northern BC could experience

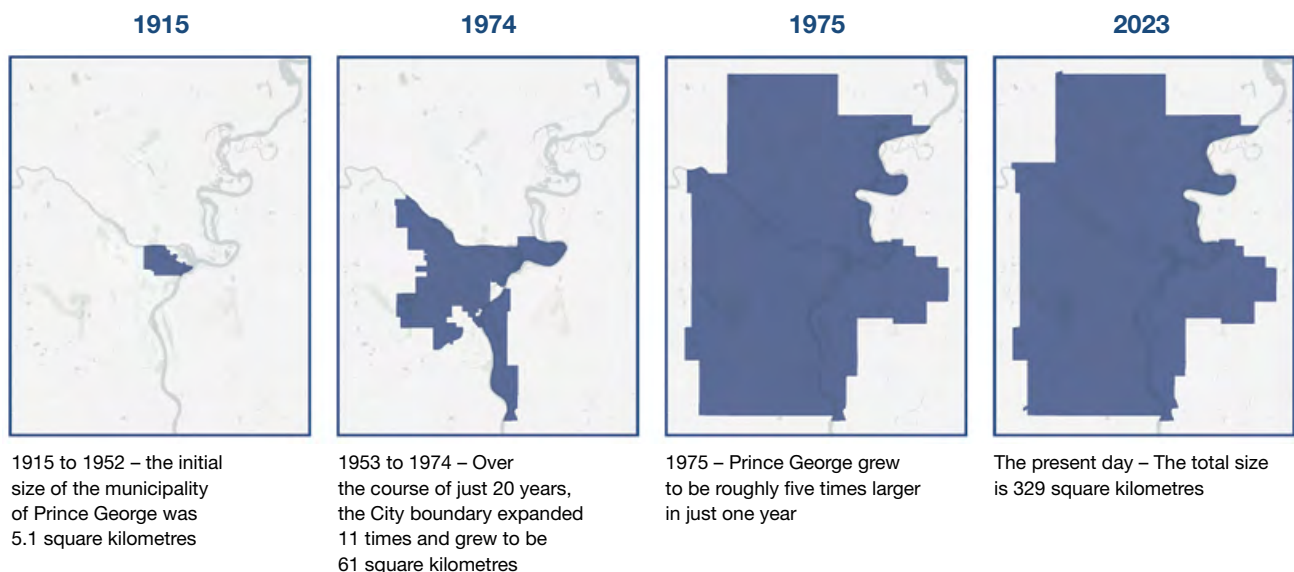
at least 20-30% higher costs for materials, equipment and labor, compared to our southern BC counterparts. The subsequent COVID economic recovery induced high demand for materials, which caused supply chain delays and long lead times for equipment ordering, manufacturing and shipping. Construction costs increased, and created a domino effect on infrastructure workplans and project timeframes. Examples of these impacts that have social implications for users include:

- Delays in upgrades to a recreation centre with unexpected longer unavailability for originally planned activities programming or events, or
- Upgraded utilities to prevent core infrastructure failure to serve existing community and growth (e.g. safe water to drink, to grow food, fire protection, or serve housing densification or growth goals).

This experience may provide a glimpse of what potential impacts the US tariffs and Canada's response on infrastructure projects to build complete communities could have. As the tariffs discussion and policy response is an evolving situation with unknown timing of impacts, what this may mean for project costs and timelines and is uncertain.

Therefore, it is crucial to consider what sustainability means for our communities as we balance long-term and strategic goals with immediate budget constraints, housing affordability, political priorities (and election cycles), as well as renewal of aging assets. As planners we need to be prepared to adjust by

City of Prince George Growth Boundary – Our infrastructure story



remaining proactive in understanding how these factors can influence financial and land use planning strategies.

Conclusion: The Planner's Role in Building Sustainable Communities

A planner can contribute to assembling multifaceted considerations to plan for short to longer-term infrastructure land use planning. If we plan in silos without collaborating with those users who more closely manage and use the assets and financial considerations the goals we set—such as building sustainable neighborhoods—remain just concepts.

- **The Power of Cross-Disciplinary Collaboration**

Land use and infrastructure planning does not fall onto one discipline alone. Sustainable outcomes are supported by cross-disciplinary professionals who collaborate and combine expertise from different sources.

- **A Planner's Core Skills: Engaging, Analyzing, and Leading**

Engagement, facilitation, research, and a willingness to lead the exploration of an idea are essential. Furthermore, the ability to bring people together to solve complex

problems collectively is key to breaking down silos and achieving aligned solutions.

A planner's ability to analyze and synthesize information from a variety of sources enables planners to craft well-rounded recommendations to address social and environmental considerations alongside the technical and financial information.

- **A Planner's Role in Financial Decisions**

A significant part of land use and infrastructure planning involves comprehension of the financial analysis to design effective land use plans and to advocate for the funding and resources necessary to support and enact them.

By collaborating with finance professionals and asset managers to use tools (e.g. Province of BC CLIC Tool, NAMS+ NAMS Canada www.namscanada.org/tools/namsplus) we can illustrate the business case to prioritize and align efforts.

As planners, we can contribute in a unique way towards achieving sustainable land use objectives, long term growth management principles and adhering to legislative requirements. The regulatory and financial signals sent can ensure the long-term sustainability

goals of the community. The more local governments embrace the financial and infrastructure aspects of land use planning decisions, the better positioned we will be to create thriving communities that endure for generations to come.

Tiina Schaeffer (nee Watt) RPP, MCIP, has had a variety of roles in a local government setting over 20 years including current, long range & sustainability planning, emergency planning, infrastructure planning and capital program & project management. In that time, she had various contributions to national, provincial and local level planning and other professional round tables.

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NAMS Canada – Asset Management Planning. <https://www.namscanada.org/tools/namsplus>

REMEMBERING MIKE GAU RPP, MCIP



The Yukon planning community lost one of its best and brightest on February 6, 2025, with the sudden passing of Mike Gau, RPP, MCIP, at the age of 50.

Mike's planning career began with a summer internship at the City of Whitehorse Planning Department in 2000, where he jumped in with both feet to apply what he was learning from his Geography studies at the University of Victoria. Current Canadian Institute of Planners President Lesley Cabott,

then the Manager of Planning Services for the City, fondly recalls, "Mike never needed much direction; he was very good at figuring things out on his own. You could give him a problem and/or a goal or objective and that is all he needed to get to work and get the job done. He was a very diligent planning student and that quality never left. Mike worked hard and took on a lot." Mike was a member of PIBC since 2002 and became an Registered Professional Planner (RPP) in 2010.

The diligence, problem-solving abilities, and enthusiasm that Mike displayed during this initial foray into planning would see him progress through increasingly senior roles at the City: Planner, Senior Planner, Supervisor of Building Inspections, Manager of Planning and Building Services, and finally, Director of Development Services, in which he served for the past 13 years.

During his 25 years with the City, Mike oversaw the development of four Official Community Plans, helped integrate environmental and sustainability best practices into City operations, improved public engagement practices, and much, much more. His legacy can't be understated: Mike had a hand in virtually every planning-related decision at the City during his time there; played a key role in the

evolution of Whitehorse over the past quarter century; and hired, mentored and/or worked with many of the territory's past and current planners. Mike also served as a Director on the Yukon PIBC Chapter from its inception.

Mike's staff and fellow planners admired his steadfast commitment to the public good, humour, grace under pressure, and passion and advocacy for the planning profession. One former colleague noted, "If you were going to stand up in a room and get yelled at, he was going to stand beside you." Another shared: "Planning can be difficult, and you often hear negative reactions from the community. Mike remained well liked, knowledgeable, calm, and professional through it all...even though he has been involved in difficult and controversial projects, people still have very positive things to say about him".

Mike leaves behind a large, loving family and many devoted friends. One Yukon planner suggested that "a way to honour Mike would be to keep working together to make the best decisions we can for our community." Members of the Yukon Chapter of PIBC hope to honour his legacy by doing exactly that.

(With thanks to Jane Koepke RPP, MCIP, for contributing to this notice.)

IN MEMORIAM



PIBC 2025 Annual Conference – Next Chapter

June 10-13, 2025

Sheraton Vancouver Wall Centre

Our Keynote Speakers!

WEDNESDAY MORNING

Dr. Dave Amos

Assistant Professor of City and Regional Planning at Cal Poly, San Luis Obispo and producer of City Beautiful on YouTube



THURSDAY MORNING

Dr. Lorna Wanosts'a7 Williams

Recipient of the Order of Canada in 2020 and Professor Emerita of Indigenous Education, Curriculum and Instruction at the University of Victoria

Next Chapter reflects the evolving challenges and opportunities shaping the future of planning in BC, Yukon and beyond.

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Extraction to Reciprocity: A Planning Student's Reflection on Food Security

Isabelle Espanol, PIBC Student Member, UBC School of Community and Regional Planning (SCARP)

For the past four months, I interned with PIBC, studying food security planning in collaboration with a municipality. My experience revealed the complexities of addressing food security, especially when community needs far exceed what food hubs, neighbourhood houses, and non-profits can offer. My internship involved researching municipal food policies, facilitating stakeholder meetings, and assisting in drafting recommendations for food security initiatives.

A key takeaway was recognizing the critical role the non-profit sector plays in food security. Through my work with a municipal food advisory table, I spoke with non-profit leaders, city staff, and community advocates, which gave me firsthand exposure to the constraints and challenges in food systems planning. Assisting with engagement efforts further highlighted the urgent need for infrastructure that tackles food insecurity and poverty. While municipalities contribute through food systems planning and social enterprises, their efforts represent just one piece of a larger puzzle. Sustainable and equitable solutions require a coordinated approach that leverages the strengths and leadership of multiple sectors.

Planners are often tasked with addressing food security but must do so within bureaucratic constraints that limit their ability to respond to immediate community needs. As I progressed through my internship, I couldn't help but ask: How then, can this work be enough?

Planning scholarship highlights how people outside of professional planning engage with planning (Caggiano et al., 2022) and how these actors produce their own urban infrastructure (Brandtner and Dunning, 2020). Non-profits are at the frontlines of the issues planners engage with, directly meeting the needs of community members. These organizations function as neighbourhood anchors,

creating networks of care through social ties, resources, and a sense of belonging. I witnessed how food security organizations struggle to maintain stable funding, rely heavily on volunteers, and must constantly adapt to shifting policies and grant structures. But what does the planning field offer in return? Or, perhaps more importantly, what is the planning field willing to offer?

I'm not entirely sure I have the answer to that question, so instead, I offer key takeaways from my internship that might help in answering it.

Extraction vs. Reciprocity

In planning school, there is an emphasis on retracing the steps (and missteps) of prior planners. I have heard the terms "top-down" and "bottom-up" more times than I can count. More often than not, I think existentially about these concepts, and I imagine my approach to planning practice will be no different.

But is there a better way? What does it mean to be in relationship with other people? The principles of Indigenous knowledge emphasize reciprocity and interconnectedness. While municipal planning departments conduct community consultations and engagements, these processes often place the burden on non-profits and food security advocates to provide unpaid labour and, often, difficult and personal insights without formal mechanisms

for reciprocity. By embodying these ideas in planning, can we shift away from extractive processes that demand unpaid labour, participation, and care from community organizers and instead move towards something restorative and life-affirming?

Restorative Planning

Restorative justice theories suggest that a failure of restoration is a tragic loss that diminishes the community. Following this framework, planning should be a collaborative and creative process that explores the root causes of food insecurity and acknowledges historical and present injustices. This is especially crucial when considering food sovereignty for Indigenous peoples.

A review of Official Community Plans in BC revealed that only 8% included policies supporting Indigenous foodways (Robert & Mullinix, 2018). A truly restorative approach to food security planning begins by critically examining who is included in these conversations and what roles they hold. Are we continuing extractive planning practices, or are we fostering genuine co-creation with communities? This means ensuring proper compensation and leadership opportunities for those who have historically been excluded from decision-making.

Notably absent from many food security discussions were both Indigenous peoples and those in the agricultural sector. Farmers and agricultural workers play an essential role in maintaining viable food systems, yet their expertise, challenges, and perspectives were rarely considered in planning processes. Similarly, Indigenous foodways, which have long upheld sustainable and reciprocal relationships with the land, continue to be marginalized in municipal food policies. Farming and Indigenous land-based practices can work to not only connect us to food production but also strengthen our relationships with each other, our cities, and the land itself. Yet, education and awareness about both Indigenous food sovereignty and agricultural sustainability remain largely overlooked in food planning discussions. Bridging these gaps—through policy, education, collaboration, and opportunities for their leadership—can help us build a food system that prioritizes sovereignty, and justice, ensuring that those who cultivate and care for the land are valued as essential partners and leaders in shaping our collective future.

Food systems leadership can embody these restorative principles, ensuring that planning moves toward reparative practice rather than perpetuating harm

Life-Affirming Planning

Is there a path forward where planning can be a life-affirming practice? That is, are we

prepared to love a place and its people radically? Many in my planning cohort struggle with the idea of the saviour complex within our field. Planners are often positioned as experts, but real expertise comes from those with lived experiences.

A life-affirming planning approach requires us to move beyond the mindset of fixing communities and instead recognize the value that already exists and thrives in communities. It means an emphasis on relationship-building, uplifting and doing our best to reproduce *constellations of care* (Mahtani, 2024), acknowledging grief and trauma, and supporting communities in ways that honour and affirm their agency, resilience, and joy!

Trauma-Informed Planning

One of the most important lessons I learned during my internship was the value of allowing space for people to be upset. Traditional definitions of professionalism are inherently colonial, limiting the acceptable expressions of anger, grief, and power in planning spaces.

Trauma-informed planning acknowledges that previous planning decisions have harmed many communities. Whether through urban renewal projects that displaced marginalized groups, changing the shapes of communities, or food systems planning that ignored Indigenous food sovereignty, past harms cannot be ignored.

Recognizing this trauma means approaching planning with sensitivity, patience, and a commitment to resisting re-traumatization. In community meetings I attended, I noticed how food security advocates often shared stories of personal and collective trauma related to food insecurity, yet planning discussions rarely accounted for these realities in a way that led to material change. Planners engage with these issues compassionately, but I still can't help but wonder, what does a truly compassionate response look like? Can planning move beyond acknowledging harm to actively repairing it?

Recognizing this trauma means approaching planning with sensitivity, patience, and a commitment to resisting re-traumatization. It also means leading creatively and compassionately to embrace more inclusive and participatory decision-making models.

Learning and Empowerment

How do we move away from extractive planning? This question is particularly difficult to answer in a Canadian context, where the planning field has historically been (and still is) contingent on the colonial expansion project.

How do we show up for others in meaningful ways? Perhaps planning is just a job for some, but if half our day for years is spent in this work, what is our impact on people's lives and how they move through and experience space?

I entered planning school wondering what cities could look like if we planned with kindness, love, and curiosity. At first, I thought these ideas were naive, but now, I believe they are more radical than ever.

The field of planning must reconsider the relationships it seeks to build. My internship reaffirmed that planning cannot be done in isolation—food security solutions require long-term commitments to community partnerships; ongoing collaboration between municipalities, non-profits, community organizers, and those with lived experience of food insecurity, rather than one-off engagements or policy gestures. Are we engaging with communities as planners, as institutional representatives, or simply as people who care?

During my internship, I saw how planners and food security advocates often worked separately, not just from the city, but sometimes each other, despite sharing common goals. In shifting away from extractive planning practices and embracing reciprocity, restorative justice, and trauma-informed approaches, we can move toward a planning practice that is interconnected, life-affirming and hopeful.

Isabelle Espanol is a second-year student at the School of Community and Regional Planning at UBC. Her passion lies in the transformative impact of powerful, intentional storytelling, and she is keen to explore how planning rooted in care can pave the way for radical futures. Isabelle finds joy in practicing creative writing and surfing—a beginner at both, but always eager to try.

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Progress Update on the Professional Governance Research and Engagement Project

Deborah Jensen RPP, MCIP (Chair, RPP Regulation Subcommittee, PIBC Policy & Public Affairs Committee)

Planning is one of the few professions dedicated to thinking about the future and actively working to shape it for a broader public interest. For more than 60 years, the Planning Institute of British Columbia (PIBC) has been doing exactly that. And its membership has regularly provided direction to improve its operations and governance. For example, in 2012 PIBC adopted new bylaws that restructured the standards for membership and professional conduct, and updated the Institute's governance structures. Those changes were the result of interaction with PIBC's more than 1600 planners in British Columbia and the Yukon.

PIBC is again looking at the various avenues for steering the planning profession in British Columbia. This review is in response to the Province of BC implementing the *Professional Governance Act* (PGA) in 2018. The primary purpose of the PGA is to set out a governance framework for self-regulating professions in order to protect the public interest from, and reduce the risks of, unethical and incompetent practice. To date, the Province has included six separate professions under the PGA (agrolologists, applied biologists, architects, engineers and geoscientists, applied science technologists and technicians, and forestry professionals).

The Registered Professional Planners (RPP) who form part of PIBC's membership are not currently regulated under the PGA, and at this time no action has been taken by either PIBC or the provincial government that would lead to planning professionals being regulated by this legislation. However, the PIBC Board wanted to fully understand what regulation under the PGA might mean for PIBC and its members; and so, in December 2023 the Board approved direction to undertake outreach and education about the PGA and its possible opportunities and implications for PIBC and its membership. This process is in no way intended to result in a decision on whether or not the planning profession should be regulated under the PGA, but rather to gather and analyze information regarding the pros and cons of such a move should it occur, and to provide a comprehensive review to the Board in order to further inform future decision-making.

Satisfaction with the Current Regulation of the Planning Profession in British Columbia

Source: PIBC Professional Governance Research & Engagement Survey, February 2025.



This project was assigned to the Policy and Public Affairs Committee (PPAC) in 2024, and a new RPP Regulation Subcommittee was founded under PPAC. The Subcommittee comprises six volunteer members, living and working in diverse parts of the province – Northern BC, Central Okanagan, Vancouver Island, and Metro Vancouver in order to provide leadership and guidance for the work being undertaken.

In November 2024, the PIBC Board endorsed the Phase One Work Plan for the Professional Governance Research and Engagement Project (pibc.bc.ca/professional-governance). Phase One focuses on educating and engaging PIBC members about professional standards and the PGA, undertaking and presenting research and analysis on issues identified, and addressing potential opportunities and tradeoffs. To date, we have completed the initial engagement survey that was designed to gauge member awareness about

the topic of professional governance and the PGA, and to identify any areas of concern and / or specific research and engagement needs that should be addressed.

Running from December 2024 to February 2025, the survey was well received and garnered 323 responses, approximately 18% of the PIBC membership. Most respondents said they had some knowledge of the PGA, and were interested in further engagement on this project. They also indicated they were generally satisfied with the focus of the planning profession today, but were interested in learning more about the broader strategic issues facing the profession, the advantages and disadvantages of transitioning to the PGA, and further discussion of defining reserved practice for planning professionals.

Addressing the comments received through the survey includes not only looking at the larger strategic issues, but also delving into some of the other responses received.

Therefore, a comprehensive review of professional governance will also take into consideration items such as advocacy, membership retention, operational costs and membership fees, reconciliation, and labour mobility.

So what's next? Research has been underway to engage with other organizations, both within and outside of BC, to gauge their experiences with governance regulations. This has included planning organizations across Canada, as well as all the professions regulated under the PGA. While this work continues, the project webpage (www.pibc.bc.ca/professionalgovernance) is regularly updated to make information available to the membership. Here you can find FAQ resources, PGA information, the project Work Plan, *Planning West* articles and more.

Within the next few months, the RPP Regulation Subcommittee and staff will also be working to develop additional opportunities

for engagement with the PIBC membership. A number of focus groups are being designed to cover a variety of topics related to PIBC and professional governance, for which we will be looking for participation from our membership. A Strategic Discussion Paper will be produced that evaluates the benefits and costs of professional governance options, including for example, maintaining the existing self-regulating planning organization, and options for transitioning to the PGA regulator. This evaluation would also analyze the efficacy of a new allied organization, independent from the PGA regulator, that would provide other member services and advocacy functions.

Additional offerings in the near future include a series of free webinars, a conference session at the upcoming PIBC Annual Conference in June 2025, more articles in *Planning West* magazine, and an online

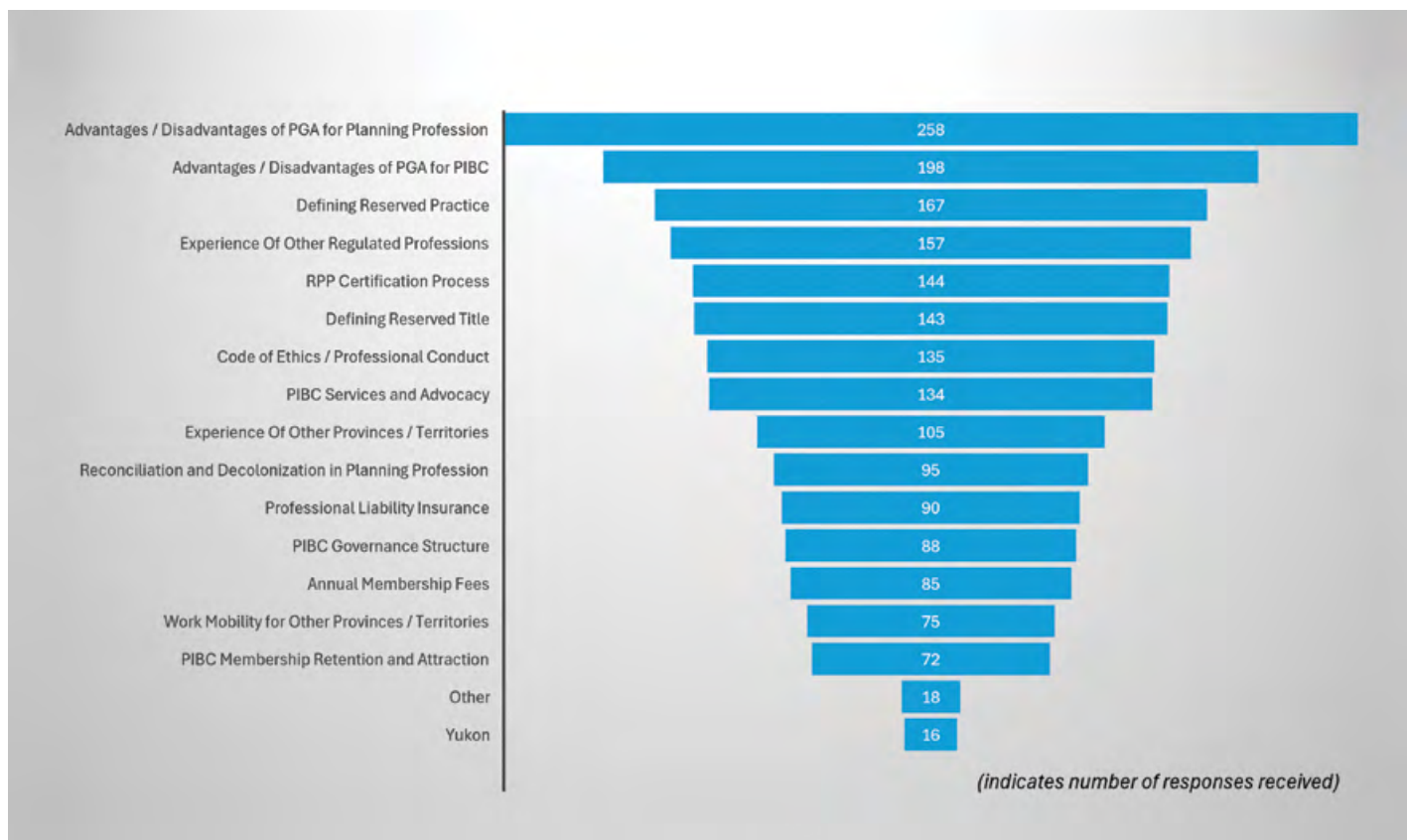
discussion forum to empower members to exchange ideas and perspectives.

All of these activities will be designed to provide ample opportunities for the PIBC membership to gain a common understanding of professional governance, to stay up-to-date on current discussions happening within PIBC, and to be a means to provide feedback on the issue. So please stay up to date with the content as it becomes available, and take every opportunity to join the conversation!

Deborah Jensen RPP, MCIP is the Principal and Senior Planner of PlanningWorks Consulting, and a regular consultant with JRTW Planning Services. With over 25 years of volunteer experience with PIBC, Deborah is currently the Chair of the RPP Regulation Subcommittee of the Institute's Policy & Public Affairs Committee.

Areas of Interest for Considering Professional Governance and the Professional Governance Act

Source: PIBC Professional Governance Research & Engagement Survey, February 2025.



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Shaping the future: A refreshed approach to planning education in the North

Rylan Graham PhD, RPP, MCIP (Assistant Professor, School of Planning and Sustainability, UNBC)

Tara Lynne Clapp PhD, RPP, MCIP (Chair + Associate Professor, School of Planning and Sustainability, UNBC)

Chloe Taylor (PIBC Student Member, UNBC Planning Student)

For over 30 years, the planning program at the University of Northern British Columbia (UNBC) has built a distinctive identity rooted in sustainability. This is fitting given UNBC's reputation as *Canada's Green University*. Our program, first established in environmental planning, evolved into a unique set of specializations, preparing students to become skilled professionals in community planning, First Nations planning, and environmental planning. These areas continue to fit regional needs in the North as well as more broadly across non-metropolitan, rural and remote areas in British Columbia and beyond.

The roots of the program in environmental planning remain strong. All students in each of our majors develop proficiency in sustainability and environment through specialized course work such as *Sustainable Communities*, *Environmental Law*, and *Environmental Impact Assessment* - among other courses that emphasize planners as stewards of the environment. Faculty research and student initiatives continue to advance thinking around environmental issues in different planning contexts. Our alum have carried these learnings into practice – and have emerged as leaders in environmental planning throughout the province, country, and world.

Our program is now undergoing an exciting

transformation, which began several years back with the launch of a new strategic plan for the School of Planning and Sustainability. This process provided us with the time and space to reflect on the future of our programs, eventually leading us to complete a comprehensive review of the curriculum. Over 2023 and 2024, we reviewed student learning and current learning needs, guided by thorough engagement with students, alum and employers. As a result of these thoughtful discussions, we were able to revise our curriculum in a way that engages our new faculty's strengths and expertise, invests in experiential learning for students of today, meets the needs of employers for planners with soft and hard skills, and builds our engagement with communities in the region.

This process culminated with a proposal to add several new courses that involve students in accessible design, climate resilience, community engagement, reconciliation, housing, and real estate development. This refreshed suite of courses not only *strengthens our foundation*, but ensures our program is appropriately equipping students with the skills and knowledge needed to address the pressing challenges of today.

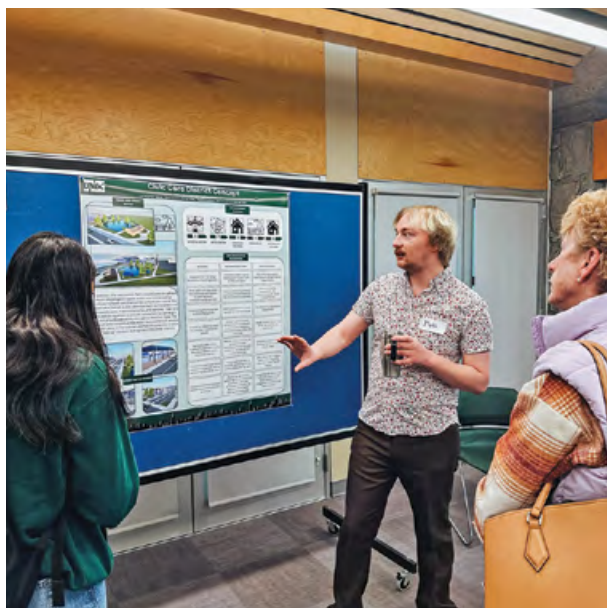
Two new studio courses taught by Dr. Mark Groulx, *ENPL 415 – Sustainable and*

Inclusive Design Studio and ENPL 417 – Local Climate Action Studio, will strengthen our curriculum in the areas of climate change and urban design. In 415, students are introduced to design thinking and complete a site design that incorporates social-ecological sustainability with a strong emphasis on inclusion. Moreover, in 417, students learn about the predominant approaches to adaptation planning. Furthermore, they have to critically examine concepts that frame local climate action, including risk, resilience, and co-benefits. Given our geographic context, the course focuses on rural and remote communities in northern Canada, and students work on a project relevant to this context.

In *ENPL 320 – Land Use and Development Studio*, Dr. Rylan Graham encourages students to think like developers. For their class project, students are tasked with developing and pitching a proposal for an underutilized parcel of land in downtown Prince George. In putting together their proposal, students must navigate site constraints, align with policy and regulations, and respond to market forces. Bringing all these elements together, students present their proposals—complete with a detailed financial pro forma—to a jury of planning and development experts.



In the winter semester of 2024, students in a fourth-year class, co-taught by Dr. Mark Groulx and Dr. Rylan Graham, worked with Kenna Jonkman RPP, MCIP and Heather Meier RPP, MCIP from the Regional District of Fraser-Fort George staff to develop housing and agricultural policies for Electoral Area A.



Having spent the semester developing a concept plan for the proposed Civic Core District in downtown Prince George, students shared their vision with community members at a year-end open house.

A highlight of our studio courses is the opportunity for students to collaborate with community partners on real-world projects. For example, in 2024, students worked closely with the Regional District of Fraser Fort George to design an engagement plan to capture the perspectives of young adults about the future of the Regional District. Students then used their findings to develop housing and agriculture policies, which informed the work of planners at the Regional District. In other courses, students have worked closely with other community partners including BC Parks, Spinal Cord Injury BC, Northern Development Initiative Trust, and the Nak'azdli Whut'en First Nation. These opportunities provide students with invaluable experiences, while also strengthening our presence in the community.

Along with the core progression in studio learning, we have also added course work to build knowledge and skills in decolonization and indigenization across all majors, and added one course in housing, developed by Dr. Tara Lynne Clapp. In this course, *Housing: From Concept to Construction*, students will learn the basics of housing systems, the interaction of these in the housing crisis, and an understanding of the challenges and opportunities of planning, creating, and building secure and affordable housing for middle- and lower-income households.

As we look forward to the future, we envision another thirty years of helping to shape the next generation of planners. With a commitment to innovation in planning education, our recent curricular changes ensure that our program is responsive of both current and future needs. These changes ensure that our students (and future alum) have the necessary knowledge and skills needed to be professional planners in Northern BC and beyond!

Community-based learning in action: Insights from a student perspective (Chloe Taylor)

In the winter semester of 2024, a group of upper-year students had an opportunity to work with the Regional District of Fraser-Fort George on a refresh of the Official Community Plan. The goal of the project was to provide the Board of Directors with the perspectives of young adults about housing and agricultural policy for Electoral Area A. The perspectives of young adults are often underrepresented in regional planning, and as a young adult from a rural context, the chance to engage in this work was personally meaningful and professionally enriching!

With guidance from the planners at the Regional District, and our professors, we developed an engagement strategy designed to reach young adults in the area. The plan involved creating a survey and hosting in-person events in two unincorporated communities within the Electoral Area. While the survey was overall successful, the in-person events highlighted a key lesson about public engagement: despite our best efforts, public engagement can be unpredictable. One community had an excellent turnout, while the other had few attendees - despite little variation in our approach advertising the events.

From the data we collected, we found that young adults were particularly concerned about the affordability and availability of housing, the significant barriers to working in agriculture, and the absence of resources for food processing. These findings were pivotal in shaping our policy recommendations.

One challenge we faced during the course was managing a large volume of community feedback. With numerous survey responses

and input from community members, synthesizing and analyzing the data required careful attention to detail. This challenge ultimately strengthened my ability to conduct critical analysis and make sense of complex, diverse viewpoints - a skill I know will be essential in my future career.

The final presentation to the board was one of the most stressful and rewarding days of the semester. For most of us, this was our first time presenting to a group of elected officials. With the support of our professors and a united front boosting our confidence, our group did very well!

For me, this course was a formative experience. It not only provided us with the opportunity to engage in meaningful community outreach, building real world experience and relationships, but also allowed us to develop essential skills in policy writing and data analysis. The lessons learned from both the successes and challenges of the project will continue to shape my approach to community planning and public engagement in the future. I remain grateful to the professionals and professors that made this course happen!

Dr. Rylan Graham is an Assistant Professor in the School of Planning and Sustainability at the University of Northern British Columbia, and the Faculty Representative on PIBC's Academic Liaison Committee.

Dr. Tara Lynne Clapp is an Associate Professor and Chair of the School of Planning and Sustainability at the University of Northern British Columbia.

Chloe Taylor is a Bachelor of Planning student at the University of Northern British Columbia, and the Student Representative on PIBC's Academic Liaison Committee.

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Professional Conduct Review Committee Update and Case Summaries

Introduction

The Professional Conduct Review Committee (PCRC) is PIBC's mechanism for upholding the Institute's Code of Ethics & Professional Conduct (the Code) in accordance with the Institute's bylaws. The PCRC investigates and responds to formal complaints and allegations of misconduct, and provides education and training to members on ethical and professional conduct best practices and compliance with the Code.

PCRC Policy Work

Over the years, led by PCRC volunteers and supported by staff and legal counsel, an internal policy and procedures manual was developed to provide detailed operational and policy guidance on the Institute's disciplinary process for PCRC members, staff, and other parties directly involved in complaints and discipline. The manual ensures the appropriate clarity, consistency, effectiveness and procedural fairness of the disciplinary process, in accordance with the Institute's bylaws. It also guides how allegations are managed, via written formal complaints against any corporate member. In recent years the manual was completed, underwent a full legal review, and was approved by the Board in November 2024.

Education and Training Sessions

A key PCRC role is to assist with the ongoing education and training of PIBC members on matters of ethics and professionalism. Programming to support this key function includes a free annual webinar on *Ethics and Professionalism for Planners* which delves into the ethical foundations that guide effective planning practices and help planners navigate contemporary ethical challenges. Last year's

webinar took place on December 11, 2024, and was delivered by three members of the PCRC. Additionally, an ethics and professionalism conference session was delivered at the 2024 annual conference – the BC Land Summit – held in Nanaimo in May.

In addition to ethics training, designated PCRC members provide an ethical advisory service to assist members with general enquiries related to ethics, professionalism and professional conduct. In November 2024, the PIBC website was updated to reflect and promote the availability of this ongoing service to members.

Code of Ethics and Professional Conduct Review – Working Group

The Code was last updated in 2012, and the Board and PCRC have committed to bringing it into the 2020s. In summer 2024, the PCRC established a working group to review the Code to ensure it still meets the needs of the Institute, the profession and the public interest. Since then, the working group has scoped the review, developed a workplan, and begun reviewing peer Codes of Ethics and Professional Conduct, emerging best practices, and approaches to member engagement and consultation on this review. With staff support, this review continues through 2025, with the goal of bringing forward recommended improvements and amendments to the Board and the membership.

Complaints Case Update

Throughout 2024 the Committee investigated seven complaints: five that carried forward from 2023 and two new complaints received in 2024. Additionally, a new complaint was received in early 2025. Of the seven cases

handled in 2024, two remain open and under investigation, two were closed with no further action following initial investigation, one was put into abeyance due to jurisdiction, and two were resolved through consent discipline and are summarized below. As of March 2025, three cases remain active and open. While some complaints are generated by PIBC members, the three complaints received in 2024 and 2025 were from members of the public. As is typical, significant time is committed by PCRC volunteers and staff to effectively manage the complaints and discipline process.

In Closing...

For over 25 years, PIBC's Professional Conduct Review Committee (PCRC) has been PIBC's mechanism for upholding the Institute's Code of Ethics & Professional Conduct. The PCRC investigates and responds to formal complaints and allegations of misconduct, and provides education and training to members on ethical and professional conduct best practices and compliance with the Code.

Once investigated, the majority of the 2-4 formal complaints against members typically received each year are determined not to be breaches of the Code; however, these two case summaries show that all professional members must keep the Code in mind during their day-to-day work, as there are consequences for failing to do so. The Code exists to ensure that our work protects the public interest, is done in the most professional manner and follows our high ethical standards. By becoming a member of PIBC, planners commit to familiarizing themselves with and following the Code in their practice. Published discipline summaries provide an opportunity for members to learn from planners who have failed to meet professional standards.

Case Summaries

As members are aware, PIBC's investigation of complaints of unprofessional conduct against members can, where breaches of the Code are found, be resolved through consent discipline. Two such cases are summarized here, in keeping with Institute's bylaws and in the interest of education to all members and the public.

#1 Case Summary and Consent Discipline

In 2022, the PIBC received a complaint from two members regarding the conduct of a fellow planner. The allegations of potential misconduct involved public statements/comments by the subject member relating to one of the complainant's competence for certain planning work, in a public setting.

Two PCRC volunteers were appointed as case officers to investigate the complaint, in keeping with the Institute's bylaws. Following the initial investigation, which included reviewing the complaint and a response from the subject member, the case officers determined that a breach of the PIBC Code of Ethics and Professional Conduct had occurred. Specifically, section 14.6.5: *Respect colleagues in their professional capacity and when evaluating the work of another member, show objectivity and fairness and avoid ill-considered or uninformed criticism of the competence, conduct or advice of the member.*

As provided for in the bylaws (section 13.20 and 13.48), the case officers notified the subject member of their conclusions and proposed a resolution by consent discipline action, which would include admitting to the misconduct and agreeing to disciplinary action. The consent discipline in this case included admission by the subject member to breaches of the Code, including section 14.6.5, and disciplinary actions which included written apologies - drafted to the satisfaction of the Case Officers - to both complainants.

This particular case provides an opportunity to remind members that, when operating as a professional planner, to be mindful of the requirements of the Code to ensure that you are objective and fair when evaluating fellow members professional competence in any public setting. The Code requires members to respect colleagues in their professional capacity and to avoid ill-considered or uninformed criticism of the competence, conduct or advice of fellow members, as ill-considered or uninformed criticism could damage reputations and undermine professionalism.

While differences of perspective and diverse opinions are healthy and expected, members are further reminded to ensure that they do not unfairly criticize or question another member's competence, particularly in public or to someone other than that member or the Institute. Members should ensure that their conduct and comments do not unfairly harm or bring into disrepute another member's professional reputation. Members have a responsibility to the profession to ensure that other planners' reputations are respected. If a member believes that another member is practicing in an area of planning beyond their areas of professional planning competency, it must be brought to the attention of the Institute: Under the Code, planners have a duty to do so.

#2 Case Summary and Consent Discipline

In 2023, the Institute received a complaint regarding the conduct of a planner employed by a local government in a senior capacity. The complaint alleged that the subject member had been in an undisclosed conflict of interest with a local developer by entering into a financial relationship on favourable terms for rental and subsequent purchase of a property from them.

As per PIBC bylaws, two PCRC volunteers were appointed as case officers to investigate the complaint. The investigation concluded that the subject member, Gina MacKay, had breached the following sections of the Code:

14.1.2.1 [Members] must have a keen sense of responsibility to their profession and employers and the public.

14.1.2.2 [Members] must retain a sense of independence that will enable them to exercise their professional judgment independently and without bias.

14.5.3 Work with integrity and professionalism.

14.5.8 Ensure timely and full disclosure to a client or employer of a possible conflict of interest arising from the member's private or professional activities.

14.5.9 Not offer or accept any financial or other inducement, including prospective employment, that could, or could appear to, influence or affect professional opportunities or planning advice.

14.6.2 Not in professional practice, extra-professional activities or in private life, engage in dishonourable or questionable conduct that may cast doubt on their professional competence or integrity or that may reflect adversely on the integrity of the profession.

The case officers recommended that the matter be resolved by means of consent discipline, as per sections 13.20 and 13.48 of the Institute's bylaws. For this case, the proposed consent discipline required the subject member to admit to those breaches of the Code and successfully complete a refresher course on ethics and professional conduct for planners. Further, the member would be suspended from membership for six

months (prohibiting use of the RPP and MCIP designations and the title of registered professional planner) and a summary of their suspension would be published in Planning West magazine.

The subject member accepted the proposed consent discipline, admitting to the misconduct, agreeing that they had breached the above-noted sections of the Code, and agreeing to the proposed discipline. As such, Gina MacKay has been suspended from membership as of January 22, 2025, for a period of six months, and is completing the national Professional Standards Board (PSB) ethics and professionalism course.

Members are reminded that real or perceived conflicts of interest can arise easily in the planning profession, particularly when planners are employed by local governments where reviewing and considering planning and development proposals from various external parties and developing and recommending key planning policies or regulations are part of the planner's role.

The Code obliges members to identify and disclose possible conflicts so that they can be addressed without prejudicing themselves, their employer, or third parties. The Code also requires members to avoid any financial or other inducement, that could, or could appear to, influence or affect planning advice. Members must identify and disclose - to their client or employer - any potential conflict of interest that might arise from any third-party relationship or interaction. Being in a possible conflict of interest is not necessarily a breach of the Code; however, not appropriately disclosing a potential conflict of interest is. Once notified, the client or employer can then appropriately manage the real or perceived conflict of interest.

If – at any time – you believe you may be in a real or perceived conflict of interest in your work as a professional members, you may contact PIBC for advice or assistance, which can include a referral to a designated colleague from the PCRC, to help determine whether a possible conflict of interest has arisen and how disclosure may best be made.

PIBC BOARD NOTES

On **November 29th, 2024**, the PIBC Board of Directors met in Kelowna, BC.

It was acknowledged that the meeting was taking place on the traditional territories of the syilx/Okanagan people.

PREVIOUS MEETINGS & MINUTES

The Board approved the minutes of the previous meeting held on October 4th, 2024. The Board also confirmed prior electronic resolutions appointing new members to the Governance & Nominating Committee, nominating a volunteer member to the City of Vancouver Chinatown Historic Area Planning Committee, and approving the admission of a number of new members including 3 Certified, 3 Candidate, 2 Pre-Candidate and 10 Students.

PRESIDENT

Emilie K. Adin RPP, MCIP provided an update on various activities as President, including engagement with local Chapter Chairs, and work as chair of the Governance and Nominating including work on upcoming Board election nominations.

BOARD & GOVERNANCE

It was noted that Sawngjai (Dear) Bhokanandh was stepping down from the Board as of December 31st. The Board thanked Dear for her contributions as a Board member. The Board directed the Executive to identify a member to fill the upcoming vacancy on the Board and gave direction regarding designating a new Co-Chair of the Justice, Equity, Diversity, Decolonization and Inclusion (JEDDI) working group.

The Board reviewed, discussed, and approved updated administrative policies regarding Volunteer Member Recognition & Honoraria, and Expenses & Reimbursement. Additionally, the Board provided feedback on updated administrative policies regarding Sponsorship and Board Meetings. There was discussion regarding meeting records and it was agreed to continue the current practice of publishing and posting summary notes from Board meetings.

ADMINISTRATION & FINANCE

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

The Board reviewed the 2024 unaudited financial statements to October 31, 2024, for information. Additionally, a copy of the final 2025 operating budget, as previously approved, was circulated for information.

MEMBER PROGRAMS AND SERVICES

The Board discussed an endorsed holding a joint national conference with the Canadian Institute of Planners (CIP) in 2027. There was also brief discussion regarding potential support for member professional development. It was agreed that this could be considered by the next Board as a potential new member service.

NATIONAL AFFAIRS

The Board received and noted an update on CIP's ongoing Reconciliation Action Plan work, as circulated.

INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

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

COMMITTEE REPORTS & BUSINESS

Policy & Public Affairs: The Board received and discussed an update from the RPP Regulation Subcommittee of the Policy & Public Affairs Committee, including the professional governance research and engagement workplan. The Board received the report and endorsed the workplan and allocated resources as proposed. The Board also received an update on the activities of the Peer Learning Network.

JEDDI Working Group: The Board received and discussed an update on the work of the Justice Equity Diversity & Decolonization (JEDDI) working group. It was agreed that President-Elect K. Jonkman RPP, MCIP would join the working group as of January 1st, 2025.

Professional Conduct review Committee: The Board discussed and approved the new PCRC Policy & Procedures Manual with some minor revisions as discussed. It was noted that the final version would be circulated for information.

Communications: The Board received and discussed an update from the Communications Committee regarding work on a revised media outreach strategy, as circulated.

Professional Standards & Certification: The Board approved the admission of a number of new members including 33 Certified, 19 Candidate, 5 Pre-Candidate, 2 Retired and 46 Students. The Board also noted a number of membership transfers and other changes.

The Board also discussed and endorsed sending a letter to the new Professional Standards Board (PSB) Standards Advisory Committee relating to membership and certification processes, including reinstatement and recertification of previous RPPs.

NEXT MEETING(S)

It was noted that the next regular meeting would take place on January 31st, 2025, in Victoria, BC, in conjunction with meetings with representatives of the Province of BC.

On **January 31st, 2025**, the PIBC Board of Directors met in Victoria, BC.

It was acknowledged that the meeting was taking place on the traditional territories of the Lekwungen speaking peoples of the Esquimalt and Songhees Nations First Nations.

MEETING MINUTES

The Board approved the minutes of the previous meeting held on November 29th, 2024, with one correction. There was discussion and direction to undertake further internal work regarding meeting records policies and practices. The Board also confirmed the electronic resolution approving the appointment of Eve Hou RPP, MCIP to the Board, in accordance with the Institute's bylaws.

PRESIDENT

Emilie K. Adin RPP, MCIP provided an update on various activities as President, including involvement with the work of the JEDDI working group, chairing meetings of the Executive and Governance & Nominating Committees, and work on upcoming meetings with the Province of BC.

BOARD & GOVERNANCE

The Board discussed and approved a Board Future Orientation & Training plan. The Board also discussed preparation for an upcoming meeting with key staff with the Ministry of Housing & Municipal Affairs.

The Board reviewed, discussed, and approved



updated administrative policies regarding Sponsorship and Board meetings.

ADMINISTRATION & FINANCE

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

The Board reviewed the 2024 unaudited financial statements to December 31st, 2024, for information.

MEMBER PROGRAMS AND SERVICES

The Board discussed and allocated resources to support a potential session with the Province of BC Climate Action Secretariat at the upcoming PIBC annual conference.

INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

Brief updates on the activities of the university planning programs at UBC and SFU were provided by the Student member representatives from both programs.

COMMITTEE REPORTS & BUSINESS

Governance and Nominating Committee: The Board reviewed and approved revised terms of reference for the following Committees: Governance & Nominating, Policy & Public Affairs, Member Engagement, Academic Liaison Sub-Committee; Communications, and Awards & Recognition.

Policy & Public Affairs: The Board also received an update on the activities of the Peer Learning Network (PLN).

Member Engagement: The Board received a brief update on the work of the Committee on a planned research project on the state of the planning profession. A potential working

group of Board members was identified to assist with work on the project. There was also discussion of Committee interest and engagement on the work of the Policy & Public Affairs Committee related to professional governance.

Professional Standards & Certification:

The Board approved the admission of a number of new members including 1 Certified, 15 Candidate, 6 Pre-Candidate, 9 Retired and 7 Students. The Board also noted a number of membership transfers, revocations and other changes.

Planning Practice and Reconciliation: The Board approved the appointment of four new members to the Institute's Planning Practice and Reconciliation Committee.

LOCAL CHAPTERS:

The Board received annual reports and approved the release of annual seed funding for the following local chapters: Central North; Fraser Valley; Kootenay-Rocky Mountain; Okanagan-Interior; South Coast; Sunshine Coast; Vancouver Island North; and Vancouver Island South.

NEXT MEETING(S)

It was noted that the next regular meeting would take place on March 7, 2025, in Prince George, BC.

Following the regular Board meeting, the Board held a working session with representatives from the Province of British Columbia, Ministry of Housing & Municipal Affairs. Updates were provided, and a number of issues of mutual interest and opportunities for potential collaboration were discussed.

SAVE THE DATES!

UPCOMING WEBINARS & EVENTS

PIBC's Continuous Professional Learning (CPL) webinars are eligible for 1.5 CPL units each.

For Peer Learning Network (PLN) webinars, visit the PIBC PLN webpage at www.pibc.bc.ca/pln.



PIBC 2025 Annual Conference – Next Chapter

June 10 to 13, 2025

In-person or virtual attendance
pibc.bc.ca/annual-conference

PIBC CPL Webinar In Recognition of National Day of Truth and Reconciliation **September 24, 2025**

**Visit the PIBC Webinars
webpage www.pibc.bc.ca/pibc-webinars for
information on current
webinars, registrations, and
the latest webinar recordings.**

MEMBERSHIP REPORT

NOVEMBER 29, 2024

Welcome New Members!

Congratulations and welcome to all the new PIBC Members!

At its meeting of November 29, 2024, it was recommended to and approved by the Board to admit the following 33 Certified, 19 Candidate, 46 Student, 5 Pre-Candidate and 2 Retired individuals to membership in the Institute as noted:

CERTIFIED:

Anmol Anand
Adrian Brett *(Reinstate)*
Imogene Broberg-Hull
Sahisna Chitrakar
Phil Climie
Devin Croin
Adam Cseke
Natalie Douglas
Stefanie Ekeli
Adam Finlayson
Sarah Foulkes-Watson
Charndee Gill
Kira Gill-Maher
Annie Girdler
Robyn Hay
Megan Hickey
Caitlin Hinton
Emily Huang
Purnesh Jani
Leah Karlberg
Dorjan Lecki
Eliana Macdonald
Deeprath Majumder
Lexi Maxwell
Amanda McCulley
Joel Nagtegaal
Kai Okazaki
Carly Rosenblatt
Owen Sieffert

Georgia Smith
Aaron Thompson
William Volpe
Shirley Wu

CANDIDATE:

Regor Abuloc
Samuel Austin
Laura Beattie
Julia Buckingham
Ian Cox
Hanna Demyk
Karen Fung
Samuel Hadfield
Hayley Katan
Katherine Menzies
Charles Pan
Molly Rose
Dina Sadeghi
Kyla Sauer
Lisa Schumacher
(Transfer from OPPI)
Leila Todd
Marta Toesev
Sarah Tremblay
Jeffrey White

STUDENT:

Dalia Al Houseini *(UBC)*
Angely Arcila Quintero *(UBC)*
Humberto Arias *(UBC)*
Haniya Ashfaq *(VIU)*
Sophia Barr *(VIU)*
Mikayla Boulé *(SFU)*
Ella Champion *(SFU)*
Eric Chen *(SFU BA)*
Cordelia Chik *(UBC)*
John Christofferson *(VIU)*
Daniel de Goutiere *(UBC)*
Jason Eklund *(UBC)*
Bowen Fang *(UBC)*
Shukoofeh Goodarzinezhad *(VIU)*
Sophia Gregory *(SFU)*

Lola Hirsch *(UBC)*
Curtis Huppee *(UNBC)*
Serena Jagernath *(UNBC)*
Rosie Johnson *(SFU BA)*
Keerat Joshi *(UBC)*
Shaunee Katili *(SFU BA)*
Angus Keen *(VIU)*
Tabitha Kennedy *(UBC)*
Shealyn Kenny *(VIU)*
Michelle Khalid *(UBC)*
Natalie Lawrence *(UNBC)*
Yvonne Liang *(UBC)*
Emma Loucks *(UBC)*
Sophia Madhi Gnanaprakasam *(VIU)*
Stephanie Mak *(UBC)*
Jessica Mathews *(UBC)*
Peter McCartney *(UBC)*
Alea Mohamed *(UBC)*
Amena Mohamed
(Waterloo / Joint with OPPI)
Barnaby Mullen *(UNBC)*
Catherine Norman
(Calgary / Joint with APPI)
Megan Parno *(UBC)*
Sai Deepthi Poshala *(VIU)*
Hongyi Qian *(UBC)*
Davin Reid *(VIU)*
Chloe Repka *(SFU)*
Freya Selander *(VIU)*
Sophia Tita *(UBC)*
Gabrielle Tremblay *(UBC)*
Sophie White *(UBC)*
Mingdi Zhang *(UBC)*

PRE-CANDIDATE:

Nicki Casley
Scott Cramer
Kaeli McArter
Dennis Wong
Ken Wong

RETIRED:

Tracy Olsen
Mary Wong

Member Changes

It was further recommended to and approved by the Board to grant or acknowledge the following status changes for 2 Certified members as noted:

FROM CERTIFIED TO MEMBER ON LEAVE:

Marvin Kamenz
Kailey Quirk

It was also noted by the Board that the following 5 Certified and 4 Candidate members had returned to active practice, thus returning to active membership:

FROM MEMBER ON LEAVE TO CERTIFIED:

Amelia Andrews
Ellen Larcombe
Hailey Rilkoff
Sean Tynan
Anna Zhuo

FROM MEMBER ON LEAVE TO CANDIDATE:

Robyn Hay
Alexandra Heinen
Isha Matous-Gibbs
Sarah Ravlic

It was further noted by the Board that the following individual ceased to be a member of the Institute.

RESIGNED:

Sydney Boulton

MEMBERSHIP REPORT

JANUARY 31, 2025

Welcome New Members!

Congratulations and welcome to all the new PIBC Members!

At its meeting of January 31, 2025, it was recommended to and approved by the Board to admit the following 1 Certified, 15 Candidate, 7 Student, 6 Pre-Candidate and 9 Retired individuals to membership in the Institute as noted:

CERTIFIED:

Alex Butler
(Transfer from OPPI)

CANDIDATE:

Marie-Gabrielle Bechard
Cleo Breton
Payton Carter
Karina De Sa Bastos
John Gamey
Jacob Huffman
Suzanna Kaptur
Thomas Kempster
Ji-Woo Lee
Kieryn Matthews
Kristy McConnel (Reinstate)
Andrei Pop
Prabhjot Sran
Daohan Wang
Matthew Zentner
(Transfer from OPPI)

PRE-CANDIDATE:

Maria Jacome
Aaron Kuntz
Sebastian Mather
Noelani Penney
Natalie Pullman
Nicolas Wilding

STUDENT:

Vaidehi Gupta (UBC)
Chloe Michaud
(Queens / Joint with OPPI)
Jacob Rose (UBC)
Kyle Ross (UNBC)
Tim Ross
(Waterloo / Joint with OPPI)
Robert Wolfe (UNBC)
Andrew Yan (UBC)

RETIRED:

Cathy Bernard
Marlene Best
William Buholzer
Michele Cloghesi
George Fujii
Mike Reiley
Robert Roycroft
Reginald Whiten
Cheryl Wirsz

Member Changes

It was further recommended to and approved by the Board to grant or acknowledge the following status changes for 21 Certified and 5 Candidate members as noted:

FROM CERTIFIED TO MEMBER ON LEAVE:

Cecilia Achiam
Dolores Altin
Sebastian Arcand
Chloe Boyle
Chee Chan
Jack Cherniawsky
Randy Cleveland
Lisa Colby
Bethany Dobson
Greg Fletcher
Sarah Foulkes-Watson
Eleni Gibson

Devon Harlos
Teresa Kaszonyi
Jonathan Munn
John Neill
Erin Rennie
Maria Stanborough
Julie Thompson
Frances Woo
Blessy Zachariah

FROM CANDIDATE TO MEMBER ON LEAVE:

Isabelle Kim
Stephani McPhee
Kai Peetoom
Kirsten Pichaloff
Claire Van Leeuwen

It was also noted by the Board that the following 7 Certified and 2 Candidate members had returned to active practice, thus returning to active membership:

FROM MEMBER ON LEAVE TO CERTIFIED:

Patricia deMacedo
Yazmin Hernandez Banuelas
Leah Irvine
Melissa Johnson
Teresa Kaszonyi
Robert Price
Holly Pridie

FROM MEMBER ON LEAVE TO CANDIDATE:

Kai Peetoom
Mary Helene Miles

It was further noted by the Board that the following 15 individuals ceased to be a member of the Institute.

RESIGNED:

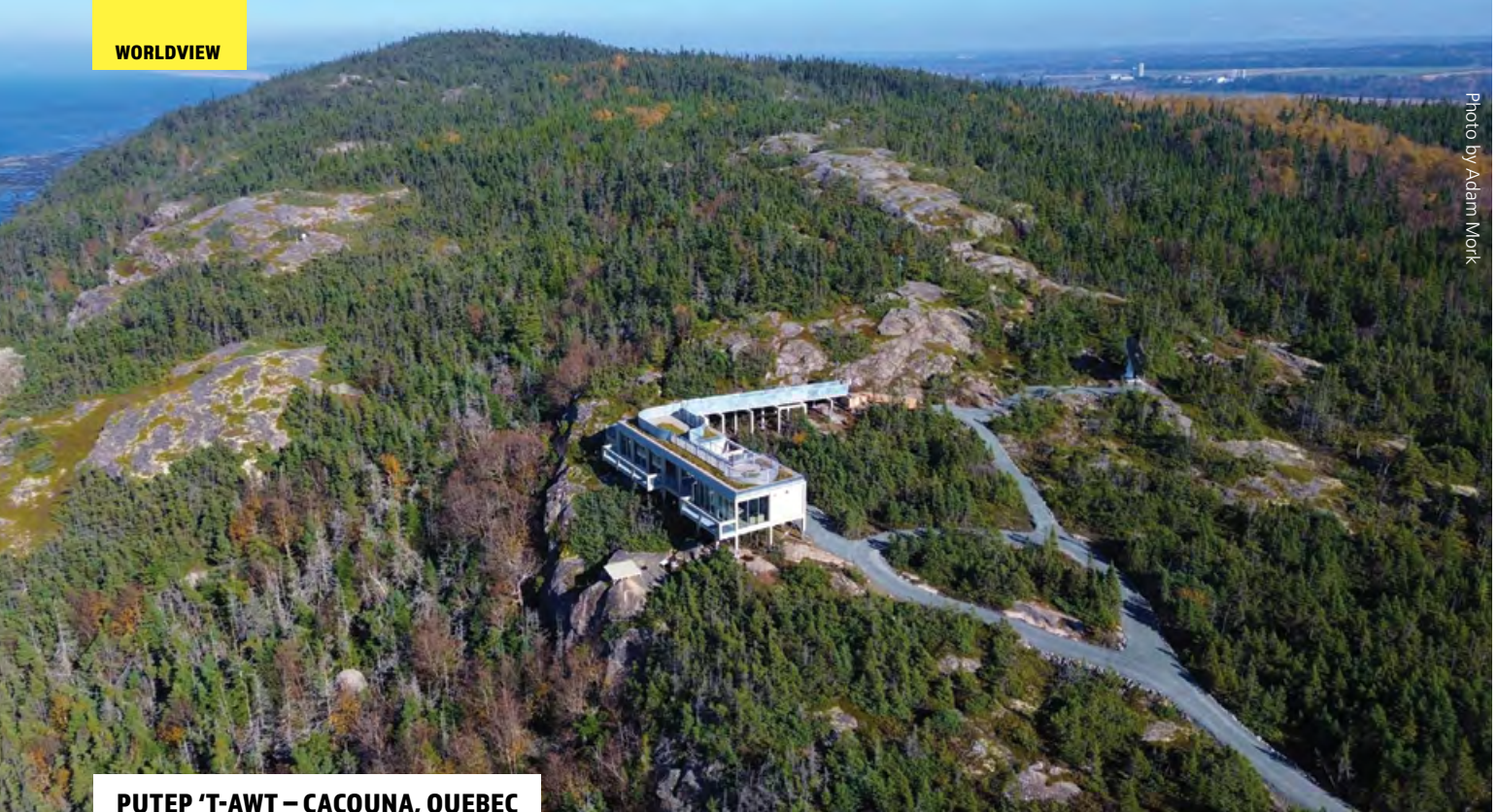
Dan Adamson
Waverley Birch
Donna Butler
Kathleen Callow
Robert Evans
James Gordon
Ian Harper
Jennifer Hill
Brittany Jang
Zeno Krekic
Erik Lees
Catherina Lisiak
Gerald Minchuk
Mark Sadoway
Tanya Schroeter

Membership Time Limits:

It has been reported and confirmed by the PIBC Board of Directors on December 31, 2024, that the following individuals have reached or exceeded the prescribed time limits to remain a Candidate member and, in accordance with the Institute bylaws, ceased to be Candidate members of the Institute effective as of December 31, 2024.

Catherine (Kasia) Biegum
Jeremy Keating
Imelda Nurwisah

It was further reported and noted that 69 Student members ceased to be members due to the expiration of applicable time limits on remaining as Student members.



PUTEP 'T-AWT – CACOUNA, QUEBEC

Putep 't-awt (which translates to “Beluga Trail” in the Wolastoqey language) is the first land-based beluga observation site located on the South Shore of the Wapikewik (St. Lawrence River) in Cacouna, Quebec. The observatory opened its doors in 2024 on National Indigenous Peoples Day (June 21, 2024).

The newly designed trail, deck observatory and research center are the results of a years-in-the-making partnership between the indigenous Wolastoqiyik Wapikewik First Nation and Quebec-based marine mammal research and education organizations. Along the trail leading to the observatory are cultural interpretation panels and digital content that provide visitors with a rich educational adventure on the Wolastoqey and the local culture.

This site is the first phase of a larger initiative to create a public park and cultural center on the nearby property acquired by the Wolastoqiyik Wapikewik First Nation. The site itself is considered sacred as Gros-Cacouna has long been a gathering place and navigational aid along the route to Tadoussac, a First Nations trading post.

Putep 't-awt was built above estuary waters to reduce the impacts of scientific and tourism activities on the belugas. The waters below are vital calving, feeding, and breeding grounds for the endangered whales that give birth between June and September. With an estimated 1,850 belugas remaining in these waters, the chance to see them below Putep 't-awt is a thrill for researchers and beluga enthusiasts alike.



Sources:

<https://time.com/6992346/putep-t-awt/>

<https://tourismewapikewik.ca/en/site-touristique/the-whale-trail/>

Photos:

Courtesy of Tourisme Wapikewik
(Wolastoqiyik Wapikewik First Nation)

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JANAE ENNS, RPP, MCIP
enns@lidstone.ca



RAHUL RANADE, P. Eng.
ranade@lidstone.ca



GREG VANSTONE
vanstone@lidstone.ca



RALPH HILDERBRAND
ralph.hildebrand@lidstone.ca



MANDEEP MINHAS
minhas@lidstone.ca



ALISON ESPETVEIDT
espetveidt@lidstone.ca



CHRIS GROVE
grove@lidstone.ca



DON LIDSTONE, K.C.
lidstone@lidstone.ca

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