

# Planning West

Volume 56 • Number 2 • Spring 2014



**Pop-Up Parks,  
Density  
Bonusing  
for Transit  
Infrastructure,  
Legal Update,  
and more  
inside...**





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# President's Message

by Andrew Young, MCIP, RPP



Spring has thankfully arrived which means PIBC's annual conference and AGM is not far away. This year instead of its own conference PIBC is participating in the *2014 BC Land Summit: Collaborations and Connections* conference at the Sheraton Wall Centre in Vancouver.

This is an interdisciplinary conference organized by the BC Land Summit Society (BCLSS) whose member professions (including PIBC) share interests in the use of land and in land use planning in British Columbia. The focus of this Land Summit is on building stronger relationships between participating professions. Keynote speakers at the Land Summit will include: Chris Hadfield, Canadian Astronaut; Catherine Murray, Co-host and Anchor of BNN; Wade Davis, Anthropologist; and Louise Mandell, Queen's Counsel.

The Land Summit is also a great opportunity for our members to speak with PIBC Council. Please note that the Institute's AGM and presentation of the 2014 PIBC Awards will take place at the Sheraton Wall Centre hotel in Vancouver on Wednesday, May 14th starting at 11:30 am. For PIBC one of the key events will be the Institute's annual awards which recognize the great work of our members. We look forward to seeing you at the Land Summit.

In mid-March PIBC's Executive visited Prince George to meet with students and faculty from UNBC's School of Environmental Planning as well as with some of BC's central and northern planners. This, for me, has become one of the highlights of PIBC Council's calendar. It is great to learn about the inspirational research and work that is being done to develop BC's central, northern and indigenous communities. I am looking forward to learning more about this important work this year. Planners in the interior will be interested to know the Canadian Rural Revitalization Foundation is holding its annual conference Sept 25-27 in Prince George this year. The

conference theme, *New Relationships, New Realities*, reflects the changing relationships across industry, local and senior levels of government, and community organizations. PIBC CPL credits will be available for members who attend. If you are interested in presenting a paper at the conference the call is currently on for proposals.

In early April I was in Toronto representing PIBC at a meeting of CIP-ICU Council and affiliate Presidents to discuss proposed new directions and initiatives for the national institute, and for planning and planners in Canada. At April's meeting a set of formal proposals were considered that had been prepared by CIP-ICU's governance committee in January. Some of the results of these discussions will soon be shared with members by CIP-ICU and its affiliate professional institutes. The first key step coming out of these discussions will be a vote to approve new 'Articles of Continuance' for CIP as required under new federal non-profit legislation.

PIBC Council continues to pursue the strategic initiatives it set for itself last year: delivering more professional development opportunities for our members—strengthening our chapters and more fully engaging our membership; establishing a climate leadership task force—to consider/identify how planning and planning approval processes can help mitigate the impacts of climate change associated events; and establishing an indigenous planning task force—to examine the planning needs of First Nations in BC and Yukon. Terms of reference for these task forces will be finished shortly. If you are interested in participating in these task forces please contact the PIBC office email: [office@pibc.bc.ca](mailto:office@pibc.bc.ca). PIBC is also hiring a part time contract communications and marketing coordinator to help the institute develop new tools for communicating with members and to maintain and update its website and other communications activities and tools.

Speaking of Climate Change, in February, I attended a meeting of the Coastal Cities at Risk Research Team at the Wosk Centre for Dialogue in Vancouver. The meeting was organized by Simon Fraser University's Adaptation to Climate Change Team (ACT). At the time this seminar took place parts of the United Kingdom were experiencing flooding brought about by weeks of severe winter storms propagated by changes in the pattern of the jet stream in the northern hemisphere, prob-


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President's Message (cont'd)

ably arising from climate changes. Severe winter weather in large parts of North America was also very likely caused by the same changes.

As noted by a number of the seminar presenters, we are not sure what future events may be caused by Climate Change but we do know that Climate Change is real and we also understand what the probable impacts will be in coastal areas. The seminar considered some of the potential impacts of climate change on large cities in coastal areas by looking at Bangkok, Manila, Lagos and Greater Vancouver. In general coastal cities that have few resources to mitigate climate change impacts and rising sea levels are at greatest risk. Other cities like Richmond in Greater Vancouver will need to make significant investments if they are to protect their communities from the sea. It was also noted that while many coastal communities are able to currently cope with periodic floods some areas are now experiencing more frequent reoccurrences of such events which may cause people to abandon settlements which would very likely result in significant social, economic and health impacts. It was encouraging to hear the concerns of many local government council members, industry leaders, researchers, and other community leaders at the seminar regarding these and other challenges arising from climate change. It is clear that action is needed now to help reduce the vulnerability of our coastal cities and communities.

I hope to see you at the BC Land Summit conference in May.

P.S. Don't forget, CIP-ICU's annual national conference *People Matter* is taking place in Fredericton, NB from July 9-12, 2014. 

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Cover photo courtesy Patrick Klassen MCIP, RPP


# Editor's Note

by Siobhan Murphy, MCIP, RPP

Happy Spring! The content for the spring edition showcases articles on urban design, the law, transportation and dialogue about our profession.

**O**ur first story is about ParkIt!—a grass roots intervention intended to revitalize an under-used part of the public realm in Surrey that has grown to be a much larger event in recent years. Following this is a discussion by Bill Bulholzer, who presents a discussion on the legal question of varying density.

In the spirit of dialogue, there is a response to an article that ran in the fall 2013 edition of *Planning West*. The original article presented an argument based on how planning has become more sophisticated over time, and as such the role of planners is to be leaders of change. The response provides an alternative view to that argument. The original article has been reprinted for reference as a companion to the response. We also feature a short article outlining the revitalization of the Langara College applied planning program and the changes that will begin this fall 2014.

Finally, the BC Land Summit is coming up shortly on May 14-16, 2014. The annual conference is one of PIBC's signature events. This year, the 2014 BC Land Summit will be the first interdisciplinary conference organized by the newly formed BC Land Summit Society (BCLSS). The first two interdisciplinary conferences were organized by a partnership of five professional organizations that share ties to land and land-use in British Columbia. It is an opportunity to learn, share ideas, collaborate and network with others working in diverse land-related fields. I would like to invite those of who are planning on attending to contact me if you are interested in submitting articles on the keynote speakers, workshops or sessions. We hope to see you there! 

# Pop-up Parks in Surrey: Reactivating the In-between Spaces

by Patrick Klassen, MCIP, RPP

The success of an informal space activation a few years ago by planners and local residents is going into its third year and gaining momentum.

Surrey City Centre, south of the Fraser's evolving urban core, is taking shape through a range of high profile public and private sector developments. Massive new civic facilities, including the RCMP E-Division headquarters, the Pattison Outpatient Hospital and the new Surrey City Hall, add much needed investment to the area, while condo towers and construction cranes entice new residents. Roads are paved, street trees are planted. Even a vast plaza is laid out for public gathering and special events. You may have heard about it, after all, Surrey City Centre is in the midst of a massive urban revitalization effort.

While the focus is clearly on the big and the new, there is, however, a tiny project underway with an aim to beautify the in-between spaces that have been left behind. PARKit, a temporary mini public park project (or 'pop-up park'), was created in 2012 in the heart of Surrey City Centre with the aim of transforming a boring grey car space into vibrant green place for people to meet, relax and interact.

With limited neighbourhood park space, and even fewer pocket plazas and seating areas, PARKit was devised to create informal public space where it was most needed. Pop-up parks are not new to North American cities. They've been used for many years by municipalities and community groups as a means of micro-level revitalization. In most cases, however, activations have been focused in downtown areas or established streets as opposed to peripheral centers.

Their popularity has even led to PARK(ing) Day, an annual open-source global event where designers, activists and citizens transform metered parking spots into temporary mini parks. The goal of these temporary spaces is to stimulate debate about the location and function of urban open space, encourage participation and community involvement and to improve the quality of the public realm.

PARKit's initial activation was from April 17 to 30, 2012, and was led by staff in Parks Planning & Design with support from a few keen planners and neighbourhood residents. Our idea

was to surprise everyone with a small activation, so the process was kept flexible and informal.

The selected site was a dull corner of the North Surrey Recreation Centre parking lot, adjacent to the Surrey Central SkyTrain Station. The space had no discernable character, although it was adjacent to a busy pedestrian pathway that led to the Central City Mall and SFU Surrey.

The initial site design featured modular seating which provided flexibility and allowed visitors to rearrange the space. Large planters were installed to frame the edges of the site and create more intimacy. Three adjacent parking stalls were expropriated for a wood deck, and bistro table and chairs provided formal seating opportunities. It was literally rolled out in a single morning. A few mobile food trucks were quietly authorized to show up and demonstrate street food vending, something previously reserved for larger special events within the City.

The result was an overnight success, literally. Surrey's Facebook and Twitter pages received the first feedback, and it was overwhelmingly supportive. "I've LOVED having the food carts near Surrey Central this past week! I've grabbed colleagues and students along and have enjoyed the atmosphere & conversations this activity brings (even despite the rain)."

Buskers used the space to entertain passersby; even an aspiring youth band dropped by to showcase their talents. The Pacific Community Resource Services (PCRS), a non-profit youth support services group, also set up a hot dog stand where they employed youth to fundraise and learn about micro-business management.

The project really came together in many positive ways. We learned that even the greyest of places could be transformed into a creative and attractive public amenity. We also learned that the project's success was a result of more than beautification, but that it was a combination of the partnerships and community participation that helped make it special. The food

*(continued next page)*

## Pop-up Parks (cont'd)

trucks also didn't hurt, and as it turns out mobile food trucks are in more demand in Surrey than we may have thought.

In 2013 we built on the success of the project and the popularity of food trucks with a public design build competition, the PARKit Design Challenge. Individuals and groups were invited to submit their ideas for a summer-long pop-up park in the same space as the initial activation.

Submissions were judged on a set of criteria, including design, creativity, re-use of materials and programming. With the formal inclusion of food trucks the 2013 project was framed as a pilot to test the market for the development of a Street Food Program. An award of \$12,000 was offered to cover the costs of construction and installation.

All the submissions received were creative and well thought-out. The winner was entitled "Take-Out" and was inspired by the simple origami form of a white take-out food container.

The design utilized take-out boxes as planters and table posts that support eat-in counters, creating a unique, engaging and universal social space perfect for meeting, relaxing and outdoor dining.

PARKit has illustrated the importance of noticing the in-between spaces. The activations have been successful because they've created a whimsical and spontaneous sense of place that encouraged curiosity and social interaction. They've illustrated that you don't need a lot of money to intervene, just a creative idea, a sense of community and a desire to improve the public realm.

As we move into the summer with the 2014 PARKit Design Challenge, we are once again seeking unique ideas for a creative, sustainable, outdoor public space. At the same time, we are working on a formal street food program for the City Centre area. Our plan is to roll out the food truck program in time for this year's Design Challenge activation. Further into the future, our goal is to expand the program to other sites in City Centre and across the City, to fill in the other in-between spaces that have been left behind.

Visit our website at [www.surrey.ca/parkit](http://www.surrey.ca/parkit) for more information or to submit an entry into the 2014 PARKit Design Challenge. Otherwise, we hope to see you this summer at PARKit. 📍



Photo courtesy Patrick Klassen MCIP, RPP

# Density Bonusing: Using it to Build Capstan Way SkyTrain Station

by Ken Mark

Developers will contribute \$25 million to a dedicated capital fund to build the City of Richmond's SkyTrain Capstan Way station. The agreement enables Richmond to benefit directly from the future uplift in adjacent property prices, by introducing a density bonusing scheme for developers that provides additional density in exchange for contributing to a capital fund that will build an additional SkyTrain station.

**I**t brings fresh ideas for addressing two pivotal planning challenges—boosting intensification in suburbs and increasing development along transit lines.

“The City’s objective was to optimize the opportunities to create a transit-oriented corridor along the Canada Line to facilitate projected growth in the City,” says Victor Wei, Richmond’s Director of Transportation Planning.

Derrick Cheung, TransLink Vice President of Strategic Sourcing and Real Estate states that collaboration on the initiative was a, “cultural shift that enabled all parties to see past previous barriers and challenges. To overcome current funding restraints, TransLink, urban planners and developers had to break down existing silos between them to develop a symbiotic relationship to unlock and monetize the land value.”

Transit critic and former dean of the UBC’s Sauder School of Business, Michael Goldberg points out that the deal is no panacea for the region’s transit problems. And yet, the agreement introduces a workaround to achieve his long-held view that transit authorities manage both land use and transit planning. “The agreement is a precedent-setting achievement. This type of cooperation involving urban and transit planners as well as developers has not happened before in Canada,” says Goldberg

Goldberg cites his earlier research which concluded that after SkyTrain was introduced for Expo 1986, there was no new property development within 1,500 feet of the line because Vancouver did not change its zoning by-laws. Richmond planners have avoided that problem because according to Wei, “there was no need to change our zoning laws as most properties along the Canada Line are permitted for commercial/office use.”

Geography and demographics also helped push the deal forward. “Although Richmond is a suburb, it is highly developed which attracts a younger demographic that is comfortable liv-

ing in an urban space and expects amenities,” says Chris Ho, Vice-President of Development for Polygon Homes. “Across the street from the proposed station site is the Aberdeen Mall with more retail and restaurants all around. The station fits comfortably into the existing neighbourhood.”

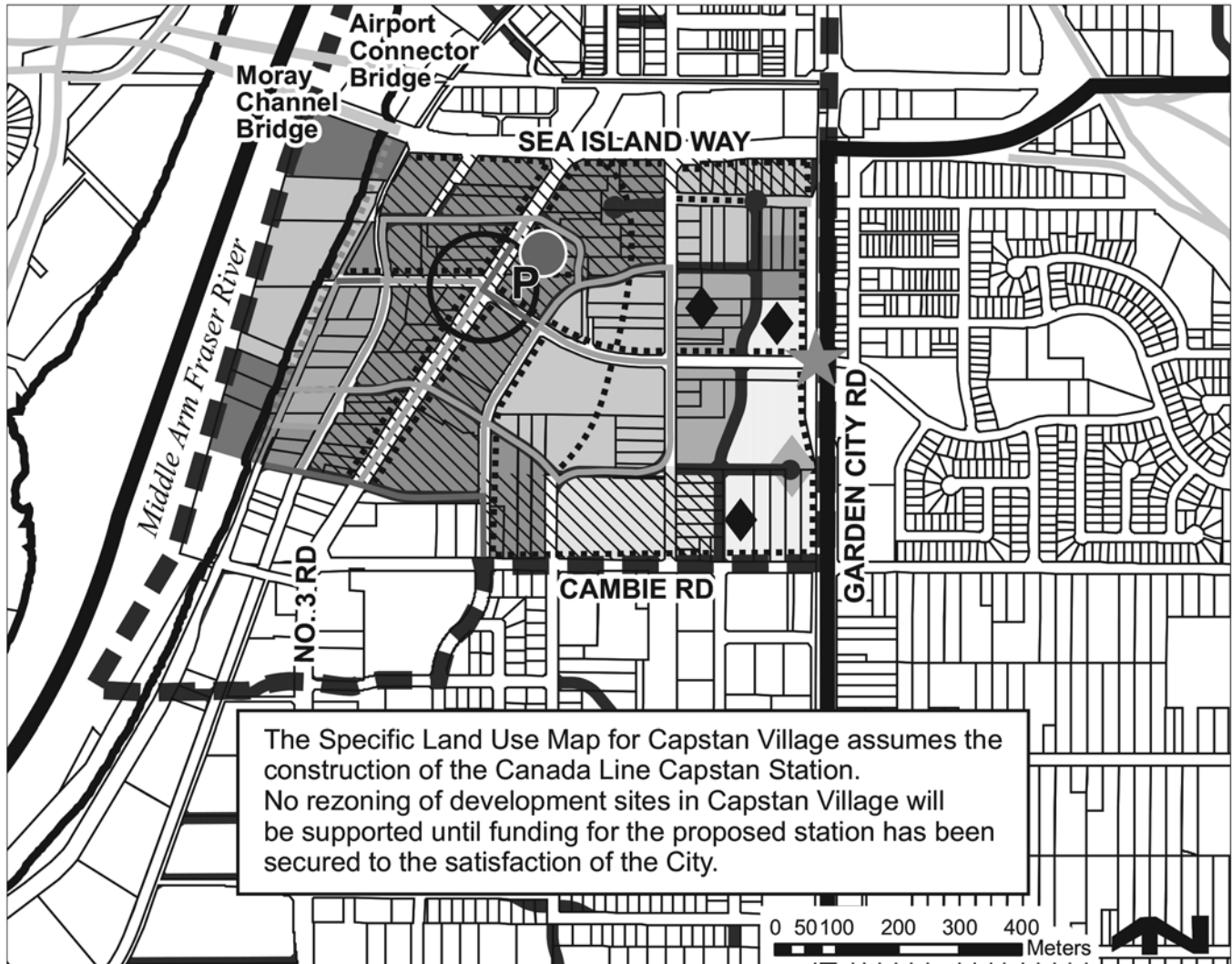
City of Richmond planners brought developers to the table by showing them that easy access to mass transit could boost their residential project’s appeal. Besides looking for a suitable place to live and a raise a family, would-be buyers also place a high priority on convenient connectivity to places where they work, shop and play. TOD usually involves the municipality putting in new infrastructure, which attracts private-sector development. But with the Capstan Way transit station, Richmond flipped it around and successfully attracted private-sector funding to help build the infrastructure to attract further TOD. The fundamental difference here is that the Capstan Station was not included in the Canada Line project and only labeled as a “future station” with no funding mechanism identified. It was left up to Richmond to figure out how to fund and add it to the existing operating line with no financial burden to the general taxpayers, TransLink or the province. “This is also a risk-free approach from a municipal perspective,” says Wei.

Developers recognized that the transit station was an amenity that could reduce their financial risk by delivering faster closings at higher prices. Improved cash flows could give their lenders greater comfort in funding the project at possibly lower rates.

The game changer for developers was receiving a guaranteed density bonus in return for paying the special building-permit levy for land they had purchased. “Developers are paying for the density bonus up front,” says Chris Ho. The City puts the collected funds into a capital reserve. Once the full amount is

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## Specific Land Use Map: Capstan Village (2031)



The Specific Land Use Map for Capstan Village assumes the construction of the Canada Line Capstan Station. No rezoning of development sites in Capstan Village will be supported until funding for the proposed station has been secured to the satisfaction of the City.

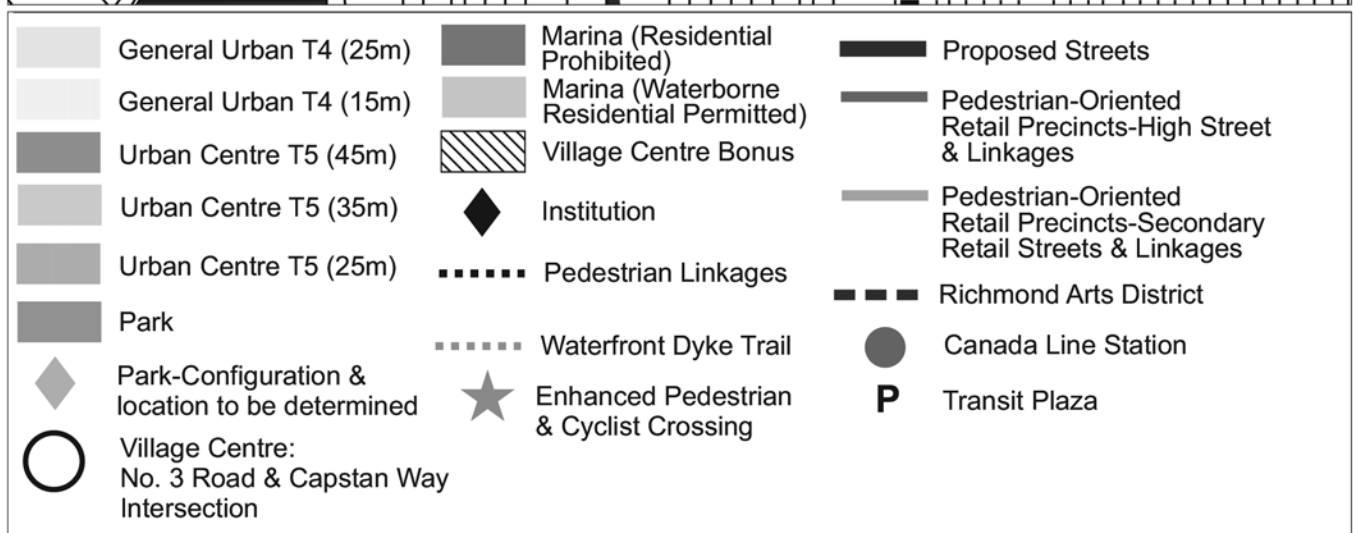


Image courtesy the City of Richmond

## Density Bonusing (cont'd)

collected in the reserve the City hands it over to TransLink to build the station.

This process began in March 2012 when the Capstan Station Funding Agreement was executed. At the end of 2013, the fund had collected an estimated \$3 million. Depending on market forces, completion date could be sooner than the estimated fifteen years based on the number of units involved and past vacancy and absorption rates in Richmond, according to Cheung. An accelerated completion date would cause benefits to ripple through the entire chain of stakeholders. TransLink's advantages include accelerated revenue streams from fares, advertising and other sources. Developers would lower risk from faster unit sales as consumers buy units. For its part, Richmond could start collecting property tax, utility payments etc. ahead of schedule. As well, a functioning station would advance community benefits such as reduced traffic congestion and lower greenhouse gas emissions.

This introduction of real-world flexibility enables market forces to play a larger role in setting station construction timelines. Before, legislation or regulation typically set deadlines. Under this agreement, developers pay an \$8,000-per-unit special levy when applying for building permits. After the dedicated capital fund reaches \$25 million, TransLink has 30 months in which to complete construction of the SkyTrain Station.

To come up with the funding formula, Victor Wei simply divided the station cost among the total future projected ultimate number of residential units within the benefitting catchment area. "But this required considerable cooperation from many other stakeholders including TransLink, City Council, senior management, other divisional staff and developers," he says.

The agreement has several built-in safeguards. One is that levy payments are inflation-adjusted to be stated in real 2010 dollars. Future payments will be calculated to include consumer

price index (CPI) increases. A crucial element is that the project's bonus density still conforms to Richmond's overall precinct density levels outlined in the Official Community Plan (OCP).

The Capstan Station levy of approximately \$8,000 per unit is applied against the first 3,250 units of the total 6,500 approved for the Capstan Village Station Precinct. According to Derrick Cheung, it amounts to a modest premium of approximately \$10 per square foot for the units. Money collected in the fund is dedicated solely to the capital costs of building the station. It does not go into TransLink's general revenues. And the money collected for the fund cannot be used for any other purposes. Under its provincial mandate, TransLink has sole discretion to decide when to start construction. The only contracted deadline is that once \$25 million is collected TransLink has a stated period in which it has to start building. The decision to start building will be based on market forces. More important, the \$25 million frees up capital funds that TransLink can direct towards transportation priorities in the region; the \$25 million is equivalent to either 50 new buses or 14 rapid transit cars.

The Capstan Way transit station agreement appears to be Canada's first transit-related, land-value recapture deal that does not burden taxpayers. TransLink and its partners have found a way to implement a mini-version of the transit-plus-property model that has been Hong Kong's Mass Transit Railway (MTR) funding engine since its inception in the 1970s.

Cheung says he has been receiving queries from municipal planners and transit authorities in Canada, North America and overseas. "We suggest to them that they start by aligning their objectives and find out if local market conditions are in place to meet their objectives. If the existing founding model, number of units, allowable density and land value all converge and make sense, it can work."

Toronto-based freelance writer Ken Mark is a 2013-2014 Asia Pacific Foundation of Canada Media Fellow supported in part by Cathay Pacific Airways. 

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# Change through Embracing Relationship

A Response to Fried, Krafchik and Callihoo, "A Leading Role for Planners in Spearheading Change", *Planning West*, Winter 2013 edition

by Graham Murchie MCIP (Ret.)

*Editor's Note: The original article that is referred to here has been reprinted for reference (see page 12). Arguments presented in this piece belong to the author and are not to be taken as the position of the Planning Institute of British Columbia.*

The authors are to be congratulated for raising the issue of how planners see, analyze and respond to the future, and how we might go about strengthening our role. They see the risks and dangers of dealing with the future "as an opportunity to rethink planning and the role planners' play in ensuring a safe, equitable and meaningful future."

They assert that as professional planners we "need ... to take a greater leadership role in our cities and communities" and with this I fully agree. I do wonder, however, if there is more we can do strategically that goes beyond more workshops with fellow planners and professionals. These seem like more of the circling of the wagons--tribalism--that the authors decry. While workshops may be useful to test ideas and create new techniques, if we wish to assume a greater leadership role we need to go beyond talking to each other, develop new skills, reach out into the community, and retool our philosophical base.

I agree "we need to forge communities of common purpose, rather than common heritage," but is this achieved by role playing and analyzing historical catastrophes? Are there not constituencies closer to home that need our attention?

We need to realize that our role in society has been largely in support of the government and market sectors, with only a nod to the civil sector, yet this is where our society's values and learning and culture reside. This is where the heart and soul of society live, and it is where planning must go.

If we want to become the "leaders of change" to which Fried et al. aspire, then we need to draw upon the philosophy and tools developed by the civil sector, to move from Jane Jacob's guardian to that of facilitators of change in the broader society. We need five things:

1. To build trust relationships with elements in the civil sector, through relational meetings with grass-root community organizations, churches, unions, educational institutions, other non-profit and professional organizations. The way has been shown by the Industrial Areas Foundation<sup>i</sup> and the organizing work

their many offshoots have done in major cities in the US and UK (and now in Vancouver, through the recently launched Metro Vancouver Alliance)<sup>ii</sup>. Build firmly based alliances with other bodies and groups that can work with the CIP and Provincial bodies to take public stands on issues of wide interest<sup>iii</sup>.

2. To formalize our community outreach, through resurrecting the defunct Community Planning Association of Canada (CPAC), or creating a similar, new body which reaches out and includes anyone interested in their communities. Our planning colleagues to the south some years ago took a more inclusive path than we have chosen in the Canadian Institute of Planners by including a lay component in the American Planning Association. By contrast, we seem to have focused our energies on professional branding (the RPP) and do not have a formal outreach role to the general public.

3. To train ourselves in relational techniques: facilitation and community change, which derive largely from the unions, churches, development and other social agencies of the civil sector, and which are grounded in applied behavioural science. Embraced by community development specialists and a few planners, these techniques have been generally neglected by our planning institutes and educational establishments.

Thirty years ago a survey of eight hundred planners in Alberta elicited response from about half indicating that they felt a need for better skills in human behaviour, leadership and change techniques<sup>iv</sup>. Professionally, while training programs were for a time operating in Alberta, little seems to have happened elsewhere since those needs were expressed (try and find a course in applied behavioural science in any planning school).

Certainly, we are not "the leaders of change" the authors wish for; we have been pushed aside by social marketers, environmentalists, activists and community developers, who have stepped up, free perhaps of our government taint, and assumed a leadership role to which we aspire.

4. To abandon the notion advanced by Fried et alia that "planners are the fulcrum that assists communities in the establishment of a sense of connectedness" and that this will be achieved by supplanting tribalism by communalism. It won't be: if anything tribalism--read value-based activity--is even

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## Change (cont'd)

more entrenched (or at least louder) than before and if we are to manage change we must accept that and adopt the techniques of more successful change agents.

Grassroots organizing, relational meetings, negotiation of shared interests, community consensus building, conflict management, and political action are all tried and true approaches that build trust, mitigate differing interests, and produce solid community responses in situations where people with different interests manage to craft solutions to issues or goals. These change agents understand tribalism (to use the authors' language), work with it, and produce viable community.

There are a wide range of techniques for enlisting and engaging community members, ranging from one-on-one meetings, through small groups, large group and community-wide events. Authentic ones are focused on eliciting the opinions, ideas and commitment of participants, not on selling a specific set of ideas being advanced by the Planning Department. They are best facilitated by outside trained facilitators who protect the integrity of the process rather than advance a predetermined outcome (consultant facilitators are available to help, and some of the best are in the Institute of Cultural Affairs, an organization with worldwide experience and involvement)<sup>v</sup>.

A few planners, the author among them, have been involved in working with First Nations in Canada and abroad, and have used these techniques in helping to create community-based plans and action plans focused on social and economic change.<sup>vi</sup>

**5. To establish a model of community planning based on solid behavioural foundations** that recognizes our heritage as a technical field but integrates the technical with the behavioural, creating a relational foundation for our community work, whether we are in government or private sector work. This could include:

First, a great number of one-on-one meetings with individuals placed in strategic positions throughout the civil, governmental and private sectors. The focus is on building bridges and establishing trust and mutual understanding with those in strategic positions in the community. These meetings are not issue, vision or problem oriented but rather is to build a common understanding and establish a portfolio of people and agencies which might, at a later date, be asked to participate in an exploration toward common action that is the heart of enlightened community.

Second, it requires we integrate in our professional practice better relational tools for dealing with people in face-to-face and group situations, in an authentic and fundamental manner. Our clients and political masters must be a part of these relational innovations as we strive to provide needed leadership and facilitation to the public, as well as meet their goals.


Third, we need to integrate our land use, design and technical responsibilities with the behavioural, through examining how and when the public can be involved in shaping technical matters, and how we can reach out and incorporate civil values into land use planning.

Government and the private sector are often accorded little trust by society at large. As employees of government or hired guns, we can also be recipients of some of this distrust. If we are to advance in our role of guiding society, we need to embrace the civil sector, with its focus on values and relational discernment, and adopt some of its tried and true measures of social support and change. We need to get out there and build a multitude of trust relationships, and then use the community development and behavioural techniques used by civil sector leaders to build upon this trust and advance community empowerment goals.

The recent inaugural meeting of the Metropolitan Vancouver Alliance shows some of the value and power of this approach. After hundreds of meetings spread over almost a decade, the MVA convened 600 people representing forty organizations, and a membership of 200,000 people, to discuss four focus areas for further research: housing, poverty, transit and social isolation.

Non-partisan in nature, the MVA is focused on creating relationships among community groups so that there is a high level of trust and understanding, a basic requirement before targeting specific issue areas. Once they have agreed on something they can all support, they will challenge the powers-to-be and move them toward the desired end.

This approach has been used in the US, Great Britain, and Australia, as well as in Alberta, and Seattle, to focus community power to bring about significant reform in those jurisdictions.

As planners we can learn from such endeavours: there are many techniques which are within our grasp—some planners even use them—but which are not widely employed, because our current model still sees the public and broader community as an outside entity to be planned *for*, instead of *with*. A new behaviourally grounded model would help us become what Fried et al wish us to become, leaders of community change, in addition to Jane Jacobs' guardian role. 

i <http://www.industrialareasfoundation.org/> ; Edward Chambers and Michael Cowan, *Roots for Radicals: organizing for power, action and justice* Continuum, 2003

ii <http://iafnw.org/canada/metrovancouveralliance>

iii Michael Gecan, *Going Public: An Organizers Guide to Citizen Action*, Anchor, 2004

iv Interagency Planning Branch, *Alberta Municipal Affairs, Training Needs of Planners: A Survey of Skills for More Effective Planning*, Edmonton, 1982  
[vhttp://www.icacan.org/about](http://www.icacan.org/about)

vi Graham Murchie, "It will be our own: community empowerment in the North" *PLAN CANADA*, Vol 39 #3, Jul-Aug 1999, pp.9-11

# REPRINT: A Leading Role for Planners in Spearheading Change

by Nicky Fried, Bryan Krafchik, Christine Callihoo, MCIP, RPP

Change is exponential. Economic, political and environmental circumstances often shift so rapidly that by the time a plan is realized, it is often already obsolete. These same circumstances can significantly alter assumptions and objectives for a project or planning initiative. One doesn't have to look further than last year's Fukushima nuclear disaster, or superstorm Sandy, to recognise how quickly long held plans can be 'scuppered'.

Professional planners are routinely asked to look far into the future, to create plans, and develop policy based on current trends and anticipated future realities. The tools and approaches planners have long relied upon are all premised on the notion that the future is knowable. However, the more we consider future impacts of issues such as climate change, economic recession, aging populations, peak oil, and so on the more uncertain it becomes to predict what our future will actually be like. As the number of unknown variables increase, planning itself is becoming unpredictable. And with unpredictability comes both danger and opportunity. Danger because the process of planning (of preparing society for a future that will be radically different from the past) is a much riskier enterprise than even a decade ago. But there is also an opportunity to rethink planning and the role planners play in ensuring a safe, equitable and meaningful future.

This, we argue, requires a new mindset; one that accepts that the future is not known and that we need to take some risk that includes an element of experiment. This new mindset will accept that we cannot perfectly predict the impacts of our plans until we take action. Experimentation, such as the City of Vancouver's downtown bike lanes, will have greater importance in the future, particularly in relation to public debate and how we change and move forward.

## Predict and Provide: Shifting to Plan, Monitor and Manage

Society has a real need for professional planners to take a greater leadership role in our cities and communities. Professional planners need to be visible in their leadership during times of change if they are to be change leaders.

We have tested this hypothesis during our work with cities and planners. In workshops with planners and engineers, we

regularly ask participants to plan a perfect (albeit fictitious) future and then ask them to consider what prevents them from achieving it in real life. For most, the issues are the number of obstacles and impediments that they contend with every day, and adherence to long established norms and processes.

One of the greatest obstacles seems to be a reliance on old patterns of relationships (this is a common concern for most professionals almost regardless of the profession). We become set in our ways, and very often, it is these habits that prevent our seeing things in a new light and of accepting new ways of thinking.

Most professions develop a form of tribalism. The old patterns of cooperation, competition, authority and institution are largely based on the notion of tribe. Tribalism is fundamental to being human, to dividing the world and understanding our place in it. Membership of a tribe identifies members of a group and the conditions of shared membership. Tribes inherently look backward and the justification for the tribe is its shared heritage. There is an old Maori proverb that "We walk backwards into the future, our eyes fixed on the past". This typifies the tribal mindset.

Needless to say, tribalism is not always helpful in moving us forward in times of unpredictability.

## What's Needed to Move Beyond Deadlock: From Tribe to Community

The Vancouver Foundation's recent survey<sup>1</sup> pointed out what we all know; there is a keen need by urban residents to belong and feel a sense of connection to their communities. How can we begin to tackle complex issues like poverty and homelessness if people are disconnected, isolated and indifferent?

To move forward we need to forge communities of common purpose, rather than common heritage. Communities create their allegiance through a sense of collaboration for the greater good. Communities focus on the present and the future. For example a person moving to a new neighbourhood becomes part of the community, not because they have a common heritage, but because they now share and occupy the same present and future space.

*(continued next page)*

## Spearheading Change (cont'd)

Of course, it is always easier to imagine the solution than it is to make it reality. Early in 2012, we gave a group of sustainability advocates and planners from Metro Vancouver the opportunity to revisit the Easter Islands in 1500 when the population was at a tipping point and could potentially have avoided the devastation that ultimately befell the Island.

The participants were made aware that the Easter Island society collapsed due to the failing to 'band together' to plan for a future of diminished resources. Instead, they selected to continue to over-consume, depleting the island of its natural resources to the extent that they were unable to accumulate the required materials to make boats to leave the island. In the scenario presented, participants were situated in the apparently stable and affluent Easter Island society of 1500.

The objective of the session was to move beyond tribal thinking, and to develop a common purpose through a process called "design thinking". The process focuses on innovation and cooperative-creation, rather than problem-solving. The results were a series of planned solutions that broke down tribal barriers and fostered greater collaboration among groups who usually compete for resources.

We held another workshop with a group of planners at the 2012 PIBC conference in Harrison Hot Springs. At the outset, almost everyone mentioned that they work across boundaries constantly; some even went so far as to say that it was a core facet of how they work. However, at the same time, most participants expressed frustration at the lack of opportunity to connect with other municipal professions as well as members of the community. What became clear was the recognition that the way planners work requires a shift—how planners conceive of their critical role in our communities must shift. Planners are the fulcrum that assists communities in the establishment of a sense of connectedness.

The workshop began with participants operating as functioning, established tribes. In this modern example each table took on the role of a specific planning function (i.e. land use, economic, sustainability, etc.). Each team had a specific mandate which fed into a broader goal. The teams ultimately progressed to diluting the tribal lines and recognized the strength of working with those outside their tribe, with the focus being on the desired future outcome. The debrief identified some reflections and actions to assist people in moving closer to 'common purpose':

- Patterns of cooperation: How we connect and work together may slow the pace of change
- Patterns of competition: We may have siloed ways of working that are in effect forms of competition which prevent us from unifying

- Patterns of authority: How we relate to authority may impede social change
- Social institutions: Our organizations and other institutions may reinforce all of the above and so impede social change.


Participants also identified some key changes that need to take place if we are to engender a greater sense of collaboration:

- We cannot plan the future based on the past or even the current state. We are often our own worst enemies in terms of the pre-conceptions we develop and thus perpetuate our current state
- System thinking begins with the individual and with the relationships we choose to make, or not make
- As individuals we must be comfortable with risk and change; something that as planners tasked with a very responsible role, we may find challenging

## The Role of the Professional Planner

The role of the professional planner has grown in sophistication over the past few decades. Numerous layers of information and considerations must be taken into account, ranging from social dynamics to economic shifts, changing demographics, the largely uncertain impacts of climate change and the need for planners to lead communities in their adaptation preparation and so forth.

Ultimately the work of planners involves the facilitation and implementation of change. We, within supportive teams of other professionals, not only facilitate and implement change, we lead change—we are the leaders of change. We facilitate the design of solutions identified by those who are living and working with the eventual outcome.

In times of change, humans tend to 'circle the wagons' and perpetuate the tribal mindset as we are instinctively uncomfortable with change. Professional planners need to become comfortable with discomfort while keeping in mind that there will never be enough information to make the decisions we are called upon to make. We must move forward and make the critical decisions with the information and guidance at hand while seeking to achieve 'common purpose'. 

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<sup>i</sup> Connections and Engagement: A survey of Metro Vancouver. Vancouver Foundation, June 2012 <https://vancouverfoundation.ca/documents/VanFdn-SurveyResults-Report.pdf>

## Legal Update

# Varying “Density”: A Glimmer of Light, or Just Another Shade of Darkness?

by Bill Buholzer FCIP, RPP, Young, Anderson Barristers and Solicitors

Over more than twenty years of legal practice, the clear front-runner in volume of opinions sought and given is questions about “density”, and in particular whether such-and-such a permit or variance order would “vary density”. Municipal lawyers might like to grant special recognition of some kind to the legislative drafter who crafted the definition of “density” in s. 872 of the *Local Government Act*: “density”, in relation to land, a parcel of land or an area, means the density of use of the land, parcel or area, or the density of use of any buildings on the land, parcel or area. Density in a bylaw dealing with land use, in other words, means density of use. Maybe the circularity of this definition is vexing only to lawyers; in the nearly 30 years since Part 26 of the *Local Government Act* and its various references to density was enacted in its current form, there has been no litigation dealing with what “density” means. Until now.

The reason that this is important is that there are nine specific references to varying “density” in Parts 26 and Part 27. In the following sections, variances of “density” are prohibited:

- 901(2)(c) jurisdiction of the board of variance
- 905 housing agreements
- 920 development permits
- 922 development variance permits
- 972 heritage alteration permits

In the following sections, special procedural requirements apply when “density” is being varied:

- 892 individual notice of public hearing
- 894 changes in density after a public hearing
- 930 amendment of land use contracts
- 966 heritage revitalization agreements

There are several other important uses of the term in relation to amenity bonus bylaws, which can provide different “density” regulations applicable in a zone, and in relation to the heritage conservation powers which cannot be used to prevent the development of land to the “density” allowed by the zoning regulations except where a heritage designation bylaw is being enacted. The circular definition of “density” in s. 872 sheds little light on the practical significance of any of these provisions.

At the core of most planners’ concepts of “density” rules are floor space ratio and site coverage maximums, buildings per parcel rules, and minimum parcel area rules. Units per hectare rules are also commonly in play as residential density controls, though they are more often used in an official plan than in a zoning or land use bylaw. There’s no consensus regarding the status of building size rules, such as maximum floor area or percentage of building floor area that can be used for accessory uses like home occupations. Some planners take the view that where those rules apply in a residential context, “density” in terms of number of households in a given area of land is being controlled by a buildings per parcel rule and the minimum parcel area rule that produced the subdivision plan, the floor area rules are merely dealing with the size of permitted buildings in which those households are accommodated, and those rules can therefore be varied without triggering special procedural requirements. In a commercial or industrial context, on the other hand, building size rules may be the only limits in place and they are more likely to be seen as controlling “density”.

Late in 2013 the B.C. Supreme Court made a decision on the meaning of “density” in s. 972(4) of the *Local Government Act*, which deals with heritage alteration permits (HAP) for (*Society of Fort Langley Residents for Sustainable Development v. Langley (Township)*). The HAP in question authorized the construction of a new mixed-use building in a heritage conservation area established by the Township’s Official Community Plan. The applicable zoning set a 60% site coverage limit and a height limit of two storeys, with no maximum floor area ratio. The permit authorized a building of three storeys—ground floor commercial, second floor offices, third floor residential—and site coverage of 67%, and it was attacked on the grounds that each variance violated the rule in s. 972(4), that “the use or density of use may not be varied” by HAP.

The Court noted at the outset that the Township clearly had the authority to permit the proposed development by amending the zoning bylaw, after “the usual process of public hearings and public consultations”—which it contrasted with “the ‘one-off’ process associated with an individual HAP”. It also mentioned

(continued next page)

## Legal Update (cont'd)

that the *Local Government Act* doesn't define "density of use", the phrase that is used in the statutory definition of "density" referred to at the beginning of this article. It then referred to a definition of "density" from the Oxford English Dictionary that it found applicable to the context of s. 972, being "the quantity of people or things in a given area or space". Posing the question of whether the Township had varied the density of use of the parcel of land "by allowing a footprint in excess of 67 percent of the area of the land and by allowing a building to three storeys high rather than two", the Court answered: "Common sense, and any reasonable interpretation of density of use, suggest that they have. They are allowing a building that is approximately 50 percent higher than the current zoning allowed and they are allowing an increase, although a modest increase, in the footprint of the building on the lands in question."

It's important to understand this decision in the context of Langley Township's C-2 regulations. In relation to height, one can perhaps readily agree that adding a storey increases "the quantity of people or things in a given area or space", being the footprint occupied by the building, while adding a few metres to a height limit specified in metres rather than storeys in a different type of zone would not necessarily do so; it might just allow higher ceilings in storeys already permitted on the land. On the other hand, if building height is being varied to enable the conversion of uninhabitable attic or basement space to habitable space, the same height variance might allow an increase in "the quantity of people or things in a given area" even though an entire storey isn't being added. If there is also a floor area ratio control on the site that is not being varied, however, increasing the permitted building height may merely be allowing the permitted floor area to occupy a smaller portion of the site, and varying the site coverage limit may merely be allowing the permitted floor area to be spread out over a larger portion of the site; neither increases "the quantity of people or things" on the site. Unfortunately, the take-away from all of this appears to be that there is no bright line separating density standards from other types of development standards that aren't density standards; all depends on the regulatory context in which the standard is situated.

One argument that doesn't seem to have been considered by the Court in the *Fort Langley Residents* case is that the authority to regulate the size (including site coverage) and dimensions (including height) of buildings and structures is conferred in an entirely separate subsection of s. 903 of the *Local Government Act* from the subsection conferring authority to regulate the density of the use of land. That circumstance would seem to support an argument that references to "density" in Parts 26 and 27 of the Act ought to be read as references to the latter, but not the former, so as to afford local governments and boards of

variance the greatest latitude in tailoring generally applicable development standards to the particular site that is the subject of a variance application. None of the regulations in the Township's commercial zoning regulations are headed "Density", while many of the residential zones have an explicit "Density" rule (usually expressed in units per hectare). This circumstance seems to have left room for an argument that the Council had chosen not to exercise its power to regulate "density" in the C-2 zone at all, but had limited its efforts to regulating the size and dimensions of buildings, and that an HAP for this zone could therefore not possibly run afoul of the rule in s. 972(4). This isn't to suggest that bylaws can "define density" and thereby control the scope of the various *Local Government Act* rules that use that term, but only that there may be ways to structure development standards to facilitate a legal argument based on the corresponding structure of s. 903, should the validity of certain types of variances be questioned.

It might also be possible to make a distinction between the results in the *Fort Langley Residents* case and other variance scenarios based on the exact wording of the *Local Government Act*, and the principle that Legislatures intend different meanings when they use different words. For example, ss. 922(2) does not allow a development variance permit to vary the density of land "from that specified in the bylaw", while s. 972(4) just says that the "density of use may not be varied" by an HAP. It could certainly have been argued, if the *Fort Langley Residents* case had been about a DVP, that the Council had not "specified in the bylaw" any density limits for the C-2 zone, and that s. 922(2) therefore had no traction in that zone. By further comparison, a development permit under s. 920(4) and a housing agreement under s. 905(3) may not vary the density of the land "from that permitted in the bylaw". "Permitted in the bylaw" seems to capture a greater range of (non-variable) bylaw provisions than "specified in the bylaw", though it still seems to suggest more direct bylaw language than "densities under the bylaw"—the language that limits Board of Variance jurisdiction, and "density of use"—the language related to HAPs considered in *Fort Langley Residents*.

All of this suggests a two-step approach to considering "density" variance questions. First, consider the exact statutory language engaged—does it rule out varying density "specified" in the bylaw, or density "permitted" in the bylaw, or does it use a more broad formulation. If the applicable statutory language could potentially include the regulation that is being considered for variance, then evaluate whether that regulation actually operates as an effective density limit in the bylaw, or whether density is really controlled by some other development standard that isn't being varied. The *Fort Langley Residents* case suggests, unfortunately, that some types of variances that have routinely been allowed in the past are in fact prohibited, and that the variance power is therefore less useful than many planners had thought. 🏠

# Coming Soon! A Refreshed Applied Planning Program at Langara

by Kathryn Nairne, MCIP, RPP and Tina Atva, MCIP, RPP

A new Post-Degree Diploma in Applied Planning will begin in August, 2014, replacing the Applied Planning technical program.


The Applied Planning program at Langara College started in 2002. Applied Planning is a technical program which provides graduates with the skills they need to obtain an entry level job in planning. Program graduates work in public and private planning offices around Metro Vancouver, the Fraser Valley and beyond. You may know or work with one! Applied Planning students share a passion and motivation to contribute to better and more liveable communities and a more sustainable future.

In 2012, Langara College decided to offer a post degree diploma rather than an undergraduate credential for the Applied Planning program. This decision was made based on a scan of planning programs in BC and Canada as well as discussions with current and former students and planning employers.

The new Post Degree Diploma in Applied Planning will be an intensive 12 month full time program. Courses will continue to emphasize team based learning and introduce students to case studies, practical projects and a range of skills necessary for the practicing planner. Langara is very excited to be offering this new program. The first intake for the new program is August 2014.

The Applied Planning program will feature:

- Evening courses to facilitate employment while taking the program;
- Instructors who are all practicing registered planners;
- Special one-day courses on hot topics in planning;
- A Major Project where students are able to explore a topic of their choice in detail; and
- Optional work experience placement after coursework is completed.

A Special Topics course will be offered each year and will be open to students and to the planning and development community. The first will be on May 23, 2014 and will focus on Climate Change Adaptation. We hope you can join us! Please contact Kathryn Nairne, RPP at [knairne@langara.bc.ca](mailto:knairne@langara.bc.ca) for more information. 

*Kathryn Nairne is the Chair of the Applied Planning Program. Tina Atva is a Planner in Urban Systems' South Coast office. She has been involved with the Applied Planning External Advisory Group for several years ([tatva@urbansystems.ca](mailto:tatva@urbansystems.ca)).*


## PIBC Professional Practice Review Committee: **Notice**

### April 2014

As has been reported in the media, a former planner with the City of Surrey plead guilty late last year to one charge of breach of trust related to soliciting money from a developer, and was given a 15-month conditional sentence by the courts. With the conclusion of criminal proceedings against Mr. Akonyu Akolo, the Planning Institute of British Columbia (PIBC) Professional Practice Review Committee is providing this information notice regarding PIBC's investigation into this matter.

At the time of the conduct in question, Mr. Akolo was a Member of PIBC and subject to the Institute's Code of Professional Conduct. Allegations surrounding the conduct in question came to the attention of the Institute in March 2011. The Professional Practice Review Committee commenced an investigation to address the allegations using the process set out by the Institute's bylaws. During the course of the Institute's investigation, Mr. Akolo failed to respond. The investigation included contacting crown counsel on the criminal matter and otherwise tracking the court proceedings against Mr. Akolo.

Mr. Akolo subsequently failed to pay his annual membership fees and therefore ceased to be a Member of the Institute as of August 2011. Because he ceased to be a member while the subject of an investigation, Mr. Akolo may not reapply for membership in the Institute until August 2021 at the earliest, as stipulated in the Institute's bylaws.

Should Mr. Akolo ever apply to rejoin PIBC, the Council may, at its sole discretion, refuse such an application, or otherwise impose any appropriate condition, including resuming the Institute's disciplinary process related to his conduct. 

# PIBC Council Notes

by Ryan Noakes, Manager of Member Programs & Services

## January 2014

It was noted that PIBC Council adopted a new structure and approach for its meeting agendas as of January 2014.

On January 31, 2014 the PIBC Council met in Vancouver.

## Fraser Basin Council Delegation

Steve Litke, Senior Program Manager, Watersheds and Water Resources from the Fraser Basin Council, spoke to Council about the development of a regional flood management strategy, including efforts to improve management of the impacts of flooding through a multi-stakeholder collaboration. Council agreed to submit a letter of support to the Fraser Basin Council for its regional flood management strategy.

## President

Andrew Young MCIP, RPP reported on his recent activities, including attending a leadership meeting with CIP and other affiliates held in Winnipeg, to look at future directions and governance changes for CIP.

## Council & Governance

Council reviewed the work to-date on the various goals and tasks from the 2013-2015 Strategic Plan.

Council also accepted the resignation of the SFU Student Representative to Council.

## Administration & Finance

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

Secretary-Treasurer, Andrew Ramlö

MCIP, RPP, presented the Institute's un-audited (2013) year-end finances. It was noted that the Institute's finances ended the year in a healthy surplus position. Council also reviewed, for information, the Institute's 2014 Operating Budget as adopted in November 2013.

Executive Director, Dave Crossley, reviewed the proposal and recommended funding approval for the Institute's participation in a new, shared national membership database and association management system. Council endorsed partnering with CIP to develop and implement the new system, and allocated funding to cover the Institute's share of development and other costs.

## Member Programs & Services

Council approved a revised 2015-2020 PIBC annual conference schedule, including directing staff to move forward with negotiations with the American Planning Association regarding its 2015 National Planning Conference in Seattle, and to submit a proposal to CIP to co-host the 2020 national conference in Whistler.

A summary report from the recent 2013 World Town Planning Day Gala event, held in November, was circulated for information and discussed. It was agreed that the investment in inviting a number of members for recognition at no cost should also be reflected in the report.

## National Affairs

Joan Chess-Woollacott MCIP, RPP reported on activities at CIP, including: ongoing governance review work and activities; the filling of staffing vacancies at CIP and development of a new website and membership database and

association management system. A special session of CIP Council, affiliate Presidents and affiliate Executive Directors was held in mid-January to discuss CIP's future governance role and purpose moving forward, including governance changes required by new federal not-for-profit legislation.

Council also reviewed the 2013 Annual Report of the new national Professional Standards Committee.

## Committee Reports & Business

Council approved the admission of a number of new members, and a number of membership transfers and changes. Council also reviewed for information the final list of revocations of a small number of Candidate members who had exceeded the time limits on membership prescribed in the bylaws, effective as of the end of 2013. Council also confirmed the extension of membership eligibility for some Candidate members, in order for them to complete the requirements for Certified membership. Council further approved the revocation of a number of Student members who had exceeded the time limits on membership prescribed in the bylaws, effective as of the end of 2013. Ryan Noakes provided an update on the admission of a new Honourary member, as approved by Council in July 2013.

Council confirmed Carole Jolly MCIP, RPP as the Chair of the Education & Student Affairs Committee for the remainder of the current two-year term. Council also confirmed various members to sit on the Education & Student Affairs Committee and the Continuous Professional Learning Committee for the remainder of the current two-year term.

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## Council Notes (cont'd)

Jennifer Hill MCIP, RPP and Daniel Huang MCIP, RPP reported on recent activities of the Communications Committee, including a meeting with the communications consultants to discuss priority action items and timelines for the Communications Outreach Plan and developing a social media strategy.

### Local Chapters

**Central-North:** The Chapter's 2013 annual report was reviewed and Council approved receipt of the report and the release of the Chapter's 2014 annual seed funding.

**Vancouver Island-North:** The Chapter's 2013 annual report was reviewed and Council approved receipt of the report and the release of the Chapter's 2014 annual seed funding.

**Vancouver Island-South:** The Chapter's 2013 annual report was reviewed and Council approved receipt of the report and the release of the Chapter's 2014 annual seed funding.

### Institute Representative Reports & Business

Council confirmed Sara Muir-Owen MCIP, RPP as the Institute's representative on the Langara College Applied Planning Advisory Committee for the remainder of the current two-year term.

### Other Business & Correspondence

Gwendolyn Sewell MCIP, RPP discussed the eligibility of individuals to sign various land title documents. Council approved sending a letter to the provincial Director of Land Titles to request that Registered Professional Planners be declared eligible to electronically sign land title documents. Council also directed staff to investigate and report back to Council what impacts allowing RPPs to act as such signing authorities

might have on professional liability insurance coverage.

Council considered a request for support from the Planning & Design Centre for its podcasts related to land-use issues.

It was noted that the next meeting of Council would take place on March 14, 2014, in conjunction with activities at UNBC in Prince George and by telephone teleconference.

### March 2014

On March 14, 2014 the PIBC Council met at UNBC in Prince George, and by telephone teleconference.

### Canadian Rural Revitalization Foundation Conference Delegation

Marleen Morris and Laura Reiser from the UNBC Community Development Institute discussed the upcoming Canadian Rural Revitalization Foundation Conference, including their request for the Institute to provide input on the conference program, identify CPL credits and help promote the conference to the Institute's members.

### Land Use Planning Curriculum in High Schools Delegation

Dr. David Connell MCIP, RPP discussed approaching the provincial government to develop and include land use planning in high school curriculum, and requested the Institute's endorsement of the initiative and to help develop the curriculum.

### UNBC Delegation

Dr. Andrew Seidel, Director of UNBC's School of Environmental Planning, provided an update on activities at the School.

### President

Andrew Young MCIP, RPP reported on his recent activities, including attending the annual Masonry Institute of BC dinner.

### Council & Governance

Council reviewed the work to-date on the various goals and tasks from the 2013-2015 Strategic Plan.

Council also confirmed Julia Berry as the new SFU Student representative to Council.

### Administration & Finance

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

Council approved the Institute's audited year-end financial statements for 2013 as presented by Secretary-Treasurer, Andrew Ramlö MCIP, RPP. Council also received the audit letter from the Institute's auditors. Council recommended to the membership the appointment of the Institute's auditors for the 2014 fiscal year. Secretary-Treasurer, Andrew Ramlö MCIP, RPP, also presented the Institute's unaudited 2014 year-to-date finances for information.

Executive Director, Dave Crossley, reported back to Council on the development and on-going maintenance costs for the new national membership database and association management system, as discussed at the previous Council meeting. It was also noted that the hiring of a part time contract communications position would proceed, in accordance with the Institute's strategic plan and budget.

### Member Programs & Services

Executive Director, Dave Crossley, provided an update on progress and planning for the Institute's upcoming Annual Conferences for information. Council also discussed various options available to participate and coordinate PIBC's conference activities with the 2015 APA National Planning Conference in Seattle, Washington. Council agreed to establish and organizing committee and under-

*(continued next page)*

## Council Notes (cont'd)

take a survey of members for feedback and input into some of the options.

A revised summary report from the 2013 World Town Planning Day Gala event was circulated for information.

### National Affairs

Council reviewed and discussed the potential changes to CIP's role and governance structures. It was noted that additional meetings and discussions would be taking place later in the spring of 2014, followed by membership input.

Council endorsed the recommendation of the Professional Standards Board, that the new Master of Planning program at the University of Calgary be recognized as an accredited planning program, commencing with the 2013-2014 academic year.

### Committee Reports & Business

Council approved the admission of a number of new members, and a number of membership transfers and changes. Council reviewed for information the list of Candidate members 'grandfathered' under the former certification process and the timelines for such members to complete the process as prescribed by the Institute's bylaws. Council confirmed a Candidate and a Student member representative to sit on the Membership Committee for the remainder of the current two-year term. Council also discussed an appeal from a member regarding the decision of the Membership Committee about their log-book submission for the purposes of applying for Certified membership.

Jennifer Hill MCIP, RPP and Daniel Huang MCIP, RPP reported on recent activities of the Communications Committee.

Council confirmed a member to sit on the Professional Practice Review Com-

mittee for the remainder of the current two-year term.

Lisa Krebs MCIP, RPP reported on recent activities of the Continuous Professional Learning Committee, including the development of a webinar.

### Local Chapters

Fraser Valley: The Chapter's 2013 annual report was reviewed and Council approved receipt of the report and the release of the Chapter's 2014 annual seed funding.

### Institute Representative Reports & Business

Council reviewed and endorsed a Climate Collaborations Draft Joint Statement and also noted the Institute's own ongoing work regarding climate change.

### Other Business & Correspondence

Council confirmed Lisa Krebs MCIP, RPP as the Institute's representative on the Organizing Committee for the 2014 Canadian Rural Revitalization Foundation Conference.

Council endorsed being a partner to the development of land use planning curriculum in BC high schools.

Council also reviewed the APEG BC Climate Change position paper. It was noted a letter of congratulations be sent to APEG BC regarding its position paper, and to provide a copy of the CIP Climate Change position paper.

It was noted the next regular Council meeting would be held on May 14, 2014 in Vancouver, in conjunction with the 2014 BC Land Summit conference and the Annual General Meeting. 🏠



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# Membership Committee Report

Congratulations and welcome to all the new PIBC Members!

## January 31, 2014

At its meeting of January 31, 2014, it was recommended and approved that Council admit the following individuals to membership in the Institute in the appropriate categories as noted:

### Certified

Laura Bentley (Transfer from OPPI)  
Mitchell Comb (Transfer from APPI)  
Patrick Déoux (Joint with OPPI)  
Alan Duncan (Reinstate)  
Valerie Durant  
Sally Elford  
Lindsey Ganczar (Transfer from APPI)  
Hardev Gill  
Andrea Gillman  
Theresa Harding (Reinstate)  
Taryn Hayes  
Hugh Kellas FCIP (Reinstate)  
Patrick Klassen  
Annie Mauboules  
Celine Mauboules  
Murray Miller (Transfer from CIP-  
International)  
Luciana Moraes  
Minhee Park

Guy Patterson (Reinstate)  
Denise Philippe  
Emily Sinclair  
Tamara Wallace (Reinstate)  
Jeff Weightman  
Kyle Young

### Candidate

Marc Cittone  
Kurt Inglis  
Daniel Martin  
Sam Mohamad-Khany (Transfer from APPI)  
Rpinder (Ruby) Sandher  
Matthew Steyer  
Kerri Trace

### Retired

Tom Becker FCIP  
Robert Burgess  
Joseph Cairns

Cindy Chan Piper  
Douglas Koch  
Leonard Ross McPhee

### Pre-Candidate

Ken Berglund  
Jennifer Black  
Tuan Hoang  
Bronwyn McLean  
Laura Slater  
Michael van der Laan

### Student

Rebecca Delorey  
Graeme Jones (Transfer from OPPI)  
Suzanna Kaptur  
Hillary Morgan (Transfer from OPPI)  
Jamieson Pritchard  
Kerri Trace (Transfer from API)

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

Nirmalendu Bhattacharya	From Certified	To Member on Leave
Iona Bonamis	From Certified	To Member on Leave
Geraldine Boyle	From Certified	To Member on Leave
Liliana Dragowska	From Certified	To Member on Leave
Deborah Fong	From Certified	To Member on Leave
Chani Joseph-Ritchie	From Certified	To Member on Leave
Andrew Kim	From Certified	To Member on Leave
Guy Patterson	From Certified	To Member on Leave
John Sellers	From Certified	To Member on Leave
Heather Shay	From Certified	To Member on Leave
Philip Testemale	From Certified	To Member on Leave
Jenyfer Neumann	From Candidate	To Member on Leave
Marisa Nightingale	From Candidate	To Member on Leave
Deanna Wasnik	From Candidate	To Member on Leave
Catherine Bernard	From Member on Leave	To Certified
Cleopatra Corbett	From Member on Leave	To Certified
Robert Finley	From Member on Leave	To Certified
Elizabeth FitzZaland	From Member on Leave	To Certified
Doris Ho	From Member on Leave	To Certified
Janette Leung	From Member on Leave	To Certified
Karen Moola	From Member on Leave	To Certified
Karly O'Connor	From Member on Leave	To Certified
Lourette Swanepoel	From Member on Leave	To Certified
Leanne Taylor	From Member on Leave	To Certified
Catherine Tompkins	From Member on Leave	To Certified

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## Membership Committee Report (cont'd)

Alison Aloisio	From Member on Leave	To Candidate
Aliaa Elkhatab	From Member on Leave	To Candidate
Mairi Lester	From Member on Leave	To Candidate
Elisa Martin	From Member on Leave	To Candidate
Tonianne Mynen	From Member on Leave	To Candidate
Shahista Shaikh	From Member on Leave	To Candidate
Joshua Van Loon	From Member on Leave	To Candidate
Charlotte Watson	From Member on Leave	To Candidate
Lilian Arishenkoff	From Member on Leave	(Extended)
Dominica Babicki	From Member on Leave	(Extended)
Girmaye Gabre	From Member on Leave	(Extended)
John Marczyk	From Member on Leave	(Extended)
Alastair Moore	From Member on Leave	(Extended)
George Penfold	From Member on Leave	(Extended)
Hans Penner	From Member on Leave	(Extended)
Ragini Rankin	From Member on Leave	(Extended)
Selena Schroeder	From Member on Leave	(Extended)
Frances Warner	From Member on Leave	(Extended)
Katherine Brandt	From Member on Leave	(Extended)
Alireza Danesh	From Member on Leave	(Extended)
Harvinder Bains	Resigned	
Sean Bohle	Resigned	
John Chapman	Resigned	
Michelle Cloghesy	Resigned	
Lauren English	Resigned	
Kelly Giesbrecht	Resigned	
Karen Hall	Resigned	
William Huot	Resigned	
Alex Jamieson	Resigned	
How Yin Leung	Resigned	
Carol Mak	Resigned	
Harrison Mak	Resigned	
Ian Moul	Resigned	
Kenneth Poon	Resigned	
Beth Rees	Resigned	
Timothy Shah	Resigned	
Adrian Stott	Resigned	
Peter Tassie	Resigned	
Tatiana White	Resigned	

## March 14, 2014

At its meeting of March 14, 2014, it was recommended and approved that Council admit the following individuals to membership in the Institute in the appropriate categories as noted:

### Certified

Jada Basi  
 Andrew Browne  
 Joanne Doddridge  
 George Fujii  
 Connie Halbert  
 Erik Lees  
 Robin Pallett

### Candidate

Coralie Breen

Christopher Larson  
 Darcy Roszell

### Retired

Holger Burke  
 Diana Butler  
 Robert Finley  
 Katie Hayhurst

### Pre-Candidate

Lisa Gordon

### Student

Katherine Ireland  
 Teagan Kuling  
 Michael Prescott

### Public Subscriber

Carl Friesen  
 Darren Proulx  
 Jacint Simon

*(continued next page)*

## Membership Committee Report (cont'd)

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

Michelle Austin	From Certified	To Member on Leave
Michael Barrett	From Certified	To Member on Leave
Teresa Fortin	From Certified	To Member on Leave
Holly Foxcroft	From Certified	To Member on Leave
Karen Moola	From Certified	To Member on Leave
Jiandong (Jim) Wang	From Certified	To Member on Leave
Aliaa Elkhatab	From Candidate	To Member on Leave
Lihua (Livia) Huang	From Candidate	To Member on Leave
Madeleine Koch	From Candidate	To Member on Leave
Robert Innes	From Member on Leave	To Certified
Firouz Adab	Resigned	
Megan Ahearn	Resigned	
Donald Alexander	Resigned	
Vienna-Lee Bouillon	Resigned	
Ken Calbick	Resigned	
Jennifer Casorso	Resigned	
Jennifer Draper	Resigned	
Patrick Kitchen	Resigned	
Mairi Lester	Resigned	
Hannah McDonald	Resigned	
David Milne	Resigned	
Danette Moule	Resigned	
Britney Quail	Resigned	
Gordon Redmond	Resigned	

## Membership Removals

### January 31, 2014

At the PIBC Council meeting of January 31, it was reported and confirmed that the following individuals had exceeded the prescribed time limits for their respective membership category, and in accordance with the Institute's bylaws ceased to be members of the Institute effective as of December 31, 2013:

#### Candidate

Don Luymes  
Greg Routley

#### Student

Sarah Bingham  
Marena Brinkhurst  
Brian Bylhouwer  
Adam Cseke  
Sarah Cullingham

Thomas Daley  
Courtney Druce  
William Dunn  
Donald Elliott  
J. Grant Fletcher  
Marie Jensen  
Lee Johnson  
Stefanie Jones  
Adam Kebede  
David Kyobe  
Lindsey Lemieux

Julie Lowry  
Lindsay Neufeld  
Alisma Perry  
Evan Peterson  
Debra Rolfe  
Jessie Singer  
Daniel Sturgeon  
Sandra Vigil Fonseca  
Wing Yan (Winnie) Yip  
Bastian Zeiger



## BEING POWER SMART MAKES BUSINESS SENSE

Developer Jim Bosa is set to transform a major corner in Burnaby into a hub of residential, office and commercial activity – all of it built to very high standards of energy efficiency.

While always interested in sustainability, Bosa has never before specifically targeted energy efficiency as a goal in his developments. But for the Solo District, located at the corner of Lougheed Highway and Willingdon, engineering firm Integral Group recommended he look at incorporating energy-saving measures from the ground up.

The result for just the first building, revealed through an energy-modeling study funded by BC Hydro's New Construction Program, is an estimated energy savings of 1.16 million kWh per year – which means it will use about 26 per cent less energy than a similar building built without those energy-saving measures.

"The engineers pulled out elements I wouldn't have thought of," Bosa says. "I thought I knew quite a bit, but they found more savings than I would ever have on my own. I've recommended the New Construction Program to other developers. I've told them, you need energy efficiency for marketability, so you might as well take advantage of the incentives BC Hydro offers to do an energy study and install the energy-saving measures."

Are you looking for new ways to build better? Visit [bchydro.com/construction](http://bchydro.com/construction) or call 1 866 522 4713.

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**Planning West**  
(formerly *PIBC News*)  
is published by the  
Planning Institute of  
British Columbia (PIBC)

Opinions expressed in this  
magazine are not necessarily  
those of PIBC, its Council, or the  
*Planning West* Editorial Team

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*Planning West* are available  
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*Planning West* is printed by  
**BondRepro**  
Vancouver, BC

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ISSN 1710-4904

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