

PLANNING INSTITUTE OF BRITISH COLUMBIA

# PLANNING WEST

SUMMER 2019

FORWARD THINKING  
SHAPING COMMUNITIES

## 2019 CONFERENCE: THE BC LAND SUMMIT & EMERGING ISSUES

KEYNOTES P. 13  
AWARD WINNERS P. 18





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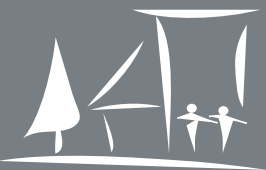
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**PIBC PLANNING INSTITUTE OF BRITISH COLUMBIA**

FORWARD THINKING  
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Seoullo 7017 Skygarden, Seoul, South Korea

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### ON THE COVER

The PIBC 2019 annual conference was part of this year's collaborative 2019 BC Land Summit: Collaborations & Connections.

Almost 800 speakers, delegates & volunteers attended the interdisciplinary conference for professionals in fields related to land and land-use in BC and beyond.

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## PRESIDENT'S MESSAGE

It is my both my pleasure and honour to be taking on the role of President of PIBC this year, representing so many diverse and talented planners across BC and Yukon. After receiving the support of the membership into the role of President-Elect in 2017, I have now transitioned to the role of President as of the May 2019 AGM. It is an exciting, impactful and productive time for both our Institute and the profession.

I'd like to first take the opportunity to sincerely thank our past President Andrew Ramlo RPP, MCIP for his leadership of our Board over the past term. Additionally, great thanks to previous Board members: Carole Jolly RPP, MCIP; Katrin Saxty RPP, MCIP; Suzanne Smith RPP, MCIP; and Candidate Member Daniel Sturgeon. I have enjoyed working with and learning from you all. I'm also thankful for all the members who stepped forward to stand for election to the Board this spring. I am excited to be working with the new Board with its mix of new and returning members this term.

I'd also like to take this opportunity to personally thank everyone involved in helping make this year's conference in Vancouver, the 2019 BC Land Summit: Collaborations and Connections, such a great success. This was our fourth-ever joint-professional conference of land and land-use practitioners, with the first having been held back in 2004 and subsequent Summits every five years since. It's a truly unique conference that helps connect our various professions and promote collaboration and shared learning. Huge thanks to everyone who attended, and to all the presenters, sponsors, staff, and volunteers who all made it possible. And we're already excited about PIBC's next conference – the joint CIP national conference taking place in Whistler next year, July 7-10, 2020. Mark your calendars and I look forward to seeing you there!

Your PIBC Board and staff met recently in Kelowna to undertake a Board orientation and strategic plan review – with the aim of updating and refreshing the Board's strategic plan for the next two years, and beyond. It was a very productive session, with lots of great discussion and ideas. The update to the strategic plan is being finalized over the coming weeks, for adoption by the Board in early fall. But a few key 'big ideas' that emerged included: thinking about how we as a profession support individual members' professional and personal well-being in light of stresses and challenges in their work; thinking about how we as a profession integrate principles of truth and reconciliation into our activities and approaches; looking at how we move forward with our work on potential advocacy on key planning issues in the wider public square; and continuing to build and improve services for members, organizational resilience, and more.

And one 'big idea' that was most intriguing (and seems appropriate given that we just celebrated our 60th anniversary and CIP is celebrating their 100th) is the idea to undertake an even higher-level, longer-term strategic exploration and

consideration of the Institute and the profession – giving some serious thought to how the profession, the Institute, and indeed the wider world we operate in, might look fifty years (or more) from now. I'm very excited at the prospect of where such an exploration might take us, and what insights, opportunities, and challenges it might reveal.

Looking ahead, other items on our agenda include continuing to explore advocacy on key issues. The Board was very pleased to have adopted a new framework – developed by our Policy & Public Affairs Committee – to help guide and structure our work in this area, helping keep us focused and acting strategically. Another area of continued work includes climate change and action – including the growing trend of declarations of 'climate emergencies' and what that might mean for planners. Watch for upcoming CPL activities from PIBC in that regard.

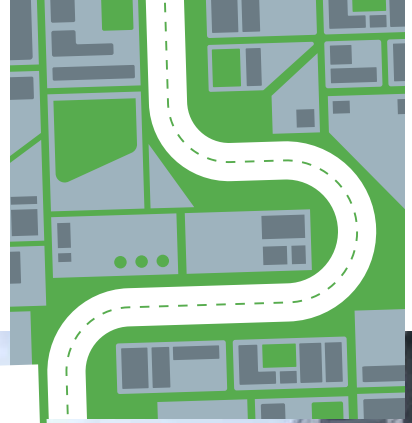
Additionally, we continue to work with our professional colleagues at CIP and the other provincial and territorial institutes across Canada on a variety of fronts. These include continuing to improve and support our shared professional standards for member certification and university program accreditation, branding and recognition of the RPP designation, and more. I was pleased to attend, along with our past President Andrew Ramlo RPP, MCIP, and Executive Director Dave Crossley, several key meetings at the recent CIP conference in Ottawa. It was also a great opportunity to connect with hundreds of planners from across Canada – including from BC and Yukon – to celebrate CIP's 100th anniversary as well. Congratulations to CIP!

As we look forward, I'm excited about the years ahead for our Institute and profession and am excited to be working together with the new Board, our volunteers, members, staff, and colleagues, as we continue to build our profession. I'd also like to extend our thanks to Ryan Noakes, who left his role with the Institute this July after many years of service with us. We greatly appreciate all his contributions and work for the Institute over the years and wish him well into the future. Thank you! Enjoy your summer!

**Lesley Cabott** RPP, MCIP



# OUTLINES



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



Notice some planning gold in the social media universe? Share it @PIBC

**ATTENDEES** at the Innovative Models of Social Purposing Real Estate Mobile Workshop as part of the 2019 BC Land Summit.

## What's Trending?

> **Cindy Cheung**, PIBC Communications & Marketing Specialist

**T**his year's conference – the 2019 BC Land Summit: Collaborations & Connections – opened up and elevated discussions on many emerging issues including: climate action and resiliency, social purpose real estate, housing, land use and indigenous reconciliation, and more. The conference helped advance connections so that planners and other land use professionals can continue to collaborate as our communities evolve. In this issue, we explore some of these emerging issues and offer up a few great online nuggets as food for further thought.

### **Vancity & Investing in Communities @Vancity**

Did you participate in the 2019 BC Land Summit “Innovative Models of Social Purpose Real Estate” mobile workshop? Or maybe you want to learn more about how social financing can impact local communities? Check out the “Investing in Communities” section of Vancity’s website to get a broad outlook on how social purpose financing is making a positive difference one local community at a time. From social purpose real estate to affordable housing, indigenous communities to energy and the environment, Vancity’s “Stories of Impact” focus on “investing and creating a positive impact” in practical and creative ways. Definitely some feel-good and “ah-ha!” moments here. Visit: [www.vancity.com/AboutVancity/InvestingInCommunities](http://www.vancity.com/AboutVancity/InvestingInCommunities) and [www.vancity.com/ImpactRealEstate](http://www.vancity.com/ImpactRealEstate).

**One to Watch —**  
**Indigenomics Institute**  
[www.indigenomicsinstitute.com](http://www.indigenomicsinstitute.com)

For our June 2019 Continuous Professional Learning (CPL) Webinar #6 (Economic Reconciliation: Collaborating Toward Economic Well-Being and Capacity Building), Carol Anne Hilton, CEO & Founder of Indigenomics Institute, joined our online learning event. She shared her insights on how First Nations are taking the lead to better control their economic futures through joint ventures and self-initiated projects, while respecting traditional practices and the natural environment. Indigenomics Institute's mission is to "facilitate positive leadership and relationships to support the growth and development of Indigenous economies through research, education and management consulting services." Bookmark this site and watch for updates on Indigenomics's 100 Billion Dollar Challenge, and to see emerging organizations and leaders "demonstrating indigenomics in action" made its '10 to Watch' list.

**BC Artscape**  
[www.bcartscape.ca](http://www.bcartscape.ca)

Culture and community go hand-in-hand and at BC Artscape, an independent non-profit urban development organization in Vancouver. BC Artscape is developing affordable cultural spaces that serve the needs of local artists and cultural organizations, to honour and strengthen cultural ties within communities. Check out its current operational space in the Sun Wah Centre (in Vancouver's historic Chinatown) that provides affordable and secure rental space for its tenants' work & exhibitions. Learn more by visiting their website. ■

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

**Planning for Health and Well-being** | Fall Issue  
Deadline September 15, 2019

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

**MEMBER IN FOCUS**

## Niccolai Zicong Wang

2019 Graduate, Vancouver Island University-  
Master of Community Planning Program

> **Cindy Cheung**, PIBC Communications & Marketing Specialist



**U**niversity planning programs in British Columbia attract a wide variety of talented, aspiring students and future planners from all over the world. In this issue, we talk to Niccolai Zicong Wang, a recent graduate from Vancouver Island University's Master of Community Planning program, who grew up in Zhengzhou, China, a railway transportation hub with a population of 10 million. Find out what inspired him to move from one of the largest cities in the world to a local school on Vancouver Island in British Columbia to study to become a planner, and how "WWPD" guides his internal planner's compass.

### What attracted you to British Columbia and Vancouver Island University (VIU)?

Living in an inland megacity, while there were many things I enjoyed there, I did miss out on the mountains and oceans as well as the connection to nature that we have here.

When I was applying for graduate study, Vancouver Island University caught my eye since it is the only graduate-level planning program in BC that focuses on mid-to-small-sized community and rural planning. After some further research on the program and discovering the beautiful coastal city of Nanaimo, I decided to pursue my studies here. Almost two years in, I couldn't be happier with my choice – I'm totally in love with the Island.



**Why did you decide to pursue an education in planning? Was there a specific event or person that inspired you into this field?**

I have an undergraduate degree in Journalism which I obtained in China. As I finished my undergraduate studies and got into the industry, I felt the urge to transform people’s stories into something tangible, something more than just a story.

Growing up in Zhengzhou, I watched the city rapidly evolve into the metropolis it is today. The growth has not only dramatically reshaped the city but also changed the way my generation grew up. I remember when I was a kid, I used to play with the neighboring children on the playground after finishing my homework and chores. At that time, I could still see the starry sky and run around without worrying about a car coming down the road.

Later, as the city sprawled, the urban area grew six times larger than what it was in 1993. Playgrounds and parks turned into parking lots. The kids slowly stopped playing around the neighbourhood because our parents felt it was no longer safe to play anymore, just a mere fifty feet from our homes. Suddenly, my friends had to stay at home during the weekdays and wait for their parents to take them to a park to play on the weekends. This really had an impact on my social life as it forced me to stay home to read comics or play video games when I should have been outside with my friends.

Based on this experience, I wanted to really understand how cities work and how a profession, such as an urban planning, can create a better city, to challenge the status quo, and increase the happiness of its citizens – transforming their stories into the community they desire to live in.

**What is one piece of advice that has made a strong impact on you?**

WWPD. It’s kind of an inside joke in our VIU planning program. It stands for “What Would Pam Do?”. Dr. Pamela Shaw RPP, FCIP, the Director of VIU’s Master of Community Planning Program, has had an enormous impact on me. She has given me the best education in planning and has enlightened me to pursue a career in this profession. Not to mention the tremendous support throughout my studies here in Canada, which is invaluable to me.

I will always look up to Pam for her professionalism and skill as a planner, and as an educator, along with the dedication and encouragement she offers everyone. Whenever I’m at a crossroads and have to make a decision, I ask myself “WWPD - What Would Pam Do?”.

**What is one piece of advice you’d give to someone interested in planning?**

Go out there and be in the community! There are always public hearings and community engagement events around you. Be the community member that shows up to those events and start to get involved by helping form your community incrementally.

Subscribing and becoming a member of PIBC is also a great way to get started in planning. The Institute offers events and webinars that cover a variety of topics about the profession. If, after doing these things, you find yourself still very interested in planning, then it is the career for you.

**Congratulations to Niccolai on completing his program and on his new position as Graduate Transportation Planner at Mott MacDonald in Vancouver. ■**

**FALL WEBINARS**

**Declaring a Climate Change Emergency: Process, Considerations & Legalities**

**Wednesday, September 25, 2019  
12:00 noon - 1:30 pm (PT)**

In British Columbia and the Yukon, a number of municipalities have already declared, or are considering declaring, a *Climate Change Emergency*. With this declaration, local government can now take urgent and real action to address the climate issue. Such declarations require a solid understanding of the process involved and a thorough consideration of the legal requirements and potential liabilities. Please join our knowledgeable panel for a critical overview of *Climate Change Emergency declarations*.

The **October 30th** and **November 27th Webinars** will continue the focus on Climate Action and Resiliency Planning (*flood mapping, mitigation work, plan assessment, etc.*).

**PIBC “Pecha Kucha 2019”**

**Wednesday, December 11, 2019  
12:00 noon - 1:30 pm (PT)**

Sue Hallatt will make an appearance as Jane Jacobs and offer her words of wisdom and commentary on cities, communities, and planning

Emilie Adin will do a ‘PlanGirl’ armchair travel segment showcasing the most ‘out there’ and unusual planning initiatives that she has seen

Michael Geller will provide an interesting and entertaining overview of his unconventional (and perhaps ‘slightly’ controversial) ideas on housing and planning





# Graduate Student Research

## City for Bees

> Kirby Delaney MA (PLANNING)

In 2015 the Western Bumblebee, once one of the most common bumblebees in British Columbia, was identified as ‘vulnerable’ on the Red List of Threatened Species. It is one of the approximately 500 species found in BC considered threatened, with many more having unknown conservation status. Globally, almost every week there are calls about pollinator decline and the loss of food production that will follow.

Thankfully, there is some good news, or at least, moderately hopeful news. While it is true that bees and other insects are currently in drastic decline, and that our food system is inextricably entwined in their success - 60-90% of flowering plants rely on their services - there are ways to keep these populations alive. Surprisingly, the tools may exist in the urban area.

There are four major threats towards native bees:

- 1) pesticide/herbicide use which can poison these species and their floral resources
- 2) climate change which can shift blooming times and availability of native species
- 3) honey bees, which are an agricultural species that can bring pathogens into communities, and can outcompete with native bees with their massive super colonies
- 4) loss of flowering species, nesting area, and foraging land

Though all the above risks are related to land use planning, the last one, the loss of habitat, is the most connected to urban planning work. The encroachment

of monocultural agricultural land, urban development in green spaces, and the fragmentation of habitat present the most dire impacts, and are the ones we are able to confront directly.

The research for this project began with a review of the scientific literature, but grew into an examination of policies and plans for pollinator-friendly communities. The research looked at who had made a commitment to the health of their insect biodiversity, as well as interviews with melittologists, biologists, city workers, community activists and organizers.

Two key overarching themes arose from the research: the role of design and the role of community engagement. To create a city where bees and other pollinators can thrive, planners must use design intervention and plans to carve out space for these insects, but this is best achieved when the weight of the community is behind this with knowledge and hands to help.

Cities looking to increase biodiversity have two sources of available land that can be better cultivated as bee habitat. Firstly, public areas, such as parks, can be more effective for pollinators. Cities can begin by restricting lawns and non-native plant species to high traffic areas, and allow the remaining park space to be planted with flowering native species, preferably around the edges.

Native grasses and plants can be allowed to grow on public lands throughout the year with minimal intervention to allow





ground-nesting bees to overwinter or hive without disturbance. Pesticide use and mowing should also be minimized in these spaces. Areas that are to be naturally restored as part of development requirements – such as previously landscaped stream beds, or rezoned industrial lands – should be improved for the highest environmental value, taking into account long term plans for the surrounding area to ensure the land functions as part of a larger pollinator ecosystem. Projects should be budgeted for ongoing maintenance so that the pollinator habitats do not become choked with invasive species. Other city lands such as boulevards and roadside verges can be allowed to grow wild with flowering species throughout the summer months, or turned over to residents to encourage planting of diverse flowering species.

Parking spaces, wide paved roads, and large manicured grass fields with no flowers all create barriers and are inhospitable for many species; cities should work to minimize these areas wherever possible. Flowering boxes, and above ground gardens will not provide complete habitats, but can still serve as flower showcases and

connect native bees with larger habitat areas. City-owned demonstration gardens of native species, art, and signage can showcase the beauty of the region and become a teaching aide, even if the gardens are too small to function as a complete habitat.

Many bee species are quite small, sometimes just 3mm in length, and may only travel around 1- 200m from their nest site, preferring to forage in a very small area. Therefore, close connections and a maximum of interconnected green spaces are crucial to keep bees flying throughout the city. Signage throughout restoration or pollinator focused areas should educate the community on the diversity of native species, bee or otherwise, and provide information that residents can take back to their own yards.

The second source of land for pollinator-friendly communities is private. Cities can encourage private landowners to plant native species, and can provide information of local plant species that will support insect diversity. Buildings without gardens, such as office or apartment buildings, can be encouraged to grow rooftop, wall, or balcony gardens. Larger bees will fly to about 6 stories and, though you will not see the same diversity on the higher floors that is present on the lower, this still contributes to a larger percentage of the city becoming potential pollinator habitat.

City goal setting and support shows that the survival of bees is a priority; attaching consistent funding to projects shows that the government is serious in its commitments towards native biodiversity. Cities that identified community-based goals for bee-friendly cities, and included the community in achieving these goals, empowered people already working towards pollinator health. Public goals also brought in people who may have heard that bees are threatened, but did not have information or knowledge to begin this work on their own.

Each city that shared its experience of becoming a pollinator-friendly community stressed the importance of ongoing relationships with the community. They found great success in creating spaces for community-based projects and subsequently codifying them in city policy. City of Victoria boulevard gardens, which began as projects by individuals, are now city-approved with their own guidelines. Chestermere, Alberta is re-evaluating its park green spaces and pesticide use at the behest of citizen pollinator advocates.

Finally, cities can share land management with community organizations, and thus empower and support new bee-friendly projects. Areas in parks that are not high traffic zones can be stewarded by local gardeners and redesigned to include native species. Boulevards within neighbourhoods can be transformed into gardens, and celebrated as a part of a cities' biodiversity.

Cities seeking to create a pollinator plan have several challenges ahead of them, but they also have examples of inspiration to follow. The hard work and dedication of active, passionate communities is beginning to show successes that can be emulated and adapted for other cities. Hopefully, with enough commitment, we can ensure that generations will continue to enjoy the fruits of these species labour and the joy of discovering the variety of bees throughout the world. ■

**Kirby Delaney is a recent graduate of the Vancouver Island University Master of Community Planning Program.**



All photos courtesy of the author.

# Snuneymuxw First Nation and Islands Trust: Indigenous and local government relationship building

> Alex Hallbom & Ian Cox PIBC STUDENT MEMBERS



Local and First Nation governments in Canada are increasingly interacting on planning issues. However, these interactions create governance challenges because the relationship between First Nations and local planning authorities is relatively ungoverned by legislation.

Recognizing this, the Canadian Institute of Planners (CIP) released a *Planning Practice and Reconciliation Policy* (2019) which provides a vision for the model of intergovernmental planning toward realizing the *United Nations Declaration on the Rights of Indigenous People* (2007) and the Truth and Reconciliation Commission's *Calls to Action* (2015).

Snuneymuxw First Nation and the Gabriola Island Local Trust Committee in coastal BC began a commitment to a working relationship in 2008. This case study highlights key points in the interaction between the First Nation and local government as the relationship has developed, including lessons learned, in the goal of building a model for others to learn from.

The Islands Trust was established in 1974 with a mandate to preserve the natural environment and unique culture of the Trust Area. The Trust Area includes 13 major and 450 smaller islands within the Salish Sea between Vancouver Island and mainland BC. The

*Islands Trust Act* establishes the Islands Trust as a land use planning authority for the Trust Area. Each Local Trust Area within the Islands Trust region elects two Trustees who sit on the Islands Trust Council. The Islands Trust Council

then elects four of its members to form an Executive Committee, which appoints a third Trustee to be the chair of each Local Trust Committee (LTC).

There are approximately 37 First Nations with either reserve lands, asserted aboriginal rights and title, Douglas Treaty rights, or modern treaty rights within or adjacent to the Trust Area. Snuneymuxw First Nation has the closest historic and ongoing ties to the Gabriola Island Local Trust Area with reserve lands, asserted aboriginal rights and title, and Douglas Treaty rights in the area.

Relations between the Gabriola Island LTC and Snuneymuxw First Nation developed as an outcome of Snuneymuxw treaty negotiations with the Federal government. In 2003 a draft Agreement-in-Principle was developed between Snuneymuxw and Canada. The agreement provided preliminary provisions for “the full and final settlement of Snuneymuxw’s Douglas Treaty rights, aboriginal land



rights, and any other aboriginal rights related to the rights set out in the treaty and modified into treaty rights” (2003). Snuneymuxw will potentially acquire up to 12,000 acres of treaty land and significant law-making authority.

The draft Agreement-in-Principle lays out an expectation that “prior to final agreement and in consultation with the Islands Trust and residents, Snuneymuxw will develop a land-use plan for treaty land on Gabriola Island.” As a response, the Islands Trust released *A Guide to Islands Trust Interests in Treaty Negotiations in the Islands Trust Area* which laid out a vision for intergovernmental coordination in pursuit of “common objectives and values related to preservation and protection of the natural environment and unique amenities of the area.”

The Gabriola LTC and Snuneymuxw First Nation signed a protocol agreement in 2008, which acknowledged their overlapping jurisdiction relating to lands and resources, and committed the parties to establishing “a government-to-government relationship of mutual respect and cooperation.” The protocol agreement was meant to establish a joint working group and to guide the parties in developing a continuing relationship, with twice-yearly meetings and bi-lateral review and development of planning policy. Despite this, no significant government-to-government relationship developed between Snuneymuxw First Nation and the Gabriola LTC.

In May 2018, Islands Trust staff delivered a memo to update the Gabriola LTC on the larger governance issues which led to the Snuneymuxw’s minimal response at times on matters such as bylaw referrals for the Gabriola Local Trust Area. These issues included the successful negotiation of a \$49M specific claim for land in downtown Nanaimo, commercial development on Newcastle Island, and the construction of a new health centre and elementary school on-reserve in Cedar and Nanaimo, BC. However, continuing communications between the Islands Trust staff and Snuneymuxw First Nation demonstrated that both parties were still interested in potential collaborative work with the Gabriola LTC.

In 2018 the Gabriola LTC began a new approach to building a government-to-government relationship with Snuneymuxw First Nation. Acknowledging that there is a cultural gap to be bridged

and many layers of conflict to be addressed, the Gabriola LTC adopted a *Standing Resolution with Respect to First Nation Relationship Building*. The Standing Resolution lays out a gradual process of intercultural learning, relationship building, and eventually the establishment of a new protocol agreement with Snuneymuxw based on mutually agreed-upon processes of meaningful engagement in land issues in the Gabriola Local Trust Area.

Although this approach to relationship building is in its early stages, there are nonetheless lessons to be learned. The following sections describe insights from this case study which resonate with the CIP *Planning Practice and Reconciliation Policy*.

### Relationship-Building is Hard Work

Working towards more positive relationships between local and Indigenous planning authorities will be “slow, challenging, and generational” and that planners must “commit sufficient time and resources to support these ongoing relationships” (CIP 2019).

### Capacity Issues

Planners working for local governments need to acknowledge that “Indigenous communities can be administratively overburdened and under-resourced, which can restrict a community’s ability to carry out their planning processes and respond to consultation requests in pre-determined time frames” (CIP 2019).

### Competing Priorities

Local government planners should understand that First Nations governments’ ongoing legal struggles and community healing processes “may take priority over a long-term land use planning process” (CIP 2019). ■

**Alex Hallbom is the Land Use Planning Coordinator for Tr’ondëk Hwëch’in First Nation. The views expressed are his own and do not represent the views of his employer**

**Ian Cox is a land use planner for Islands Trust, BC.**



Gift exchange at the signing of Snuneymuxw, Islands Trust protocol agreement — December 2008.

From left to right: Trustee Gisele Rudischer, Trustee Deborah Ferens, Trustee Sheila Malcolmson, SFN Geraldine Manson, SFN Jeff Thomas (deceased), Chief Viola Wise (deceased).





# Overview: 2019 BC Land Summit

> Laura Frank RPP, MCIP



## Opening Keynote:

In the spirit of the conference theme *Collaborations and Connections* opening keynote speaker Sheila Watt-Cloutier provided her perspective and firsthand account on the impacts of climate change in the Arctic. Sheila's presentation and her ability to humanize climate change hit home, highlighting that climate change continues to be the greatest challenge facing the world today.

The pictures that rotated through during her presentation depicted a vibrant, happy and physically demanding way of life for the Inuit. However, these images were in stark contrast to the narrative she presented referencing the historical traumas and impacts climate change have had and continue to have on Inuit communities.

She reminded us that we can learn much by being on the land. The Inuit are a hunting culture, which is where Inuit children learn how to be courageous, focused and not impulsive. However, over the years and as communities continue to experience traumas and shifts in their way of life, including environmental changes, the Inuit people have suffered.

The connectivity of the people, emotionally and physically, to the land is being lost. An eroded sense of identity has led to an unprecedented rate of suicide. Sheila called for equal partnerships between Inuit and non-Inuit people, and respect for one another moving forward.

She asked why are we not reacting to climate change with more urgency. She stressed that solutions may be found through the imagination, and that we desperately need a different approach to what we are doing and how we think.



**“Never lose sight that the issues at hand are bigger than one’s self”**

– Sheila Watt-Cloutier



There needs to be a change in our mindsets to a shared humanity, no longer viewing issues and impacts as affecting just one community, but all of us. She noted the land will teach us what needs to be done. After her talk I couldn't help but think, "Are today's extreme weather conditions, flash floods, wild fires, sea level rise, and drought not enough of a warning system to take immediate action?" That was her basic question to all of us, presented from the richness and depth of an Inuit perspective.

### Breakout Sessions:

The format of this year's conference provided a new opportunity for attendees to take a "Deep Dive" – four hour sessions on a variety of topics. There were also a number of mobile workshops, tours as well as traditional breakout sessions on a diverse range of topics.

Given that I work in a rural context, the sessions on edge planning and revitalization of the ALR were appealing. The "Living on the Edge" session provided attendees an opportunity to work through an example of edge planning along a farming and urban interface. Various tools including buffers, conservation covenants, landscape techniques and farm bylaws were identified as solutions

to the increasing conflicts and complaints that are received in these areas.

Odors, noise, dust, spray drift, flies, lighting and general aesthetics continue to cause conflict, and it was noted that people are getting more confrontational with their neighbours. Coming from a farming community and a regional district which has a Regional Agricultural Advisory Committee, it was a good reminder that we need to reevaluate and continue to incorporate these buffers and tools in the planning context to ensure farming is supported, and that residential developments do not impede upon the success of our local farmers and the food systems they support.

The session titled "Re-formed and Re-farmed: Revitalization of the ALR" was informative and highlighted the fact that the ALC has undergone unprecedented change in the last year with new legislation and regulations. It was noted these changes are in direct response to residential, industrial, commercial development and illegal fill pressures on the ALR.

While the Ministry of Agriculture and ALC are looking to preserve ALR lands, what was missing from the discussion was how much land is actually in production? The new regulations were put





in place to ensure there is no loss in the land base, but it would have been beneficial to hear what programs and policies are in place to encourage more farming within our communities.

It also appeared that with some of the changes, specifically in regards to cannabis facilities, there are challenges with oversight and the impacts to land-based agriculture. In the presentation it was made clear that the responsibility has been placed back on local governments to determine whether or not concrete-floored production facilities should be permitted on ALR lands, a use that would have historically been seen by the ALC as a non-farm use.

With the new legislation, local governments are left scrambling to amend bylaws so that in the future industrially-designed facilities are reviewed in a more thorough context and regulated in a manner that reflects the communities' desires. There are currently a number of cases throughout the province where large scale concrete floor production facilities will be approved on ALR lands as a result of very recent changes in the interpretation of ALC regulations.

The new changes have also removed the ability for local governments to approve second residences for farming families, which is often the only solution to keep farms successful in rural and remote areas where there are few if any alternatives for housing. In keeping with the theme of the conference "Collaborations and Connections," the Ministry of Agriculture and the ALC should work more closely with local governments when making sweeping changes and interpretations to the regulations. ■

**Laura Frank is the Regional Planning Projects Manager at the Regional District of North Okanagan with expertise in regional planning, rural community planning and inter-jurisdictional collaboration.**



Attendees from across professional disciplines collaborate and connect at the 2019 BC Land Summit conference.

# The Age of Miracles is Not Over: Edward Glaeser, Keynote Speaker

> Maria Stanborough RPP, MCIP

The second keynote speaker for the BC Land Summit was Edward Glaeser, an urban economist who teaches at Harvard and lectures around the world. His one hour talk (which was probably a two-hour lecture if spoken at a slower, West Coast pace) addressed the history of land use, economics, and housing all toward explaining why Vancouver, and subsequently most of BC, is facing an affordable housing crisis.

In his rapid fire presentation Glaeser directed the audience through the evolution of housing economics across North America, with a focus on the United States. His talk included some straight forward statistics, such as at the end of a five year period the overall increase in the value of a house is generally around 1/3 of the highest value reached in that timeframe. The simple adage is what goes up, must come down – at least partially.

However, to complicate this scenario Glaeser addressed how housing values have not shared the same pattern across the US.

After the crash of 2008 certain communities, such as Phoenix, AZ, never recuperated their value. In others, like San Francisco,



housing prices continue to climb similar to Vancouver's housing market. And yet others, like Houston, which had little going on before the crash have been booming ever since.

He also noted that the more unequal a city is, the harder it is to rebound from a financial blow. Detroit, which has a very low percentage of college graduates and an very unequal society, was unable to rebound from the recession unlike cities with more college graduates, like Boston.

After a tour through American housing economics, Glaeser returned to Vancouver's unaffordability issue. The key factors that impact housing prices in this city include a desirable climate, an inability/reluctance to increase housing stock, and an inadequate taxation system that does not dissuade foreign investment. At the very least, Glaeser suggested ensuring that foreign owned homes are taxed to the level where locals can reap some benefits from empty houses.

Finally, in tying the talk back to the natural beauty of Vancouver, Glaeser stressed that density is not an enemy of nature. Humans are a destructive species, he stated, and the best way to preserve nature is to keep us away from it.

At the end of this one hour tour de force, he made two key suggestions: encourage density – thus keep people out of living where there is nature – and ensure a more fulsome tax on empty homes – to slow down the foreign investment or at least bring money in to community for more affordable local housing. “The age of miracles,” he offered, “is not over.” ■

**Maria Stanborough** RPP, MCIP is the editor of *Planning West* and Principal Consultant for C+S Planning Group in Vancouver.



2019 BC Land Summit  
conference emcees:  
Andre Gravel B. COM, MA, RI, AACI (HON)  
and Lindsay Chase MCP, RPP, MCIP



# Innovative Models of Social Purpose Real Estate

## Mobile Workshop > Gary Noble RPP, MCIP

Conference bus tours are the best. They offer a great opportunity to sit back, network, take in the changing urban edge, and contemplate new ways to develop social resources for the city. The 'Innovative Models of Social Purpose Real Estate' mobile workshop was hosted by Kelly Sayers, AIC Candidate, and Lilian Chau RPP, MCIP, and Vancity Community Investment Portfolio Manager. Vancity Community Foundation has a key role in the development of socially responsible projects in Vancouver.

### **Bus Stop 1 – Fraserview Housing Cooperative (River District) - 2910 East Kent Avenue South**

Tiffany Duzita, Director of the Community Land Trust, and her team detailed how the Community Land Trust financed 278 non-market homes in three buildings. The units are rented at 90% of the market rate and there is an income cap for eligibility. A two bedroom townhouse rents at \$2050 per month; a three bedroom townhouse rents at \$2750 per month.

The land is leased from the City of Vancouver for 99 years. A not-for-ownership housing cooperative, designed under the Cooperative Act, allows for a lease agreement between the tenant strata and the Community Land trust. The cooperative's revenues go to debt amortization and to keep rent affordable, which is the mission statement of the Community Land Trust.

Phase I of this project includes townhouses with individual access onto the fronting street. An internal private courtyard with outdoor amenities separates the townhouses from an apartment building which overlooks the Fraser River. The development has a strong contemporary architectural form.

### **Bus Stop 2 – Hanelore – Oakridge Lutheran Church - Six storey mixed-use development - 585 West 41st Avenue**

Catalyst Community Development's mission is to build affordable housing and community spaces using their in-house development expertise, partnering with churches and non -profits that have land and a similar Mission statement. Catalyst President Robert Brown discussed how the value of church lands was leveraged for a Church Legacy Project which includes ground floor retail space, a church, community space, and four floors of affordable rental housing.

The Legacy Project is nearing completion and will result in the Lutheran Church owning the church and community spaces outright. The Church and Catalyst each own 50% of the affordable rental units. The group visited the site and the second floor church and community space is clearly expressed in the architecture. The second floor has a vertical striped colour glazed curtain wall on both street frontages.

### **Bus Stop 3 – Vancouver's Centre for Social and Economic Innovation – 312 Main Street**

For many years, 312 Main Street was the headquarters of the Vancouver City Police. Allison Felker, Interim Executive Director of Vancity Community Foundation, welcomed the group to the newly renovated community space and explained the vision for the Centre.

Vancity Community Foundation has been overseeing the redevelopment of the internal space to create a dynamic, accessible and inclusive co-working environment in order to promote opportunities for collaboration. The project has support from three levels of government.

The accessible community space is a valuable resource for the Downtown Eastside. The vast flexible first floor open space with terraces and a roofed ceiling of peeled logs and timbers is very welcoming. The two renovated upper floors have open areas furnished and designed for dialogue. Windowed office spaces flank open

courtyard-like spaces. Each floor has a linear kitchen/coffee bar which rivals any coffee bistro. The long live-edged wood bars are a perfect setting for conversation.

All three projects on this tour were completed through innovative partnerships in order to address land and construction in a very expensive market. The important take away from the tour is that collaborative and innovative approaches can provide needed affordable housing and long-term spaces for non-profit community groups. ■

Gary Noble RPP, MCIP is a Registered Professional Planner with PIBC and serves as a member of PIBC's Communications Committee.



# 2019 PIBC Awards

> Ryan Noakes, Director of Finance & Member Services

This year's awards were formally presented on May 8th in Vancouver by PIBC President, Lesley Cabott RPP, MCIP during the 2019 Conference – the BC Land Summit: Collaborations & Connections, following the Annual General Meeting.

## 2019 PIBC Awards for Excellence in Planning

### Excellence in Planning Practice – City & Urban Areas (GOLD Winner)

**Title:** Nigel Valley  
Neighbourhood Plan

**Authors:** BC Housing, D'Ambrosio  
Architecture + Planning, and  
TownSquare Planning Inc.

**Partners:** Broadmead Care  
Society, Garth Homer Foundation,  
Greater Vancouver Housing  
Society, Island Community Mental  
Health, McElhanney Consulting  
Services, Murdoch de Greeff Inc.,  
Ryzuk Geotechnical, and Watt  
Consulting Group

Located in Saanich BC, Nigel Valley is a 9-acre site comprised of twelve individual properties, on which five stakeholder organizations provide housing and services for families, seniors, and vulnerable individuals with developmental and medical challenges. In collaboration with the stakeholders, BC Housing led and commissioned a comprehensive redevelopment study of the Nigel Valley lands.

The Steering Committee was mandated to identify a shared vision and to realize the synergies and efficiencies available through collaboration and partnership. Under this vision, the lands will be redeveloped into a mixed-used neighbourhood of market and non-market uses. Through phased



comprehensive redevelopment, the 185 non-market residences will be replaced and integrated with market housing along with an additional 280 affordable housing units. The Nigel Valley Neighbourhood Plan represents the largest land development initiated by BC Housing. Valued at \$250 million, the project also represents the

largest single investment in affordable housing on Vancouver Island.

The awards jury felt that this inclusive model helped bring a diverse group of stakeholders together. In doing so, the program achieved community-wide benefits, with opportunities to develop other programs to address social needs.



### Excellence in Planning Practice – City & Urban Areas (SILVER Winner)

**Title:** VIVA Vancouver Bike Rack Design Contest

**Author:** City of Vancouver

**Partners:** Better Environmentally Sound Transportation, Car Free Vancouver Society, HUB Cycling, Landyachtz, Makemobile, Mobi, Modacity, Project 529, Vancouver Design Foundation, Vancouver Design Nerds, Vancouver Public Space Network, and Velofix

In Spring 2018, the City of Vancouver, through its VIVA Vancouver program, published a call for fun and functional bike rack designs that would hold two bikes upright and reflect Vancouver in a creative and original way. The contest was open to anyone living, working or going to school in Vancouver and provided a low-barrier opportunity for creative expression for people of all ages and abilities.

Over 450 entries were received. An independent jury shortlisted thirty designs to move forward in the contest. All entries were showcased at an exhibition in June, and the public was invited to vote for their favourite shortlisted design. The jury then

selected six designs to advance to the finalist stage. The six finalist designs were fabricated by the City's Equipment Services team and displayed at a series of events in August where the public was invited to test out the racks, and vote for their favourite design. Four designs were selected as overall winners by the jury. These designs were added to the City's street furniture catalogue and will be installed at locations around the City where new racks are needed.

The awards jury felt that this project really connected with the public throughout the process, raising the awareness and encouraging use of cycling, with great transferability to other communities.



### Excellence in Planning Practice – Small Town & Rural Areas (GOLD Winner)

**Title:** Houston Downtown Beautification Plan

**Authors:** District of Houston and Urban Systems Ltd.

**Partner:** District of Houston Chamber of Commerce

The Houston Downtown Beautification Plan was created to encourage investment, pride and activity in the downtown. As in many small towns in BC's northern interior, economic instability in the forest industry has stressed local businesses in recent years. Houston's Council initiated the downtown beautification project in order to stimulate diversity in the economy and build local resilience by focusing on improving existing resources and attracting and retaining business that could be integrated with the community.

The beautification plan draws on best practices in placemaking to activate the downtown and create spaces where people can not only linger, but gather and celebrate. The plan includes recommendations to streamline development permitting and identifies opportunities for economic development that could further support activity, tourism opportunities and investment in the downtown.

The jury was impressed by the immediate implementation of the project, with low-cost urban design improvements enabling the community to quickly see benefits in the short-term. Like Houston itself, the jury felt this submission was "Naturally Amazing!"

**Excellence in Policy Planning –  
City & Urban Areas (GOLD Winner)**

**Title:** Equity and Inclusion in Housing  
Needs Assessments

**Authors:** City of Kelowna and  
Urban Matters

**Partner:** Interior Health Authority



This project represents an innovative and ground-breaking approach to the way the City of Kelowna views and understands the housing needs of its residents – both today and into the future. In response to major housing challenges being experienced across the province, new provincial legislation came into force in early 2019 requiring all local governments to develop Housing Needs Reports. This intent of this project was to address homelessness, low rental vacancy rates and rapidly escalating home

prices. In order to change the conversation from home ownership as the end goal for residents, a new and unique approach for defining housing categories was created.

This new approach, coined the ‘Wheelhouse’, promotes equity and inclusion, and does not show the end goal to be home ownership, but rather demonstrates the continually changing needs of residents who may move around or across the Wheelhouse throughout their lives due to different, ages, stages and income levels.

The awards jury felt the use of data and clear, concise information was a great way to dispel public preconceptions about homelessness. The project demonstrated significant collaboration between planning and the social serving sector, which allowed for better awareness and solutions to how changes in market housing impact supportive or safety net housing.



With so many great projects submitted, the awards jury decided to grant two submissions a Silver award in this category this year. In no particular order, the two Silver winning entries were:



The Active Transportation Plan was developed over a five-phase process that spanned an 18-month period beginning in the winter of 2016. The plan provides a bold vision and comprehensive policy framework for active modes of transportation in Saanich over the next 30 years. The plan is intended to encourage walking and cycling as attractive, convenient and accessible transportation choices for people of all ages and abilities, and will lead to a healthier, more livable community with social, environmental, land use and economic benefits for all.

The Active Transportation Plan was developed based on rigorous and innovative technical analysis, combined with a robust, collaborative planning process that involved thousands of residents. The District Council unanimously adopted it in June 2018, and the District is now moving forward with the implementation of many of the recommendations of the plan.

The jury was impressed with the equity analysis done to ensure all residents could benefit, the extensive use of social media, the use of utility bills stamped with the project logo and a call to participate in order to reach out to over 25,000 households to raise awareness of the project.

**Excellence in Policy Planning –  
City & Urban Areas  
(SILVER Winners)**

**Title:** Moving Saanich Forward -  
Saanich's Active Transportation Plan

**Authors:** District of Saanich and Urban  
Systems Ltd.

**Partners:** 8 80 Cities, and R Streets  
Urban Strategies



**Excellence in Policy Planning –  
City & Urban Areas  
(SILVER Winners)**

**Title:** Arbutus Greenway Design Vision and Implementation Strategy

**Authors:** City of Vancouver Mott MacDonald, DIALOG and Urban Systems Ltd.

**Partners:** Diamond Head Consulting Ltd., Hemmera, Lucent Quay Consulting Inc., Maureen Smith Consulting, PBX Engineering Ltd., and Urban Access Design

The Arbutus Greenway will be a defining element of Vancouver’s urban landscape as a vibrant and beautiful public space for walking, wheeling, cycling, and streetcar. It is an opportunity to transform a 9-km disused historic rail corridor into a linear public space and multi-modal, active transportation route, linking five distinct neighbourhoods from False Creek to the Fraser River to create a “water-to-water” experience.

The scope of the project was to develop an inspirational, yet implementable, design vision, through collaboration with an integrated project team of planners, landscape architects, designers, engineers, artists, specialists in indigenous design, public art master planning, sustainability, and universal accessibility. It will be a destination that fosters both movement and rich social interaction – inspired by nature and the stories of the places it connects.

The jury welcomed how the strategy stressed the importance of planning and landscape architecture integration, while honouring First Nations reconciliation.



**Excellence in Policy Planning – Small Town & Rural Areas (GOLD Winner)**

**Title:** Bell McKinnon Local Area Plan

**Authors:** Municipality of North Cowichan, and Barefoot Planning

**Partners:** Herold Engineering Ltd., Murdoch de Greef Inc., and Watt Consulting Group

The Bell McKinnon Local Area Plan is a visionary policy framework that guides the transition of this important community corridor from primarily rural residential to a compact, sustainable growth centre. The plan pushes the boundaries of sustainable neighbourhood planning, including a number of progressive planning policies and development requirements – such as minimum tree canopy coverage, and minimum energy efficiency based on BC Energy Step Code. The vision of the Plan



is, "A model Green Growth Centre in the Cowichan Valley that is a vibrant, walkable, urban village that facilitates healthy living in all stages of life."

The awards jury felt that this project was excellent value for its budget, providing very

non-planner reader-friendly documentation, which distilled a tremendous amount of information into a useable document that highlights the complexity of planning issues facing small communities.

**Excellence in Policy Planning – Small Town & Rural Areas (SILVER Winner)**

**Title:** Squamish 2040 Official Community Plan

**Author:** District of Squamish

**Partners:** Kerr Wood Leidal Associates Ltd., MODUS, Quest University Canada, Vancouver Coastal Health, Whistler Centre for Sustainability

The Squamish 2040 Official Community Plan (OCP) represents a comprehensive two-year effort, which culminated in a progressive plan that guides decision-makers towards a sustainable future. The OCP used an energetic, inclusive and personable engagement program that established a new standard of practice for the District. Hosting accessible, thoughtful, and meaningful conversations about salient Squamish issues, the process strengthened connections across the community, fostering broad participation and a strong sense of ownership.

The plan holds deep contextual relevance to Squamish, and takes aim at resolving paramount community issues. The OCP successfully synthesized a significant number of local plans, key strategies, and technical data to form a unified, well-integrated policy foundation. Applied health and resilience 'lenses' shaped and linked core objectives and policies to help the District manage growth in the face of climate change and complex natural hazards, while supporting the community's ecological and human well-being.

For this project, the jury particularly liked the use of non-partisan third-party researchers to analyze data collected from qualitative questions, helping to ensure the anonymity and protection of privacy of the participants and encouraging more to speak their mind.





### Research & New Directions in Planning (GOLD Winner)

**Title:** Coastal Adaptation Plan - Fraser River Foreshore

**Authors:** EcoPlan International, Northwest Hydraulic Consultants Ltd., Connect Landscape Architecture, and the City of Vancouver

**Partner:** Musqueam Indian Band, Vancouver Coastal Health, Whistler Centre for Sustainability

The City of Vancouver's Coastal Adaptation Plan (CAP) - Fraser River Foreshore is a path-breaking approach to values-based coastal adaptation planning. Initiated in December 2017, CAP is one component of a larger, multi-year undertaking to determine the risk, consequences, vulnerability, and adaptation opportunities of Vancouver to future sea level rise and flooding from the Fraser River. One of the

first programs of its kind in Canada, CAP - Fraser River Foreshore was the result of the development of a new planning process to engage and co-design values-based solutions with the public.

The City of Vancouver used a participatory, values-based approach, to engage residents, stakeholders, and other partners, including the Musqueam Indian Band, over a seven-month period. Engagement activities were hosted across

the floodplain and took a systems approach to understanding the values and concerns of residents, Musqueam, asset owners, and businesses across multiple themes of service and risk.

The jury felt that this plan addressed the urgency for action regarding climate adaptation, with a public education focus and a great framework for other communities to use.

### Research and New Directions in Planning (SILVER Winner)

**Title:** Integrated Asset Management and Greenhouse Gas Emissions Reduction Plan

**Authors:** Ryan Hennessey RPP, MCIP and the Yukon Government

**Partners:** Town of Watson Lake, Associated Engineering, and Christine Callihoo RPP, MCIP

Asset management (AM) is a challenge for many communities. The AM planning framework - ISO 5500x (International Organization for Standardization) - provides a complexity of recognized standards that does not address the knowledge and capacity gap that many communities face. The tools and processes that can help address the challenges of climate change, ageing infrastructure, and low carbon resilience are not readily accessible to smaller communities.

The intent of the project was to prove an approach for a pilot community – Watson Lake (located in southeastern Yukon about 435km east of Whitehorse with a declining population of ~790) – using simple tools and processes guided by ISO 5500x that can be readily adopted and applied consistently in the Yukon and potentially other rural remote communities to build more resilient communities via integrated AM.

The Yukon Government recognizes the challenges but also the imperative for asset management to support adaptation and mitigation strategies. The project set out to prove an approach to asset management planning suitable for Yukon communities while still based on the principles of ISO 5500x. The approach focused upon the intention to address the challenge of reducing GHG emissions, the consideration of natural capital (ecological services), and to provide insight on how asset management can support integrated energy and climate change related decisions via the existing capacity of the community.

With an emphasis on achieving strong international standards for asset management planning, the awards jury felt that this is a project that will serve as a model for other jurisdictions struggling with the importance of infrastructure maintenance.



# 2019 PIBC Awards for Individual Achievement



**Distinguished Professional Contribution**  
**Winner:**  
**Robert Smailes** RPP, MCIP

**Leadership in Advocacy & Innovation**  
**Winner:**  
**Christopher Osborne** RPP, MCIP

During his 22-year career at the Regional District of North Okanagan, Rob has been a critically important staff member in the areas of Planning and Building, making strong efforts to build relationships, facilitate dialogue, and carry out planning processes that improve the quality of life of residents within the North Okanagan. Throughout his planning career, he continues to mentor and provide guidance to new planners imparting strong ethics and a practical outlook on planning, imparting a solid knowledge base and a sense of confidence in tackling both long-range planning processes and the complexities and challenges posed in current planning files. His skills as a negotiator, his passion as a planner, and his principled leadership continue to inspire both his team and the many communities that he provides professional advice.

A classically trained pianist, an award-winning nuclear physicist at the graduate level, and presently, long-range Senior Planner for the City of Campbell River, Chris is known for his depth of knowledge on a variety of timely planning issues, and his energetic, and hilarious, presentations. He brings a strong science-based perspective to the development of long-range planning and sustainability policy, and this is best seen in his work shepherding climate change adaptation in the City. His work on sea level rise is quickly becoming the standard practice throughout coastal communities and he continues to make himself available to support other jurisdictions as they recognize the urgency of sea level rise in their own communities. At his core, Chris believes that it is the role of a planning professional to mitigate the spread of ill-informed opinions by propagating the spread of good, evidence-based information.

# Remembering the Work of Our Elders: Ray Spaxman

> Don Alexander RPP, MCIP

**Ray Spaxman** has long been a leader in the field of planning, architecture, and urban design. Ray was born in England and worked for 10 years in the public service there before emigrating to Canada, where he worked for the City of Toronto from 1966 to 1973, first as Director of Projects and then later assuming the position of Deputy Chief Planner. He was then invited to become the Director of Planning for the City of Vancouver, a position he held from 1973 to 1989.

In this latter position, he played a major role during a period of epochal changes in urban planning in Vancouver. Until the stunning upset of the Non-Partisan Association (NPA) by the upstart The Electors Action Movement (TEAM), Vancouver had been ruled by Mayor Tom “Terrific” Campbell, a mostly NPA Council, and an authoritarian Planning Director (and later City Commissioner), Gerald Sutton Brown. This Council favoured freeways, “urban renewal” (bulldozing) of poor neighbourhoods, and the building of high rises in Kitsilano and the West End. What the people in affected neighbourhoods wanted mattered little or not at all.

TEAM won a majority on Council in the heady days of 1972 and while investor Art Phillips officially became mayor, UBC geographer professor Walter Hardwick was the brains behind TEAM. It was he who had the vision for converting the derelict industrial land of False Creek South into a medium-density neighbourhood with a European feel, and it was he who wanted to replace top-down authoritarian planning with genuine, participatory neighbourhood planning.

Spaxman had built a reputation for pioneering work in this regard in Toronto in the neighbourhoods of Cabbagetown, Donvale, and Kensington. Hardwick heard about this and invited Spaxman to lunch. They immediately realized they were on the same wavelength, and Spaxman was soon invited to become Vancouver’s Director of



Planning (Sutton Brown had been encouraged to resign shortly after TEAM swept into office). Under his guidance, the city initiated genuine area planning in Kitsilano, Kensington-Cedar Cottage, and elsewhere.

This was the era when Doug Sutcliffe, a project development manager appointed by the city, led the creation of the False Creek South neighbourhood with its revolutionary formula of one-third low-income, one-third middle-income, and one-third upper-income, with a corresponding diversity of tenure types – social housing, co-ops, market rental, and condos. Complementing the creation of False Creek South was the transformation of the derelict industrial area of Granville Island into a public market, arts, and theatre district under the leadership of local MP Ron Basford and the Canada Mortgage and Housing Corporation (CMHC).

Other innovations initiated during Spaxman’s tenure included changes to the development permitting process to make it much more transparent to developers and members of the public; creating and maintaining view corridors towards the

mountains (which have largely been erased by subsequent development); and traffic calming in the West End.

The development permit process was the first of its kind in the world. In the past, the city would have granted developers an automatic ‘as of right’ level of density in any given zoning area. In the new arrangement, the City – in collaboration with residents of the area affected – came up with guidelines that were zone-specific. If the developer was prepared to meet some or all of those guidelines, they were given extra density in exchange. This all occurred under the watchful eyes of citizens. This became a precursor to today’s Community Amenity Contributions (CACs), seen in the concessions made by Concord Pacific in Yaletown in the 1990s which yielded a school, day-care, parks, and a community centre.

The traffic calming process for the West End had begun under the NPA but had stalled for a time as Council composition fluctuated. A controversial referendum in 1981 finally led to a system of diverters and mini-parks throughout the neighbourhood. Inspired partly by a British planning document from the sixties and a temporary experiment in Berkeley, California, the system in the West End soon became the model for the rest of North America.

What Spaxman is most proud of was the management system he created where, at the beginning of the year, a task force comprised of planners and staff from all divisions and levels in the hierarchy would collectively establish goals and objectives for the coming year. At the end of the year, Spaxman would write an annual report detailing what was accomplished with respect to these goals for circulation within City Hall and to the wider public. The result was a more accountable Planning Department, and greater unity and loyalty within the civic bureaucracy around shared directions.

Spaxman’s work as a planner and urban designer helped create a new culture at City Hall. This culture carried over into the



# Trees and the Law in Canada

By Julian Dunster, Dunster & Associates Environmental Consultants;  
2018: 262 pages

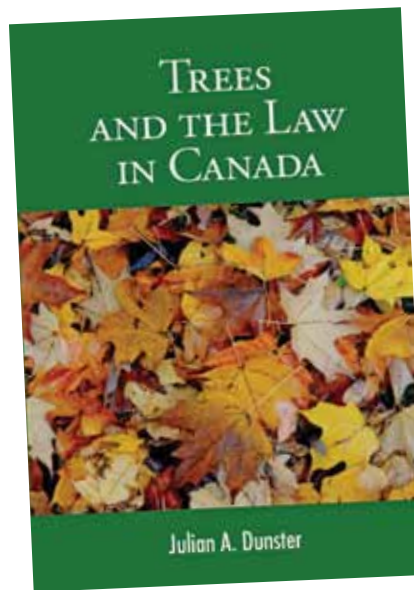
Review by David Witty RPP, FCIP

1980s and 90s, even when the NPA slowly regained power. However, by the late 1980s, the atmosphere had changed sufficiently that Spaxman – known for sticking to his guns when it came to matters of principle – found it increasingly difficult to work with Council. Finally, at the end of 1988 he gave his notice, effective in March of 1989. Ironically, while some of the participatory process persisted under the NPA, it was under Vision Vancouver, a faction which split from the Coalition of Progressive Electors (COPE) in 2005, that the style of engaging with residents finally met its end. Vision built up a reputation of tending to force planning decisions on neighbourhoods, which eventually rebounded on it when it lost control of council.

For twenty years after his departure, Spaxman worked as a private consultant, including leading two Official Community Plans for the City of Nanaimo. Since his retirement, he has remained active in the community, writing blogs about planning issues and offering pro bono advice to community groups.

He laments the fact that Vancouver has not fully implemented *CityPlan*, formulated in the 1990s with much civic participation, and has instead relied on “spot rezoning” – one-off decisions on what is to be done or allowed in specific sites without considering the broader planning context. He has joined with other planners to express frustration with Vancouver’s lack of official planning principles to guide its actions. Though parts of the City’s bureaucracy and leadership have turned their back on his legacy, Spaxman’s work in the 70s and 80s remains a relevant example of how planning can and should be done and, as such, is a living part of the city’s planning history. ■

**Don Alexander** RPP, MCIP, teaches geography and community planning at Vancouver Island University, and lives in Nanaimo and Vancouver. He can be reached at [don.alexander@viu.ca](mailto:don.alexander@viu.ca).



Trees hold meaning. They are often key elements of greening the city, enhancing open space, softening urban redevelopment projects, and improving amenity packages. However, the topic of trees, their role in the environment, their aesthetic appeal, and their economic value can frequently morph into a dispute of neighbour versus neighbour and developer versus city hall.

As planners, we are faced with the interests of politicians, landowners, and the general public. Often emotion and personal opinion ‘get in the way’ of rational, considered decisions. Fortunately, on the subject of trees, significant case law has developed that sets out precedent and direction for those involved in the jurisprudence of trees.

Until now, there has not been one go-to resource that provides cogent direction for understanding the complex issues related to trees. In *Trees and the Law in Canada*, Julian Dunster has written a significant and detailed assessment of the relationship between trees and jurisprudence. The foreword alone, written by the Honourable Edward Chiasson, QC, is endorsement enough of this book’s importance and its contribution to the law surrounding trees. For me, however, what merits praise is the book’s significant depth of coverage on the topic of trees and the law, along with the way the content is ordered and presented.

While arborists will find this book critical to their work, planning professionals and local governments will find particular merit in this comprehensive assessment of trees in relation to risk, liability, and negligence. Local governments can be faced with questions about nuisance trees, loss of enjoyment, and trees that create loss of views and potential devaluation of property value (and, in the case of developers, land/unit values). Questions arise around approval and liability. What are the obligations of local government in relation to tree management and potential negligence?

Dunster provides a helpful review of the various liabilities faced by local government. In the Chapter “Boundaries and Boundary Trees” he sets out a thorough review of the courts’ interpretation of trees, boundary issues and their implications for local government. As well, his review of nuisance (a term not unfamiliar to local government) is very helpful as a framework and review of legal implications.

At 262 pages in length, with eight chapters ranging from “Trees as Nuisance - Liability Based on Harm Suffered” to “Negligence, Foreseeability, Tree Damage to Property

Continued on Page 29

# Renovate or Redevelop? Planning for Sustainable Regeneration of Social Housing Units

> Gwyn Symmons RPP, MCIP and Spencer Andres RPP, MCIP

A major challenge, and opportunity, in many communities across Canada is aging social housing. Some projects are in poor physical condition, of an obsolete design, may not meet current housing needs, and/or have government “operating agreements” that are expiring. At the same time, this housing offers affordable rents relative to the current market, or even new social housing projects, as they reflect the costs when first constructed. Many projects were also constructed at densities now considered low, offering opportunities for redevelopment at higher densities.

Housing providers operating these projects now need to decide whether to: renovate and extend the life of this housing; to totally redevelop; or to undertake some combination – what is labeled as “regeneration”.

Given the challenge of finding low cost land for new social housing projects, the age and condition of the existing stock, and the availability of new funding programs, regeneration of existing social housing is likely to become a popular option across B.C. Depending on the availability of senior government funding, some providers may choose to partner with the private sector to create a higher density mixed redevelopment with some units renting at below market rents and some at market.

CitySpaces Consulting has recently developed the *Regeneration Criteria Tool* to assist a number of social housing providers to determine and prioritize which sites are most appropriate for redevelopment, renovation, or some combination. The



Regeneration Criteria Tool is a framework that can be used by any housing provider to evaluate and prioritize regeneration of units, and can also be a standardized way for municipalities and planners to evaluate whether a project meets municipal affordability and housing objectives.

The framework comprises of a guiding objective, a common set of definitions, and criteria for evaluating and scoring. The criteria for evaluation can be varied to meet specific circumstances, including availability of funding programs.

The recommended guiding objective of the regeneration framework is the definition of a “Sustainable Social Housing Project”:

*Redevelopment must result in a project that maintains or enhances the existing number of household types and income profiles ... through the provision of affordable and appropriate housing that is financially viable for the provider.*

At a minimum, redevelopment must include an equal number of units with similar rents and meeting similar household types. However, providers or municipalities may vary the criteria based on changing needs in the community or region. For example, local need may be for more family friendly units and therefore the new regenerated site may vary in unit mix from the original.



A series of definitions have been generated for this framework.

**Existing units** are the current number and type of housing units that may be demolished and/or redeveloped.

**Replacement units** are new housing units that replace and replicate existing unit types and rent levels in the new development. A Sustainable Social Housing project is one where the number of existing unit types and rent levels are replaced at a ratio of at least 1:1.

**Bonus units** are the additional units added beyond the replacement units in a new development. These bonus units may include additional units with rents similar to replacement unit levels or higher rents. The exact mix will vary by project and by potential program funding.

**Total units** is the potential number of units projected to be produced through redevelopment.

The following key factors are the baseline criteria, scored and allocated in an evaluation for each site. The overall scoring then allows each project to be ranked and prioritized in a portfolio.

*Site Development Potential* is a key driver for project viability and sustainability. It represents both the opportunity to generate sufficient replacement units as well as bonus units, and the total equity required for a project. Site development potential is a high-level judgement of the total units that can be developed on a site. It considers the existing housing design type and density, site characteristics, zoning, other municipal policies (i.e. the Official Community Plan, Local Area Plan), potential design, and the opportunity for additional unit yield. The greater the site development potential, the higher the points awarded to a site.

*Rent Levels:* the anticipated rental revenue for a potential project will determine how housing for target populations can be met, how much equity will be required, and long term debt of the development will be paid. A sustainable project is one that is able to replace existing unit types and rent levels (replacement units), in addition to “bonus units.” The more affordable units that a project can provide means the project achieves a higher number of points.

*Equity/Subsidy Requirements:* using the site development potential - projected replacement units and bonus unit rent levels

- an estimated operation budget, a preliminary pro forma and cashflow analysis can be developed for each site. The analysis will produce the potential debt that a project can service with the additional equity or operating subsidy required as an order of magnitude cost (this can be used in conjunction with specific senior government programs available).

*Facility Condition:* each site is evaluated based on the costs to remediate units versus the estimated replacement costs. The higher the costs for remediation, the higher the project will score as a regeneration project. This information may be expressed as a Facility Condition Index (FCI).

*Site Amenities:* sites are awarded additional points for proximity to high priority amenities such as transit, schools, shops, recreation facilities and parks.

*Other Considerations,* when evaluating a site, may be whether there is an expiring operating agreement, how much debt servicing remains, and the rental vacancy rate for the municipality or region. The availability of housing for displaced tenants is a key consideration.

Each criterion is assigned a score and the viability of project regeneration or renovation is determined. The scoring can also reflect the availability of funding programs, and the scoring can provide analysis that is incorporated into funding applications.

The *Regeneration Criteria Tool* provides a practical, easy-to-use methodology that can aid providers in prioritizing capital building projects and renovations. It also offers planners and elected representatives a tool for consistent evaluation of redevelopment projects in terms of municipal and regional housing policies and priorities. ■

**Gwyn Symmons RPP, MCIP is the co-founder and Principal of CitySpaces Consulting. An accomplished communicator, he has earned a reputation as a capable facilitator of multi-party processes, as well as a persuasive presenter in connection with complex issues.**

**Spencer Andres RPP, MCIP is a Policy and Development Planner with experience in municipal policy and community engagement projects, business cases, feasibility studies, funding applications, and project management for non-profit housing projects.**

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## BOOK REVIEW

### Trees and the Law in Canada

and People,” *Trees and the Law in Canada* is a comprehensive, manageable, and well-organized book. Its legal citing is clear, helpful, and well documented.

Dunster is an acknowledged expert on matters related to trees. As an arborist and registered planner, Julian walks in two worlds and is able to provide plain, clear direction for both arborists and planners alike. He has addressed the Civil Law of Quebec as well. This work is truly a remarkable and comprehensive undertaking. It speaks to Dunster’s commitment to excellence and his dual professions.

As he notes, trees are a fundamental part of the urban ecosystem, providing economic, environmental, and social benefit. As a result, the way trees are managed and the aspects of their growth have implications – many of which have an emotional element – not only upon the work of arborists, but also on urban planners and lawyers practicing in municipal law. Dunster’s book provides an important contribution to understanding the case law related to urban trees. His reference to legal principles and concepts should be required reading for all urban planners.

As the Honourable Edward Chiasson notes in the preface, “Julian Dunster is to be congratulated and held in awe for undertaking the monumental task of helping those who are confronted with problems involving trees to have a basic guide to the issues they face and their resolution.” Those are high words of praise from a noted legal mind.

I agree with Edward Chiasson and suggest that Dunster’s work should and will become a key reference for all local governments as they face the often emotional debates about the law of trees.

Copies of the book are available at [www.treelaw.info](http://www.treelaw.info) ■

**David Witty, PHD, MRAIC, RPP, FCIP has combined public and private practice and teaching for much of his career. He is currently Senior Fellow Urban Design, Master of Community Planning Program, Vancouver Island University (VIU).**

# The BC Energy Step Code – What Planners Should Know

> Devon Miller LEED AP BD+C, ND, PIBC Candidate Member

The BC Energy Step Code is a ready-made tool that local governments can utilize to require high performance buildings in their communities. Planners working on climate action can build upon the successes and learn from the challenges of fellow municipalities, and use the many tools available, in order to ensure a smooth adoption process.

## What is the BC Energy Step Code?

The BC Energy Step Code is the new performance-based standard for the BC Building Code that establishes progressive energy performance levels for new buildings, starting with the current BC Building Code and moving up to net zero energy ready buildings by 2032.

The Step Code applies to new residential and commercial buildings. To comply, development applicants must demonstrate to local building officials that the building meets or exceeds a set of defined performance metrics for building envelope, equipment and systems, and airtightness testing.

## Who has adopted the Step Code?

At the time of writing, 23 municipalities are referencing the BC Energy Step Code in building bylaws and policies, and an additional 25 communities are in the process of engaging with industry members on adoption. Together, those communities represent more than three-quarters of the total residential building permits issued in BC.

The Step Code is being embraced by communities across BC seeking to improve their building energy performance and move toward a net zero energy future. High performance homes offer multiple benefits to those who live in them, including lower energy use and associated bills, improved indoor air quality, and improved indoor comfort.

Having led the adoption process in 2018 for the City of Victoria, I feel there

are a number of lessons learned that can be shared with planners working on Step Code adoption in their communities.

## Form Partnerships

First, it is critical to engage and partner with your local building and development industry association to understand current levels of building performance and to develop an appropriate and achievable adoption strategy for your local context. Partnering with neighbouring local governments can also be helpful to be more efficient with engagement, and to ensure regional consistency. In addition, partnering with utilities supports access to information, materials, and rebate and incentive programs.

BC Hydro hosts a BC Energy Step Code Local Government Peer Network for both large and small municipalities. Local government staff working on Step Code measures convene to discuss and share best practices



related adoption and roll out. This is open to local government staff members that are seeking to gain a better understanding of Step Code considerations.

## Seek out Local Champions

Every community has industry leaders that already go above and beyond the current code requirements for energy performance. These may be Passive House builders,





net-zero energy home builders, or other builders who go ‘beyond code’ as part of their standard project delivery. By seeking out these leaders and profiling their projects, you can show what is achievable and what is already happening in the community. This can provide some insight into what an appropriate starting point may be for Step Code adoption in your community.

Having these leaders speak at industry engagement events about their approach and perspectives on Step Code can be quite effective, particularly for communities with local industry members or groups that have some hesitation or concerns. For these groups, it may be helpful to have someone other than a local government official disseminating information.

### Address Cost but don't Lead with It

As we all know, housing affordability is an issue in many BC communities, and concerns around incremental costs will likely come up in industry engagement. The Province of BC conducted one of the most robust costing studies ever undertaken for a code update as part of the Step Code development process, which was reviewed and endorsed by a wide range of industry representatives. This study found that for the lower Steps of the code (which are the Steps that local governments are focusing on for initial adoption), associated incremental costs were modest and within the range of cost increases associated with a typical code update. The numbers presented in the costing study should be considered as part of a Step Code adoption strategy.

While incremental costs of energy efficiency measures are a factor, they are just one additional cost in a host of costs. Based on feedback heard through significant industry engagement, local governments providing clarity with regard to timelines and project certainty is more important than incremental construction costs of the Step Code. While incremental costs are important, they need not drive the entire adoption strategy.

### Clarity is King

When engaging with industry be clear about what is being proposed. If a density bonus as an incentive for better energy efficiency is not on the table, be clear about that from the start in order to set appropriate expectations. Use clear language with

Council and members of the public to ensure you are understood. Provide a clear rationale to stakeholders and the public when you haven't incorporated certain feedback. There are several tools available to help illustrate Step Code concepts and considerations clearly, which can be found at [www.energystepcode.ca/all-resources](http://www.energystepcode.ca/all-resources).

### Mix Up Engagement Techniques

As with any planning process, it can be helpful to mix up the techniques used to engage with stakeholders. Large events such as builder breakfasts are effective for the broad dissemination of information about a potential approach to Step Code. One-on-one meetings with key local stakeholders are useful to explore details and address issues related to process, project administration, and possibilities for your community.

Generally speaking, it is important to ensure that perspectives are heard both from industry leaders as well as more typical builders and developers in the community. Focus groups can be helpful to dive into key issues or subsets of the development community.

### Consider a Breadth of Planning Tools

Local governments seeking to require high performance buildings in their community should reference the Step Code in their building bylaws. However, there are other planning tools that can be used to encourage high performance buildings: supportive policies in Official Community Plans and neighbourhood plans; corporate green building policies; removing barriers to high performance buildings (e.g., thick wall exclusions from floor area calculations); and incentives such as building permit rebates, preferred permit processing, and density bonusing. ■

Devon Miller is Principal and Founder of Origin Sustainable Design + Planning based in Victoria. He was previously the Community Energy Planner for the City of Victoria, where he led the adoption of the BC Energy Step Code and other climate action planning projects. He can be reached at [devon@originplanning.com](mailto:devon@originplanning.com).

## Practical advice, Creative options, Value for local government

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# UPDATE: PROFESSIONAL DESIGNATIONS & THE USE OF 'RPP'

> **Dave Crossley**, PIBC Executive Director

As members are aware, fully qualified Certified Members in good standing of PIBC are exclusively entitled to use the protected occupational title of 'Registered Professional Planner' and the accompanying designation 'RPP' in British Columbia to denote their certification with PIBC. This has been the case since 2012, when the Institute joined most other professional planning institutes across Canada in moving towards this consistent professional title and designation.

Certified members of PIBC who are also concurrently full members of the Canadian Institute of Planners (CIP) can also use the designation 'MCIP' to denote their association and affiliation with CIP, the national association (or 'FCIP' in the case of Certified Members who are also Fellows of CIP). Members of course may also have other applicable titles and designations stemming from their other educational or professional credentials as well.

The matter of how various designations and affiliations (or post-nominals) ought to be used, and in what order, is an ongoing point of conversation among many professions and professionals. Historically PIBC has not had a firm policy or practice in this regard, and the issue has come up in discussions with our colleagues at the other professional planning institutes across Canada.

To provide for some certainty and consistency, this matter was taken up by the PIBC Board of Directors at its May 2019 meeting. Based on the discussions, and with a goal of aiming for consistent approaches across Canada, it was agreed and determined that PIBC would adopt

the practice of listing the 'RPP' designation immediately following qualified members' names, followed by 'MCIP' when also denoting the national affiliation with CIP.

Going forward over time, this will now become the consistent practice across PIBC's publications, materials, correspondence and other instances where member names and designations are used. While not a requirement, members are also encouraged to consider moving to this consistent approach into the future, as you update documents, materials and other information pieces where you use your name and designations.

This is also an opportunity to provide an important reminder to all members that individuals in other membership categories, including Candidate Members, Student Members, Retired Members, and Pre-Candidates, are not permitted to use any professional title or designation (modified or otherwise) to denote their membership and affiliations with PIBC and CIP. Such is reserved for qualified Certified Members in good standing.

Finally, for some interesting background information and further thoughts on the use of 'post-nominals' please check out the 2017 article from Brian Brophrey, Registrar and Director, Member Relations, with the Ontario Professional Planners Institute (OPPI), which is reprinted from the Ontario Planning Journal here, for your information.



## A PLANNER BY ANY OTHER NAME, IS NOT AN RPP

> **Brian Brophrey**, OPPI Registrar & Director, Member Relations

Are you handling your post-nominals correctly? I don't mean to be rude... I'm talking about the letters and acronyms that come after your name on your business card or signature block.

As you know, in Ontario there are certain conditions on the use of the designation RPP: the governing provincial legislation reserves the title for Full Members of OPPI, and the OPPI by-law further restricts it to practicing Full Members who are fulfilling the requirements of Full Membership (including meeting the annual CPL requirement).

There is no official designation associated with being a Candidate Member of OPPI. If you are a Candidate, you are of course entitled to claim this status on your resume or curriculum vitae, or in a letter or conversation, where you can explain it clearly. However, claiming a non-existent designation such as "RPP (Candidate)" on a business card, etc., could potentially confuse other people. In a worst case scenario, it could lead to a complaint to OPPI's Discipline Committee that you are being intentionally misleading about your status. Therefore, we strongly advise against the use of such manufactured titles.

There is some flexibility as to which post-nominals to use and in what sequence. But the general rule seems to be that you cite academic degrees, followed by professional licenses, followed by professional certifications (such as RPP), followed by professional associations and affiliations (such as MCIP, if applicable). Typically, you only list the most relevant 3-4 post-nominals, otherwise you risk looking like a spilled bowl of alphabet soup.

And of course you should use the acronyms that will be best recognized and most relevant in the circumstances. Perhaps you play a mean oboe on the weekends – but your heritage planning clients probably don't care that you have an MFA in music, and belong to the Canadian Federation of Musicians, Local 149.

Now that we've straightened this out, let's meet for a postprandial drink...

**Brian Brophrey is OPPI Registrar & Director, Member Relations. This article was first published in the Ontario Planning Journal (Vol. 23, No. 2, 2017), and is reprinted here with permission from the Ontario Professional Planners Institute.**



## PIBC BOARD NOTES

### MARCH 2019

On March 15th, 2019 the PIBC Board of Directors met at UNBC in Prince George, and by telephone teleconference.

### DELEGATIONS

Dr. Ian Hartley of UNBC's School of Environmental Planning program joined the Board and provided an update on activities at the School.

Kerry Pateman RPP, MCIP of the national Professional Standards Committee (PSC) joined the Board and provided an update on activities of the Committee.

### PRESIDENT

Andrew Ramlö RPP, MCIP provided an update on various activities, including continued work on potential coordinated, national-level branding activities for the "RPP" designation.

### BOARD & GOVERNANCE

The Board reviewed the work to-date on the various goals and tasks from the 2017-2019 Strategic Plan and discussed opportunities to complete ongoing and remaining tasks.

The Chairs of the Institute's Continuous Professional Learning, Governance & Nominating, Policy and Public Affairs, and Professional Conduct Review Committees provided brief updates on recent activities for their respective committees. Director of Finance & Member Services, Ryan Noakes, also provided a brief update on recent activities of the Awards & Recognition Committee.

The Board reviewed and approved the adoption of a revised Administrative Policy 2.13 (Local Chapters). The Board also directed staff to explore further potential revisions to the policy to strengthen liaison between Board members and local chapters.

### ADMINISTRATION & FINANCE

Executive Director, Dave Crossley, reported on ongoing and key activities at the PIBC Office.

The Board received and approved the Institute's audited financial statements for the 2018 fiscal year as presented by Secretary-Treasurer, Carole Jolly RPP, MCIP. The Board also received and reviewed the audit letter from the Institute's auditors. It was further noted that a 'request for proposals' was being undertaken to identify a firm for future auditing work.

Secretary-Treasurer, Carole Jolly RPP, MCIP, presented the Institute's internal, unaudited 2019 year-to-date financial statements for information.

### MEMBER PROGRAMS & SERVICES

Annual Conferences: The Board reviewed an update report from the BC Land Summit Society that included information on preparations for the 2019 conference – the BC Land Summit: Collaborations & Connections, taking place in Vancouver in May.

### NATIONAL AFFAIRS

The Board received and reviewed an update report regarding the Professional Examination from the national Professional Standards Board for the Planning Profession in Canada. The Board also reviewed the 2018 Annual Report of the national Professional Standards Committee.

### COMMITTEE REPORTS & BUSINESS

Professional Standards & Certification: The Board approved the admission of a number of new members, and a number of membership transfers and changes.

Continuous Professional Learning: The Board reviewed and approved the adoption of a revised Continuous Professional Learning (CPL) System Guide as presented. The Board also approved and directed staff to incorporate additional revisions to incorporate granting CPL credit for members who sponsor Candidates going through the certification process.

### LOCAL CHAPTERS

Okanagan-Interior: The Chapter's 2018 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2019 annual seed funding.

South Coast: The Chapter's 2018 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2019 annual seed funding.

Vancouver Island-North: The Chapter's 2018 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2019 annual seed funding.

### INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

The Student member representatives from the accredited university planning programs at UNBC and VIU provided brief updates regarding activities at their respective schools and programs.

### OTHER BUSINESS & CORRESPONDENCE

The Board reviewed and considered a proposal for the Institute to be a partner in seeking funding for a project on community resilience. The Board determined not to proceed with the proposal and made suggestions for alternative approaches and potential partners for the particular initiative.

### NEXT MEETING(S)

It was noted that the next regular Board meeting would be held Wednesday, May 8, 2019 in Vancouver (in conjunction with the 2019 Annual General Meeting and the 2019 BC Land Summit conference).

## 2019 ANNUAL GENERAL MEETING NOTES

### MAY 2019

The Institute's 2019 Annual General Meeting (AGM) was held on Wednesday May 8th, 2019 in Vancouver, BC.

### WELCOME & INTRODUCTIONS

President Andrew Ramlo RPP, MCIP presided over the AGM and welcomed members and guests in attendance. It was also noted that balloting for the Board elections had closed, and two members present were appointed as scrutineers to assist in compiling the results.

### MINUTES OF PREVIOUS GENERAL MEETINGS

Copies of the Institute's 2018 Annual Report, including the minutes from the June 1st, 2018 AGM held in Victoria, were distributed and are available on the Institute's website. The minutes of the 2018 AGM were approved as presented.

### 2018 ANNUAL REPORT OF THE BOARD & COMMITTEES

President Andrew Ramlo RPP, MCIP presented highlights from the 2018 Annual Report on behalf of the PIBC Board of Directors and the Institute's various committees. The Annual Report, including the audited 2018 Financial Statements, is available on the Institute's website. Key sections of the report included:

- The President's Report
- The Executive Director's Report

- The Professional Standards & Certification Report
- The Professional Conduct Review Report
- The Governance & Nominating Report
- The Member Engagement Report
- The Continuous Professional Learning Report
- The Communications Report
- The Awards & Recognition Report
- The Local Chapters Report
- The National Affairs Report
- Committees & Volunteers – Thank You
- 2018 Audited Financial Statements

### 2018 AUDITED FINANCIAL STATEMENTS & APPOINTMENT OF AUDITORS

The President presented, on behalf of Secretary-Treasurer Carole Jolly RPP, MCIP, the audited Financial Statements for the 2018 fiscal year. A copy is also available as part of the Annual Report. It was noted that the Institute maintained a healthy financial position with a modest net surplus earned in 2018.

The firm of Tompkins Wozny LLP, Chartered Professional Accountants were appointed as the Institute's auditors for the current (2019) fiscal year.

### ELECTION OF 2019 – 2021 PIBC BOARD OF DIRECTORS

President Andrew Ramlo RPP, MCIP reported

the results of the Board elections. It was reported that the following members had been elected or acclaimed to the PIBC Board of Directors for the 2019 – 2021 term:

President-Elect: David Block RPP, MCIP (by acclamation);

Certified Members: Lui Carvello RPP, MCIP; Patricia Dehnel RPP, MCIP; Deborah Jensen RPP, MCIP; Kenna Jonkman RPP, MCIP; Chani Joseph-Ritchie RPP, MCIP; Patricia Maloney RPP, FCIP; Sara Muir-Owen RPP, MCIP; Alex Taylor RPP, MCIP; and

Candidate Member Representative: Marli Bodhi

It was also noted that incoming President Lesley Cabott RPP, MCIP assumed office automatically for the 2019 – 2021 term.

### ADJOURNMENT

The President invited incoming President Lesley Cabott RPP, MCIP to say a few words. The President further thanked all members for attending, and acknowledged and thanked the many members who volunteer with the Institute for their contributions.

### FOR REFERENCE: 2018 ANNUAL REPORT & FINANCIAL STATEMENTS

Copies of the complete 2018 Annual Report and audited Financial Statements are available on the Institute's website at: [www.pibc.bc.ca](http://www.pibc.bc.ca)

## INTRODUCING THE NEW PIBC BOARD OF DIRECTORS FOR 2019-2021

PIBC held its bi-annual elections in conjunction with the 2019 Annual General Meeting, and is pleased to introduce the new 2019-2021 Board as elected:

President

**Lesley Cabott** RPP, MCIP

President-Elect

**David Block** RPP, MCIP

Members

**Lui Carvello** RPP, MCIP

**Patricia Dehnel** RPP, MCIP

**Deborah Jensen** RPP, MCIP

**Kenna Jonkman** RPP, MCIP

**Chani Joseph-Ritchie** RPP, MCIP

**Patricia Maloney** RPP, MCIP

**Sara Muir-Owen** RPP, MCIP

**Alex Taylor** RPP, MCIP

Candidate Member Representative

**Marli Bodhi**

There is also non-voting guest participation at the Board by the past President and representatives of the Institute's Student Members.

Please Note: Following the elections the Candidate Member Representative stepped down and the Board appointed **Keltie Chamberlain** as the new Representative.

## MEMBERSHIP REPORT March 15, 2019

### New Members

Congratulations and welcome to all the new PIBC Members!

At its meeting of March 15, 2019, it was recommended and approved that the Board admit the following individuals to membership in the Institute in the appropriate categories as noted:

#### CERTIFIED:

**Samantha Anderson**  
(Transfer from CIP-Int'l)

**Stuart Duncan Cavens**

**William Lambert**  
(Reinstate)

#### CANDIDATE:

**Nicole Fraser**

**Brett Freake**

**Arlene Janousek**

**Serena Klaver**

**Brenda Kolenbrander**

**Allison Lasocha**

**Jessica Lee**

**Kristin Patten**

**David Sametz**

**Amina Yasin**

#### PRE-CANDIDATE:

**Bronson Bullivant**

**Nahid Javadi**

**Elizabeth Mosier**

#### STUDENT:

**Joshua Batson (SFU)**

**Courtney Bridge (SFU)**

**Claire Buchanan (SFU)**

**Shannon Duong (SFU)**

**Liana Glass (UBC)**

**Christopher Pavsek (SFU)**

**Arden Streib (UBC)**

### Member Changes

It was further recommended and approved that the Board approve and/or acknowledge the following membership transfers and changes in membership status for the following individuals as noted:

#### FROM CERTIFIED TO MEMBER ON LEAVE

**Jennifer Fix**

**Kaitlin Kazmierowski**

**Mark Roseland**

**James Rule**

**David Thomas Smith**

**Vanessa Wong**

#### FROM CANDIDATE TO MEMBER ON LEAVE

**Kelsey Chow**

#### FROM MEMBER ON LEAVE TO CERTIFIED

**Tara Johnson**

**Daphne Powell**

**Sarah Sheridan**

#### FROM MEMBER ON LEAVE TO CANDIDATE

**Tasha Henderson**

**Erin O'Reilly**

#### RESIGNED

**Natalie Bandringa**

**David Chaney**

**Stephen Clark**

**Terry Crowe**

**Slavenko Cugalj**

**Emma Fineblit**

**Kelly Gesner**

**Leslie Green**

**Stephen Hallingham**

**Devon Harlos**

**Robert Heaslip**

**Meaghan Hoyle**

**Benjamin Hudson**

**Jim LeMaistre**

**Michael McBurni**

**Robin Mills**

**Robert Milne**

**David Pinel**

**Tamera Rogers**

**Kelly Sims**

**Meagan Twissell**





**Seoullo 7017 Skygarden  
Seoul, South Korea**



Seoullo 7017 derives its name from the word that means ‘towards Seoul’ and ‘Seoul Street’ while 7017 marks the overpass construction year of 1970, along with the year it re-opened as a public walkway in 2017. The elevated park path, designed by MVRDV – an architectural design firm in Rotterdam, Netherlands – is visible from the Seoul Station and is approximately one kilometer in length.

Due to aesthetic and safety concerns, Seoul’s hulking highway overpasses (built in post-war Korea) were gradually removed. When the last overpass was closed in 2015, planners worked to re-purpose some into pedestrian green spaces over the growing urban city. With a cost of US \$52 million, Seoul’s mayor urged the completion of this project along with other urban initiatives, including the now renowned Cheonggyecheon River restoration.

Opened in May 2017, much like New York City’s High Line, Skygarden is lined with over 24,000 plants with 228 species of trees, shrubs and flowers, all connected to 17 walkways. The park also includes gardens, terraces, and exhibitions. In the future, Seoullo 7017 may become an urban nursery, growing trees and plants for replanting elsewhere in the city.



ANDREA REIMER



KRIS ARCHIE



PARKER JOHNSON

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—Aslam Bulbulia, 2018 graduate

Register now for one- to three-day courses starting this fall in downtown Vancouver.

Our courses qualify as PIBC Continuous Professional Learning Units.