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PIBC PLANNING INSTITUTE OF BRITISH COLUMBIA

FORWARD THINKING
SHAPING COMMUNITIES

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



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ON THE COVER

Jonathan Labillois is a member of the Listuguj Migmaq First Nation Band in Gaspé, Quebec. He has lived in Victoria, BC, for the past 20 years and his larger-than-life depictions of Indigenous peoples speak to his passion for both art and his native heritage. Learn more at jonlabillois.com.

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PRESIDENT'S MESSAGE

I was in a meeting recently with the Assembly of First Nation's Yukon Regional Chief Kluane Adamek and she said: "*we are in a racial revolution*". I have been reflecting on her words, her description of our times and what my role is and our role as professional planners is now and going forward. Following my meeting with Chief Adamek I, along with our planning colleagues from across Canada were, as noted above, in various virtual national meetings. Inclusion, diversity and equity were top of mind and how our institutions that support planning need to acknowledge and examine our own diversity, and become more inclusive.

We as planners work hard in our practices to try to design inclusive processes, engage with marginalized or hard to reach communities, advocate for those with less of a voice and develop policies and places that are equitable, safe and celebrate diversity. We have the skills and the influence as planners to create more inclusive and diverse policies, institutions, decision-making processes and communities – we do this already. We can help lead the difficult conversations in our workplaces and communities. We need to listen to the stories and lives lived from indigenous people, people of colour, and other equity seeking groups, and we need to offer up our facilitation skills to help have the discussions about systemic racism.

PIBC's own Governance and Nominating Committee has begun, along with staff, some initial work looking at our own internal policies with the lens of inclusion and diversity. The Committee is also planning to meet in person in the fall (appropriately distanced) to move forward in addressing the task from the Board's Strategic Plan to *'develop and implement PIBC policies and practices in support of diversity and inclusivity'*.

At the same time we are very pleased to be moving forward with our new indigenous planning working group that will, with support from a new student intern role, start to unpack some of the many key findings of the Truth & Reconciliation Commission and of the National Inquiry into Missing and Murdered Indigenous Women and Girls, and look at how we might be able to apply some of them to planning and our professional practice.

Lastly, but still importantly, I continue to encourage you all to keep well, stay safe, and take care.

Lesley Cabott RPP, MCIP

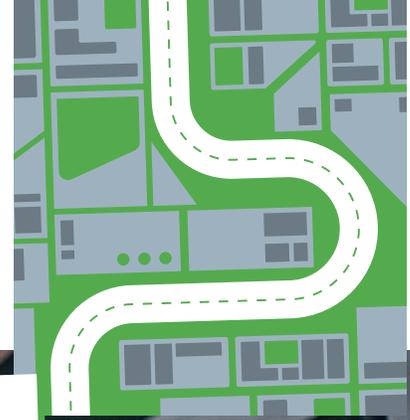
With the longer, warmer days of summer upon us, we continue to adapt and move forward through these challenging times. I was looking forward to joining many of you in person and hosting our joint annual conference – Elevation 2020 – with CIP in Whistler this summer, and I am so sorry that we are unable to do so. Part of our adaptation to the 'new normal' is now finding new and different ways to stay connected, continuing our professional development while being unable to meet in person. Whether it is through online webinars, virtual meetings, online groups and meet-ups, or just reaching out to colleagues directly more often – we're all learning to pivot.

And while circumstances are forcing us to adjust, I am very pleased they have not impeded our recognition of the great work of our members across BC and Yukon. Congratulations to all the award winners from this year's Awards for Excellence in Planning and Awards for Individual Achievement, announced in June. Your exceptional work and contributions enhance the communities you serve, and provide us all with professional pride, inspiration and learnings. Further congratulations to PIBC Honorary Member Michael Harcourt, who was recently named as the first Honorary member of CIP.

PIBC continues to work to deliver and support opportunities and services for members, including our ongoing CPL webinars, our new online members LinkedIn group, and other regular communications, to keep members informed and engaged. Our colleagues in other provinces, such as APPI in Alberta and OPPI in Ontario, are also delivering online opportunities open to planners beyond their borders. And at PIBC we are looking ahead – undertaking a member survey this summer to gauge the impact of the COVID-19 pandemic on members and seek input on how PIBC can remain resilient and supportive of members' wellbeing, and working with CIP to deliver a special series of online 'Elevation 2020' webinars this November.

In July, I was pleased to be able to connect with our colleagues within the planning profession from across Canada for a number of (virtual) national meetings to move forward with important work, including: strengthening the professional competencies that underpin our professional certification and accreditation as well as enhancing support for professional standards policy-making by the national Professional Standards Committee; discussions of our response to the COVID-19 pandemic; and furthering dialogue and progress on equity and diversity. And with the election of a new CIP Board this summer, I passed along a huge thank you to outgoing CIP President Eleanor Mohammed RPP, MCIP for her many years of dedicated, passionate leadership of our national institute. Thank you!

OUTLINES



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



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

CUI webinars cover a variety of timely topics, including how to respond to anti-Black racism in urbanist practices and conversations.

What's Trending?

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

In times of dynamic change, we are often challenged, both professionally and personally, to pivot, regain a steady footing and take the necessary steps to move forward. In this issue, we look at some organizations that bring candid conversations to the forefront. These organizations share actionable information and resources that can help establish a sturdier and more authentic footing amid the shifting landscape.

Canadian Urban Institute

@Canurb

Since the start of the pandemic, the Canada Urban Institute (CUI) has produced a steady stream of timely live online panels on relevant urban planning topics. Based in Toronto, CUI's mission is to "ensure Canada builds vibrant, equitable, livable and resilient cities" through research, engagement and storytelling. This national platform has created various tools and

programs, including "Bring Back Main Street"; a coast-to-coast initiative to find the best solutions to ensure Canadian main streets recover from COVID-19 and emerge more resilient.

Quick to bring much needed candid discussions to the forefront, CUI held a webinar on June 10 on how to respond to anti-Black racism in urbanist practices and conversations. This must-view webinar is available for free online, along with key takeaways and additional lists for readings and resources from the expert panel. (<https://www.canurb.org/new-blog-1/2020/6/10/how-do-we-respond-to-anti-black-racism-in-urbanist-practices-and-conversations>)

Follow CUI on social media (@Canurb) or sign up for their newsletter (www.canurb.org) to get notifications for upcoming webinars and online recordings.

www.canurb.org



Hogan's Alley Society

@hogans_alley

The Hogan's Alley Society (HAS) has been daylighting the presence of Black history in Vancouver and throughout British Columbia. The non-profit organization's name is based on Hogan's Alley, the unofficial name for Park Lane in Vancouver's Strathcona neighborhood. The alley ran between Union and Prior Streets from Main Street to Jackson Avenue, and was home to Vancouver's Black population. Fifty years ago, the construction of the Georgia and Dunsmuir viaducts displaced this diverse, vibrant immigrant community.

Today, HAS is driven by civil rights activists, business professionals, community organizers, artists, writers and academics, working to "to preserve and promote the historical, cultural, societal and economic contributions made by Black Settlers and

their descendants." Key parts of its strategic initiatives are to ensure racialized and marginalized communities can participate in city building, and that HAS can continue to own and operate the built environment on the historic site of Black Canadians in Vancouver.

Learn more about HAS's calls to action:

- Check out HAS's RESOURCES page at www.hogansalleysociety.org/resources/
- Read Hogan's Alley Society Call to Action www.hogansalleysociety.org/stand-with-vancouver-black-community-now/
- Watch Secret Vancouver: Return to Hogan's Alley (15 minute video) www.youtube.com/watch?v=B-8lgpvj0Hg

www.hogansalleysociety.org

Additional Readings & Resources

Simon Fraser University has provided a comprehensive list of additional readings and resources on anti-Black racism and violence in the link below. You can also visit SFU's Equity, Diversity & Inclusion page (www.sfu.ca/edi.html) for more information.

<https://www.sfu.ca/edi/updates/news/2020/resources-and-calls-to-action-against-anti-black-racism-and-viol.html>



The First Nations Major Projects Coalition

@fnmpc

"We Are Stronger Together" are the first words you will read on the First Nations Major Projects Coalition (FNMP) website. Understanding that a strong economy is reliant upon a healthy environment, supported by vibrant cultures, languages and expression of First Nations traditional laws, FNMP's mission is to "work collaboratively, cooperatively and cohesively

towards the enhancement of the economic well-being of respective memberships."

In past negotiations, First Nations were unable to negotiate meaningful returns for major infrastructure projects on their lands. The First Nations Major Projects Coalition was developed so First Nations could examine how ownership of major resource projects on their lands could be facilitated, along with how environmental practices can be improved to meet their needs.

Currently, with over 60 First Nations across Canada participating in the Coalition, it continues to establish collaborations and initiatives. They work to ensure that impacted communities can and will be a part of major projects that occur on their lands. Check out the videos available on FNMP's home page to learn more how First Nations are establishing a win-win for economic participation and environmental stewardship.

www.fnmpc.ca

MEMBER IN FOCUS

Well known for her proactive, holistic and culturally sensitive perspective, Angel Ransom is a member of the Nak'azdli

Whut'en First Nation and part of the Kwun Ba Whut'en Clan. As well as being a principal of her consulting firm, she is also the Director of Operations and Environmental Lead for the First Nations Major Projects Coalition (FNMP) and an Adjunct Professor with the School of Environmental Planning at the University of Northern British Columbia. We caught up with Angel to learn more about recent successes at FNMP and how some positives were brought on by the ongoing pandemic "pause".

How did you become a planner? What propelled you into the planning profession?

I originally studied at University in Kamloops and planned to become a Registered Nurse. However, I realized into my second year of studies that the older I got, the weaker my stomach got, so I made the decision to switch majors.

I ended up at the University of Northern British Columbia through the Northern Advancement Program in 2005. I worked with an academic advisor to look at the different fields of studies and came across UNBC's School of



Angel Ransom B.PL, RPP, MCIP

Director of Operations and Environmental Lead,
First Nations Major Projects Coalition

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

Environmental Planning program. It offered a First Nations planning stream that caught my attention. I haven't turned back since.

This program appealed to me because I viewed it as an avenue to advocate for and improve the overall well-being and living standards of First Nation communities through better planning, design, policy and development.

How has the pandemic impacted your work and life in Prince George?

The pandemic has impacted my work *immensely*. I have always approached my work in a bottom-up, community-driven fashion (i.e. grassroots up to leadership). In light of this, much of my work requires me to travel across the country to be in the communities, which is not possible at this time. Lack of travel have resulted in project delays, funding delays and increased stress in day-to-day operations.

A positive outcome from the pandemic is that I have been home with my cat and dog every day while enjoying my own bed, bath and kitchen. I have re-connected with family and friends. I feel well-rested!

As a Director at the First Nations Major Projects Coalition, what was a recent success for the Coalition?

The First Nations Major Projects Coalition (FNMPC) was established in October 2015, with the assistance of the First Nations Financial Management Board

(FMB). It was created by First Nations that have chosen to work together because of major resource projects that are proposed for their territories.

On January 27, 2017, members of the Coalition passed a resolution to establish the First Nations Major Project Coalition Society, a free-standing non-profit legal entity that carries the work of the Coalition forward. As of June 2020, we have 67 member Nations from six Canadian provinces and territories.

A recent success for the FNMPC was in March 2019, when Members approved the Major Projects Assessment Standard (MPAS). It was developed by First Nations, for First Nations, over a three-year period.

The MPAS tool identifies members' expectations for assessment of environmental effects of major projects. It includes 9 principles and over 80 specific criteria to ensure First Nations can make informed decisions regarding the development of major infrastructure, energy, and resource projects.

Best stated by Coalition Chair Chief Sharleen Gale: *"It is a tool that was developed at the request of our members to assist with building their local capacity needs while upholding the principles of Free, Prior and Informed Consent by ensuring that what matters most to our respective Member communities is adequately assessed."*

(Members also approved the Major Project Assessment Standard Guidance Appendices in October 2019.)

What is one piece of advice you'd offer to other planners who are seeking to successfully engage in planning work alongside indigenous communities?

One piece of advice I'd offer would be to start by researching information about the Indigenous community as early as possible. Provide yourself with a basic understanding of the history of the language, land, and people and start building a relationship with the community as a whole. Seeking their guidance as early as possible as to what protocols and processes they uphold and/or prefer in order to carry out a proper, community driven planning process.

Self-care and one's well-being are especially important now. How do you take care of yourself and maintain your balance?

Self-care has always been a priority for me and my overall well-being. Prior to the pandemic, I was doing high intensity interval training one-on-one with a personal fitness coach two to three times per week. Since being home, I created a workout space in my basement to keep up with my HIIT routine. I also try to follow a normal, everyday, healthy eating pattern. Lastly, I was born and raised in the north so outdoor recreational activities are of interest to me such as hiking, quadding, kayaking and golfing. ■

A Note from the Editor

/ Maria Stanborough RPP, MCIP

*this poem here, does not ask for mercy
it does not seek to replace our mothers broken
in this poem, I do not ask for breath
in this poem, I ask why I did not have it to begin with*
– Ifrah Hussein, poet

The theme “Pivot” for this issue of *Planning West* was selected at the start of the pandemic, when we were all learning to readjust to the ‘new normal.’ Then an even more urgent issue came to the forefront, demanding us to pivot again.

In the middle of a global health crisis the killing of a handcuffed Black man by the police was captured on camera. The intensity of this moment, of this horrible truth, erupted across the world into a powerful movement of anti-racist activism.

It was breathtaking to see the momentum and organization that took place after George Floyd’s death, Breonna Taylor’s killing, Regis Korchinski-Paquet’s death with six police officers in her apartment, and the death of Chantel Moore who was killed when police were conducting a ‘wellness check’. And so many, many more.

At the same time, more people in British Columbia died from overdose deaths in one month than died from COVID-19 in all of 2020. The majority of those who died from an overdose were from marginalized backgrounds, with First Nations people over-represented in this crisis.

I listened deeply in the weeks after George Floyd’s death. The message I understood is very clear – we all must do more. Much, much more.

Despite our best intentions, it is important that planners recognize we work within a system that biases the most privileged, the wealthiest, the most likely to speak out without getting arrested, shot, or killed.

As planners most of us are aware of this bias. When we conduct community engagement we know that the majority of the people who attend, as well as work at the event, will be white, financially secure, physically able and will feel comfortable saying what they think.

We know that when we have online surveys it will be the most privileged who respond.

In these ways our planning work can often replicate the biases of the system already in place.

As part of my learning, I attended two webinars: “How do we respond to anti-Black racism in urbanist practices and conversations?” and “How will we ensure equitable access to parks and public spaces?” (see: canurb.org – City Talk). I would recommend both.

Some key messages:

1. Listen. First and foremost planners need to listen. And we need to listen closely and carefully to people who are not listened to as often, those who are racialized. For those who are looking to understand more there is lots of material available. And generally lots in our own communities

2. Avoid tokenism. One Black person cannot speak for all Black people. One Indigenous person does not represent all Indigenous people. We need to be aware of when we assume this, when our work gets lazy.



3. Know that public spaces are not neutral. This includes the tangible spaces in our communities, such as parks, beaches, plazas, and transit, as well as the public spaces of our work, virtual platforms, and online presence. As planners it is up to us to ensure these spaces are safe and inclusive.

4. Build flexibility into what we do. The best solution may be one that still has to be designed, and may in fact be a solution created outside of the realm of urban planning. Our role may require us to step aside and allow for new approaches, new directions.

5. Speak up. Racism is a systemic problem, and urban planning is one piece of this system. In the midst of my weeks of deep listening, the artist Banksy published this:

At first I thought I should just shut up and listen to black people about this issue. But why would I do that. It's not their problem. It's mine.

People of colour are being failed by the system. Like a broken pipe flooding the apartment of the people living downstairs. This faulty system is making their life a misery, but it's not their job to fix it ... This is a white problem. And if white people don't fix it, someone will have to come upstairs and kick the door in.

As a planner, I know that my work will continue to replicate a racist system unless I do things differently. This is a time of opportunity and a time of healing. And I believe it is the start of some really necessary and valuable work. ■

Maria Stanborough RPP, MCIP is the Editor of *Planning West* and the Principal Consultant at C+S Planning Group.

Reflections from Yukon

/ Cheyenne Bradley

When I first heard about the coronavirus coming out of China in December I never once thought it would be a global pandemic. When the virus made its way around the world and then eventually to the Yukon, I was so scared. Yukon has a population of just over 35,000 people. I was born and raised in Whitehorse. I have many family and close friends in this community. My mother has a compromised immune system and I have asthma. It was terrifying to think what would happen if anyone of us got the virus.

I noticed a lot of people were feeling the same way. It was the uncertainty that really bothered a lot of people. It was difficult and depressing not knowing when or if we would be able to return to our normal lives.

I was forced to stay at home with my family and couldn't see my friends. We had to get groceries delivered and we could not have physical contact with anyone. I had plans for the summer for both work and personal. I had planned to travel to different events such as Caribou Days in Old Crow, working with salmon in Southern Yukon, attending the Rolling Stones concert in Vancouver, and what would have been an amazing wedding for a family member. I never realized until all of this how much we take life for granted.

When Yukon Government announced the Reopening Plans I started to feel ok again. Then on May 25th, we woke up to the horrible news that a police officer had killed another unarmed Black man in the United States. In a shocking video the officer knelt on his neck for about 9 minutes while the man was saying, "I can't breathe."

I honestly couldn't watch the video because it was so shocking. I couldn't believe how ignorant that officer was in saying, "he's fine" when obviously he wasn't. There have been so many deaths like this, not just of Black people but Indigenous people as well. Why does this keep happening?

It brings to mind all of the Missing and Murdered Indigenous Women and Girls in both counties. There has been enough publicity, reports and awareness on these issues and it seems nothing ever changes for the better.

I have been watching the protests taking place across the world. It shows that people want change and so do I. The death of George Floyd and many others can't be forgotten. One night I sat down and cried because I felt hopeless. I wanted to do something to help the "Black Lives Matter" movement, and my Indigenous brothers and sisters as well.

Being a First Nation woman I sometimes get scared when I travel to different places. I think about the possibility of being discriminated against because of the color of my skin.

I started researching what people had to say and what I could do. I started talking to people around me to for advice or to see how they felt. I signed petitions for change and attended a Black Lives Matter protest in my community. Every day it seems like there is a new video on Facebook or news article about a Black person, Hispanic, Asian, etc., living their lives and someone calls the cops on them. I just don't get it.

We need stricter anti-hate laws; we need to talk about police reform. In my community we have a Community Safety Officer program led by the First Nation. This program is intended to act as a liaison between



Cheyenne Bradley. Photo courtesy of the author.

the community and RCMP. They help to de-escalate situations and protect our citizens. People in the First Nation trust them. There should be more programs like this.

2020 has been a year I hope we all never forget. I really hope that significant change comes about for Black and Indigenous people as a result of the Black Lives Matter movement.

Change needs to happen and it can only happen if we speak up and let people know that racism is no longer acceptable in any form. ■

Cheyenne Bradley is a citizen of the Kwanlin Dun First Nation in Whitehorse, Yukon. Cheyenne was one of the Indigenous youth presenters for the June 17, 2020 Webinar on Climate Action and Indigenous Youth. This webinar is posted on PIBC's YouTube channel.

Pivoting in Northern BC

/ Hillary Morgan RPP, MCIP

In northern British Columbia, we have gained a fair amount of experience managing emergencies with wildfires and flooding becoming expected events that our communities plan and prepare for. A pandemic, however, is not something that we anticipated.

To get a sense of how the COVID-19 pandemic has impacted planners and communities across the North, I reached out to fellow PIBC members David Block (City of Terrace), Kenna Jonkman (Regional District of Fraser Fort-George - RDFFG), Katrin Saxty (Urban Systems, Fort St. John), and Rebecca DoLorey (Nadleh Whut'en First Nation). Each of these planners provided me with a glimpse of how COVID-19 changed their day-to-day and the way they engage with their communities.

All of the planners I spoke with transitioned to a working-from-home arrangement. Though there were some technical glitches to iron out, most staff were able to adjust and used technology like Zoom to stay connected to colleagues. The planners expressed that once the technology was in place, work carried on. The bigger challenge was in finding ways to communicate with the public, stakeholders and residents.

One of the biggest challenges that planners faced was ensuring that the public still had an opportunity to influence land use decisions. On May 1, 2020 the Government of B.C. allowed for electronic participation in public hearings, and the process for public hearings varied across local governments.

In the City of Terrace, public hearings were held, but the public was strongly encouraged to provide written submissions, as all Council meetings were closed to public attendance. The City has since shifted to making public hearings open to the public, but the number of people who can attend is limited. In the RDFFG, public hearings were originally postponed and they are now working through a backlog of public hearings and managing social distancing at meetings.

The City of Terrace closed all municipal buildings and services to the public and provided all planning services by phone, video-conference, or email. The RDFFG allowed for electronic meetings with planners as well as in-person meetings with planners by appointment. Both the RDFFG and the City of Terrace implemented strategies to minimize the impacts on developers and homeowners, who have a lot invested in their plans and are concerned about the economic feasibility of proposals in the context of COVID-19.

COVID-19 emphasized some pre-existing questions about how we engage with community members and stakeholders. It is becoming increasingly difficult to bring the public together for in-person meetings, and even before COVID-19, planners experienced challenges drawing a diverse crowd to public hearings, traditional open house-style meetings and workshops. Given the challenges of in-person engagement, it is tempting to assume that the future of engagement is online.

For Katrin Saxty at Urban Systems in the Peace region, COVID-19 quickly transitioned public and stakeholder engagement to online formats. As some form of online engagement was always part of the plan, expanding that to be more robust was something that everyone quickly embraced and adapted to. Katrin has hosted several engagement events, including virtual workshops, and immersive online opportunities; all went better than anticipated and had engaged participants. Using online mapping tools, prioritizing aspects, infographics, and screen sharing features, Katrin was able to obtain needed information and facilitate dialogue.

These online formats served as learning experiences for everyone involved, as “we all figured it out together.” Katrin pointed out that video conferencing can be a nice way to get to know another side of your clients and colleagues, as you are “inadvertently invited into someone’s home.” Rather than just seeing the professional persona, you get a glimpse into their home-life with a dog barking in the background or an impromptu visit from the kids.

Despite the many opportunities that online engagement offers, Katrin Saxty highlighted that a lot can be lost when we are missing the face-to-face interaction. It is harder to read people’s body language and it can be harder to work through challenging topics. As well, in the North, internet connectivity is a major barrier to online engagement. Most residents outside of municipal centres simply do not have reliable internet connectivity.



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Clockwise: 1 Katrin Saxty (Urban Systems, Fort St. John) 2 Kenna Jonkman (Regional District of Fraser Fort-George RDFG) 3 David Block (City of Terrace) and 4 Rebecca DeLorey (Nadleh Whut'en First Nation)



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The idea that online formats cannot fully replace in-person engagement was echoed by Rebecca DeLorey. Rebecca works with Nadleh Whut'en First Nation, located approximately 140 km west of Prince George. Rebecca talked about how much of their engagement work involves pulling out maps, identifying important areas, and talking about things as a group. Often elders and community members are relied on for their knowledge of the land. Prior to the pandemic, Nadleh Whut'en provided a modem and internet access for a month at no cost during an initial testing period. As a result of COVID-19, Nadleh Whut'en leadership has extended free internet access and is working towards building training and human capacity to continue acting as a service provider in the future.

Rebecca expressed disappointment about having to scale down a community

engagement process that Nadleh Whut'en was excited to launch. The project involved monitoring and restoring areas lost from extensive wildfire damage in recent years. These wildfires devastated many of the prime areas for berry picking and medicinal plant harvest and came terrifyingly close to homes, resulting in the entire community being evacuated.

The restoration project was scheduled to start this summer and involved developing employment and volunteer opportunities for local residents interested in being part of this monitoring and vegetation recovery work. This project provides a unique opportunity to come together and heal the landscape, while also healing from the trauma of the wildfires. For now, the work will move forward in the form of smaller groups developing baseline information, but the grand

vision for the program will have to wait until it is safe to come together again.

Given the variety of planning work and internet connectivity challenges in northern British Columbia, it will be a difficult to shift to predominantly online engagement formats. COVID-19 has forced many of us out of our technology comfort zone and provided time to experiment with new ways of communicating. But from talking with planners working here, it appears there will continue to be a need for in-person engagement and group gatherings in planning processes. ■

Hillary Morgan RPP, MCIP is the PIBC Central-North Chapter Chair and operates Dynamic Community Planning in Prince George (www.dynamicplan.ca).

Reset City: A Response to COVID-19

/Dr. Cherie Enns RPP, MCIP and Mikayla Marazzi



“The fact that it is patients and people living in low-income neighbourhoods or from racialized populations that have borne the brunt of the pandemic shouldn't be a surprise to anybody.”

— Dr. Andrew Boozary, Executive Director of Health and Social Policy at Toronto's University Health Network

Even pre-COVID-19 pandemic, homelessness, child poverty, and substandard housing meant that the attributes of good city design were not apparent to the average citizen. As the pandemic sweeps through cities across the globe, it reveals the legacy of power and segregation, and exposes inequities in our cities.

According to data from APM Research Lab, Black Americans are dying of Covid-19 at three times the rate of white people. Both Montreal and Toronto's poorest and most racially diverse neighborhoods have been hit hardest by COVID-19 (CBC). Internationally, people living in informal settlements are especially vulnerable. For a place such as Nairobi, this means at least 60% of its residents.

Globally, ninety-five percent of COVID-19 cases originate in urban areas. Just as city planning of the Industrial Revolution dealt with policies to address spread of diseases such typhoid and cholera, city planners today must resolve to make our cities more prepared and resilient in the face of pandemics. The intentional creation of public spaces, transportation, housing, and play areas needs to be rethought with a pandemic in mind.

We must reimagine city form and design and reset community planning through a lens that considers not only principles of 'good design' but social equity, healthy communities, and sustainability. Strategic thinking is required to reduce the impact of outbreaks of the future. It's time to plan proactively and long-term.

Some cities have already begun closing roads or lanes to cars to create room for bicyclists and socially distanced pedestrians, or building additional hospitals and

homeless shelters. Though urban planners have been working to make cities more walkable for a long time, the pandemic has accelerated the prioritization of pedestrians in unprecedented ways. The New York City Department of Transportation installed temporary protected bike lanes along two busy bike corridors that currently lack protected infrastructure.

Ironically, many of the initiatives called for by climate and social change activists are happening at lightning speed in British Columbia as a result of the pandemic:

- Slow streets or streets for people and bikes
- Overnight housing of homeless in modular or repurposed hotel housing
- Less commuting and more telecommuting
- Emergence of new outdoor public spaces, through the extension of restaurant patios into parking lots
- Awareness of the need for better care and protection of our elders
- On-line educational systems allowing less commuting
- Food systems that are smaller-scale and more localized

In regions such as the Fraser Valley and Metro Vancouver, the idea of a dense urban core may be replaced by more complete satellite communities with implications for the way we work, interact, and recreate. Housing will require design that addresses its use as both work/school space and domestic residence. The meaning of 'home' begins to change and evolve.

An initiative that integrates resilient planning, climate change, and the impacts of the pandemic is a small and more complete community initiative happening in some cities:

- Paris, France is creating the “15-minute city” initiative meaning residents can meet their essential needs within a short walk or bike ride¹

- Portland, Oregon aims to cover 90 percent of the city in so-called “20-minute neighbourhoods”— where all basic needs can be reached within a 20-minutes walking time.
- Melbourne, Australia also launched the “20-minute neighbourhood” (see figure 1)

Transition Design: Way of Being

“When we have to think strategically, we also have to accept our complicity. If we are not exterior to the problem under investigation, we too are the problem under investigation. Diversity work is messy, even dirty, work.”

— Sara Ahmed, *Living a Feminist Life*

Cities as we have known them are of the past. As cities transition, there needs to be an opportunity for inclusionary design that respects current realities. We will need resiliency-planning which demands an understanding of integrated and complex cities amidst the triple threat of climate change, pandemics, and social inequity.

Good design must not only be inclusive but also address systemic biases and support positive change. Planners can build on the reclaiming of city streets for public spaces, the need for policy that protects the health of our most vulnerable (including elders and racialized populations), truly affordable and accessible housing for all, and a redistribution of density and accessibility throughout our communities.

Border closures, travel restrictions, and prohibitions on arrivals from certain areas were among leading policy responses in the early days to keep the coronavirus from becoming a full-blown global pandemic. But are politicians in some countries using the pandemic to advance migration policy agendas they could not by other means?

In Canada, population growth has halted as immigration declined dramatically in the 2nd quarter of 2020.² We as planners need to lead the narrative and provide a new framework for the design of welcoming and spatially-just cities, localized work, and connected education.

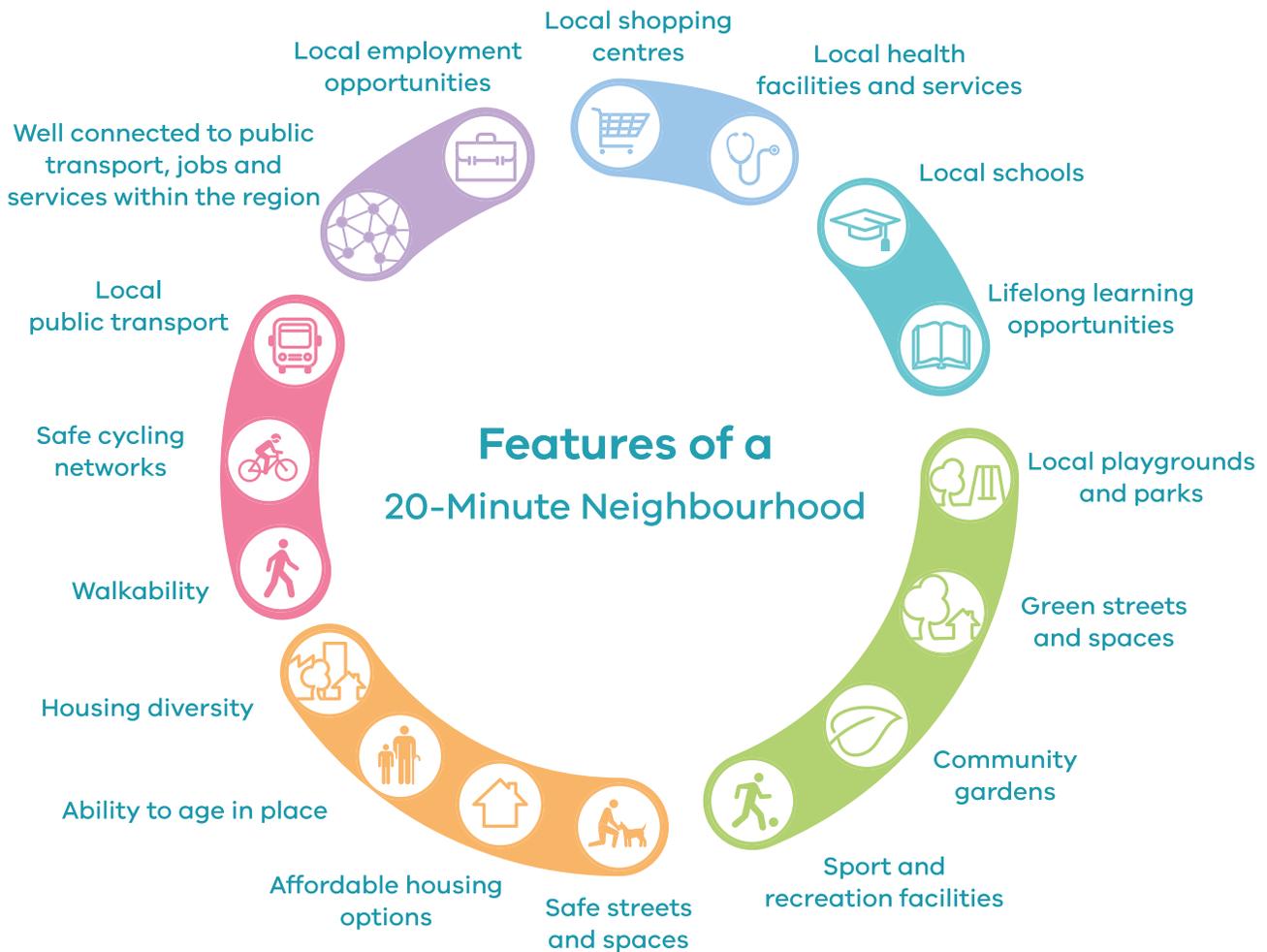


Figure 1: Melbourne's 20-minute neighbourhood

“The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city.”

— David Harvey, Economic Geographer, City University of New York

With people and bikes replacing cars in city streets, restaurant patios extending onto parking lots, those once busy streets are becoming quiet as people work and study from home. This is an opportunity to rethink policy and planning design.

Is it possible to regain a more equitable community and world and retain environmental gains as a result of the pandemic?

Planners need to voice how to make our cities healthier, more spatially just, and more sustainable. In the end, as we reset all city systems, we must recognize that we are ultimately the city we become. ■

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¹ O'Sullivan, F. (2020, February 18). Paris Mayor Pledges a Greener '15-Minute City'. Retrieved June 17, 2020, from <http://www.citylab.com/environment/2020/02/paris-election-anne-hidalgo-city-planning-walks-stores-parks/606325/>

² <https://montreal.ctvnews.ca/canada-s-population-growth-halted-by-covid-19-crisis-due-to-immigration-restrictions-study-1.4992778>

Adapting Engagement

/ Elicia Elliott RPP, MCIP and Niccolai Wang

In March 2020, planners and the public we serve experienced a significant shift after governments declared states of emergency due to COVID-19. Large gatherings were prohibited, social distancing orders were put in place, and working from home was strongly encouraged or made mandatory. Overnight, the way we collaborate, gather, and engage changed.

Despite this sudden and drastic shift, many projects marched on. And in this

strange time, we reflected on the grounding truth that the foundations of good engagement haven't changed; we still practice knowing that public policy and infrastructure projects are most valuable and effective when created collaboratively.

The authors of this article work in communities which range from rural to regional in West Virginia, Washington State, and California to urban projects in Vancouver, Edmonton, Toronto, and New York. Our

projects typically see us engaging folks at the Inform, Consult, and Involve end of the public participation spectrum, as defined by the International Association of Public Participation (IAP2) – see figure 1. This article focuses on what we have learned during this pandemic.

Before this pandemic, our team was already leveraging technology to undertake engagement: online surveys; accessibility tools such as screen reader compatibility for



visually impaired people; and video calls. We tailor each project, using customized apps and digital delivery including enhanced visualizations and models, as well as proven ways of working from the tech sector, such as fast-paced, intense, and iterative work-review-work periods called sprints. This pandemic has enabled us to dig deeper into our digital toolbox and build new tools. It has also helped sharpen our core engagement skills overall.

A few of the key opportunities and challenges we have encountered in this unique time:

Engagement opportunities during a pandemic

- folks are home to receive direct mail and newspapers
- some stakeholders have more time and/or capacity for project engagement
- reallocating engagement spending away from large, in-person gatherings like open houses can mean more resources are available for innovative, creative approaches

Engagement challenges during a pandemic

- doing more with less: reductions in staff, budgets, and overall resources can make project delivery a challenge
- shifting client or government priorities may mean engagement stops or stalls mid-way through a project, losing valuable momentum
- content development, approvals, and launches can take longer
- independent experts and service providers such as translators or accessibility consultants may have reduced or no capacity, meaning creating inclusive engagement material may be challenging
- some stakeholders are overwhelmed with screen time, making online engagement challenging, or have reduced/no capacity for engagement
- even in video calls, it can be difficult to read stakeholders' tone, body lan-

guage, and social cues, meaning that communication can be misinterpreted

- Engaging hard-to-reach folks may be even more difficult as they may not have access to technology. In-person outreach may be limited due to social distancing requirements.

Informing

Digital Tools

- project websites
- social media posts
- email databases
- radio & TV ads
- webinars
- recorded presentations

Analog Tools

- print materials, available at pick up/drop off boxes outside community hubs such as transit stations, grocery stores
- static advertising; billboards, newspapers, road signs
- direct mail
- project phone number with recorded information

While some stakeholders' capacity to intake information has been limited through this pandemic, other stakeholders are paying even closer attention to available information. It has become even more important to ensure key messages, timelines, and up-to-date information are available. We have been able to address this by enhancing the quality (and in some cases, the quantity) of engagement information during this time.

When communicating through technology, given the absence of face-to-face opportunities, we avoid using jargon, do not overload on acronyms, focus in on critical details, and provide access to background information for those seeking extra detail.

Consulting & Involving:

Digital Tools

- project website with live chat
- social media sessions (Facebook, Instagram) such as "Ask me Anything"

- webinars with Q & A session and/or breakout groups
- online surveys with report-back via newsletter/survey summary

Analog Tools

- print version of project websites and/or materials, available at pick up/drop off box outside community hubs such as transit stations, grocery stores
- direct mail, paid postage surveys
- staffed, interactive project phone number
- phone surveys
- socially-distanced in-person gatherings adherent to government guidelines

Undertaking Consulting and Involving during this pandemic has been even more challenging than before, partially because everything seems to take longer in the age of COVID, and partially because iterative engagement can be difficult to achieve when stakeholders' attention spans and capacity may be reduced.

Additionally, it can be challenging to undertake meaningful Consulting and Involving when the process is nonlinear, interrupted or delayed. Paramount to removing barriers in Consult and Involve stages is providing information early and often throughout the process. In the case of this pandemic, we have found folks needed more time than usual to review materials in advance. We also budgeted more resources for dress rehearsals of virtual engagement sessions to enhance our preparedness.

As restrictions ease, it may become possible to convene in-person. For these gatherings, consider:

- using a larger venue to accommodate social distancing
- using a venue where it is possible to provide the same engagement opportunities in separate/ adjacent spaces
- budgeting for the provision of appropriate personal protective equipment and hand-washing materials for staff and attendees
- using a greeter to monitor the number of attendees inside the venue and take contact info for COVID tracing, if necessary

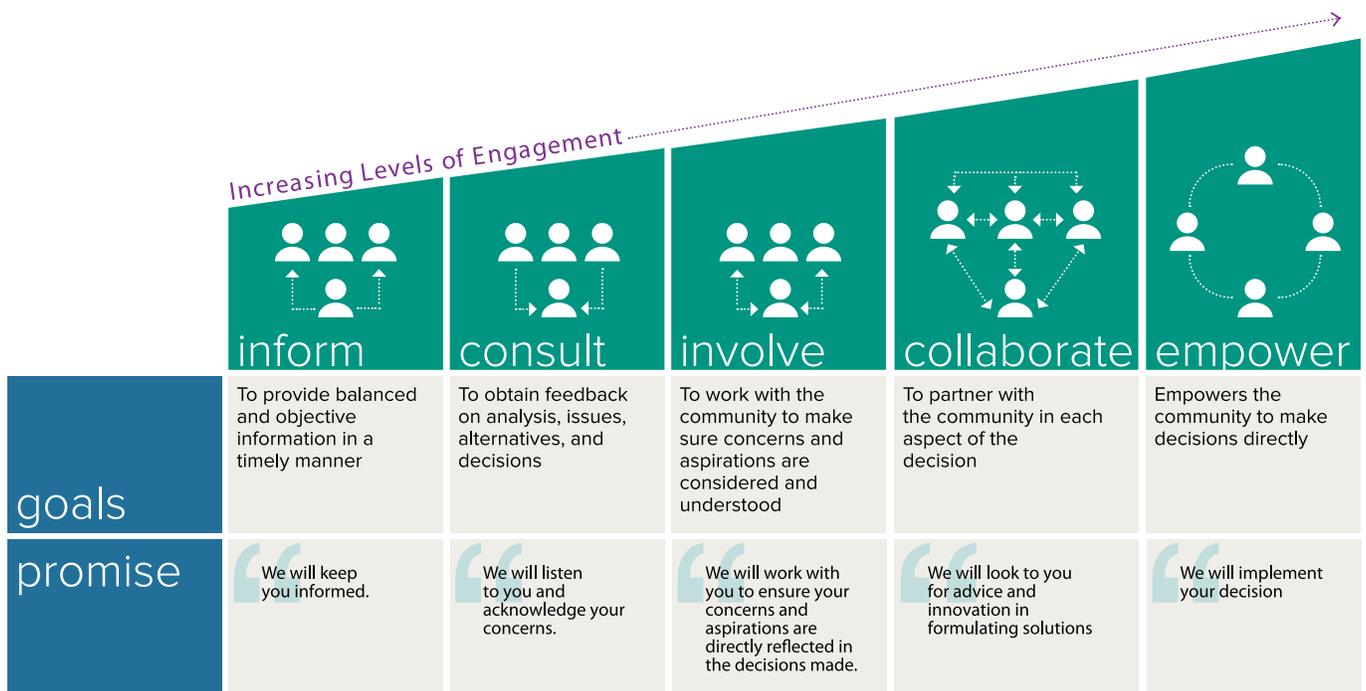


Figure 1: IAP2's Levels of Engagement

- setting up an overflow protocol to help manage expectations and respect people's willingness to be involved. This could include handing out printed materials, doing a live broadcast outside the venue, or accommodating registered attendees first and queuing walk-in attendees.

Collaborating & Empowering during a pandemic

As per IAP2's spectrum of engagement, through Inform, Consult and Involve, we work with the public to understand their needs and concerns and use feedback to inform decision-making. Collaborating and Empowering involves or empowers stakeholders to make decisions directly rather than only influencing decision-making. This level of engagement benefits from iterative, face-to-face collaboration over a period of time, which requires due care in convening, resourcing, and

facilitating engagement processes. Given current circumstances, waiting to undertake this level of engagement may be prudent.

No matter which engagement methods are chosen, one of the foundational pieces of doing this work is reflected in an IAP2 Promise to the Public: *that public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.* We can go further by co-creating engagement processes that are universally inclusive, thoughtful and responsive to current realities – even as those realities evolve.

We encourage planners to keep in mind that the use of new engagement tools, methods, and processes may limit some people's participation and the type or amount of feedback they provide. As we adapt to a new normal and navigate the uncertainty of the future, we can do well to remember that planners and the public are learning together. ■

The authors would like to express our gratitude to fellow planners for a continued commitment to serving the public through our work, and to the public for being resilient and engaged during this uncertain time.

Both are transportation planners who focus on transit, active transportation, goods movement, and future mobility.

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Together, We Can Ride

/ Sarah Thomas RPP, MCIP

1 Students cycling in Port Alberni.
2 Slow street in Vancouver

Crisis provides a narrow window of time for broad, wide-reaching change. Decades of advocacy have brought plodding success for cycling infrastructure, better in some cities than others. A National Cycling Strategy is still seeking political support.

Swift change erupted however when stay-at-home orders and solitary exercise declarations sent cyclists out in never before seen numbers. With roads quiet, and walking paths packed, the demand for cycling space transformed streets in British Columbia and around the world into cycling corridors.

Cycling addresses three concerns with one brilliant solution – transportation, exercise and mental health. Across BC cycling numbers are up; Vancouver reported a 50% increase in recreational cycling trips in some areas.¹

Biking is a low barrier, widely accessible form of transportation that gives independence, gets people outdoors, and allows for mobility. Lessons from COVID-19's impacts on cycling have made me reflect on how all communities can support cycling culture, and a 2017 Port Alberni cycling project that provides a great model of change.

Port Alberni, a strong city despite the lowest median household income in the province, was calling for cycling infrastructure.² In 2017, cycling improvements were stagnant due to the fear of frustrating vehicle drivers, safety concerns which made parents reluctant to allow children to cycle, and a lack of bicycle access which prevented teachers from cycling with their students.

Despite these obstacles, a planning solution presented itself. Businesses and government came together to pool assets and share available resources. The City of Port Alberni donated storage space for bicycles, and a bicycle store facilitated purchase of bikes and ongoing maintenance.

Ultimately, a set of bicycles was acquired for a classroom of students, along with helmets, safety vests, and bike bells. A team was convened to develop a cycling skills program. When the program began, about 15% of the students didn't have confidence on a bike. By the end of a six week program, though, classes biked across town for field trips which afforded exercise and outdoor activity, time that would otherwise be spent on a bus. Students gained independence, practiced communication skills, and felt the presence of community.

Fast forward three years and over three hundred grade five and six students have developed cycling skills, practiced

identifying potential obstacles or dangers, took control of their two wheels, and learned how to safely ride together in a group communicating with motorists and road users. Their newfound confidence is visible from anyone who sees this line of 30, bright yellow vested youth cruising down Roger Street.

For Port Alberni, a little creativity and collaboration went a long way. Deep listening and collective action moved a series of concerns to a neat solution that has gained significant acclaim in the community.

This similar collaborative spirit brought about action in the midst of COVID. "Slow streets" opened up around the world giving preference to active transportation including walking and cycling. The City of Vancouver closed Stanley Park to vehicles to make cycling more accessible, which has led to near doubling of the number of cyclists through the park on an average day.³ The City plans to introduce 50 km of "slow streets," 12 of which have already been installed as of May 2020. Victoria is rolling out their bike infrastructure plan with four new corridors created in the neighbourhoods of James Bay, along Dallas Road, Hillside Quadra and Fairfield this spring.

Bicycles provide transportation that is accessible to people without a driver's license. Being more affordable than cars,

bikes give a transportation and recreation alternative for a wide range of people. Cycling connects more than it divides.

A visit to a cross section of small communities shows how cyclists adapt. Ride through downtown Hornby Island to see



people of all ages jump off the dirt mounds and weave through the trees on mountain bikes. Visit Courtenay to learn about cargo bikes and trailers ready to haul heavy loads. Groups gather in spandex in Qualicum Beach to cycle through the wind, down the highways in a line. Stop in Port Alberni to join people on bikes getting from point A to point B and conversing on a street corner.

Cycling advocacy is, at times, challenged for being elitist – attracting able bodied, confident and fit people. For planners, this should be a call to think critically. How can cycling improvements be positioned to work for everyone, to create safer routes to school, provide direct transportation corridors for essential workers, and recreation areas for people who desire an escape or a place for a relaxing ride?

If this time of pandemic has taught us anything it is that people are adaptable and

systems can change in a matter of weeks. Road space has been reallocated, active listening has happened, and deep creativity has brought divergent interests together to accomplish a collective goal. Together, we can ride. ■

Sarah Thomas RPP, MCIP is a Planner at Ecollaborate Now Consulting

¹ <https://council.vancouver.ca/20200513/documents/cfsc1presentation.pdf>

² <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/dv-vd/cpdv-vdpr/index-eng.cfm>

³ <https://parkboardmeetings.vancouver.ca/2020/20200511/PRESENTATION-COVID-19Pandemic-ParksRecreationRespo-nse-202005211.pdf>

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Revitalizing Underutilized Industrial Sites – A Key to Economic Recovery in B.C.

/ Carla Guerrero RPP, MCIP and Annelise van der Veen





West Don Lands in Toronto before (inset) and after



The Water Guardians at West Don Lands.

It's time for the *new normal*. That's what people keep saying as COVID-19 restrictions are slowly being lifted in British Columbia. But what exactly is the *new normal*? For the city building sector, it could be using a confluence of unprecedented new opportunities to drive economic recovery while transforming communities across the province into inclusive, affordable, climate positive places for generations to come. And it could start with redevelopment of underutilized brownfield lands to revitalize our communities.

The economic fallout caused by the COVID-19 pandemic is forcing governments at the federal and provincial levels to develop policies and programs to stimulate the economy. As an option, revitalization of underutilized lands is a tried-and-true method to both boost our economy and provide transformative benefits to cities. Many places have successfully redeveloped large, former brownfield lands in prime locations, including Hudson Yards in New York City, Porto Nuova in Milan and Canary Wharf in London, creating brilliant new waterfront communities with exponential economic impacts.

In B.C., we currently have more than 6,000 registered brownfield sites, with active potential for redevelopment, sitting derelict and underutilized. For any land-constrained region with an affordability crisis, urban sprawl, climate impacts, and a pandemic, there is a cost to inaction on these lands.

There is plenty of evidence to support the idea that focusing on revitalization of underutilized post-industrial lands can be a key piece of the provincial government's strategy to boost economic recovery. Here in Canada, revitalization projects on former brownfields waterfront lands, like the West Don Lands in Toronto and the Forks in Winnipeg, show the huge economic spinoffs: job creation, increased and diversified tax base, unlocked development potential, and new revenue opportunities for both the public and private sector.

West Don Lands; Toronto, ON

The West Don Lands waterfront redevelopment is a great example of how once-derelict, underutilized 80 acres of land can transform a city and aid in economic growth. The masterplan for this transit- and pedestrian-oriented community includes 6,000 residential units, 900,000 square feet of commercial space, 23 acres of parks and public space, community centres, a school and a day care. Through partnerships with local non-profits, 20% of the new housing was built as affordable housing for seniors and families.

Government investment in the award-winning West Don Lands revitalization has

not only delivered an exceptional, climate-positive waterfront community to Toronto, but has more than doubled the value of government investments on the waterfront by:

- \$3.2 billion in economic output for the Canadian economy
- 16,200 full-time years of employment
- \$460 million in construction industry investments
- \$620 million in revenue directly back to the governments

These statistics are not Toronto-centric. Data from the United States indicates that across US cities, every \$1 of public sector investment in revitalization efforts attracts \$20 in private sector investment, as well as generating significant job growth.

In B.C. we have the opportunity to leverage the lessons learned from revitalization projects to transform sites that were once characterized by logging, fishing and industry and have been left "as is, where is" for decades.

Given the risks, environmental and technical challenges, and costs of redevelopment, private developers are reluctant to take the lead on their own. However, cities

are often able to leverage their expertise in infrastructure and planning to attract investment to create vibrant, sustainable, transit-oriented communities where residents can live, work and play.

Some examples of revitalization on former industrial waterfront lands here in B.C. include Olympic Village and River District in Vancouver, and Dockside Green in Victoria. However, these projects focused primarily on housing, parks, and amenities, and less on the jobs needed to build complete communities.

Waterfront Revitalization; Mission, B.C.



The District of Mission's waterfront is a 300-acre underutilized former industrial site and the largest undeveloped waterfront in the Lower Mainland. With the collaboration



Carla Guerrero RPP, MCIP – CEO & Founder, Purpose Driven Development and Planning

of landowners, First Nations, and businesses in the area, Council is investing in a comprehensive revitalization strategy based on lessons learned from other nationally and globally successful waterfront revitalization initiatives. District staff and consultants are working to develop an innovative and comprehensive revitalization strategy.

Mission's waterfront will include a mix of housing options for all income levels and significant commercial and industrial employment space. Parks, waterfront promenades and community spaces will be woven in to create a series of walkable waterfront communities connected by transit to the rest of the region.

Call to Action for Cities

The ongoing COVID-19 crisis has amplified the growing calls for resilient cities that can effectively operate during times of crisis. As cities strive to meet the need for well-located, affordable housing to accommodate swelling urban populations — where jobs, schools, shops, and transit are located — governments at all levels can work to initiate the development of underutilized brownfields, adding critical density within mixed-use complete communities. Cities can take the lead and champion the necessary steps required to unlock the potential of their underutilized brownfield lands.

If cities are the backbone of the economy, we must ensure that backbone is prepared to carry the weight of future challenges. We have a powerful and unparalleled opportunity in B.C. to reinvest, rebuild and reimagine our cities as places where we can all thrive for generations to come while we rebuild our economy. ■

Carla Guerrero is the CEO & Founder of Purpose Driven Development and Planning, the former project lead for the West Don Lands with Waterfront Toronto, and the lead consultant working with the District of Mission on waterfront revitalization. <https://www.purposedrivenroi.com>

Annelise van der Veen is the Planning and Development Coordinator at Purpose Driven Development and Planning, and a student member of PIBC.

FUNDING OPPORTUNITIES

Funding for municipal revitalization initiatives and their project partners are available through several different sources.

Federation of Canadian Municipalities (FCM) Green Municipal Fund provides funding opportunities for catalyzing the revitalization and redevelopment of brownfield sites for all project phases. Examples of areas of work where funding is available include: action plans and feasibility studies; site analysis, site remediation and risk management, and; capital funding for project implementation

More information about FCM grants: <https://fcm.ca/en/funding>

The Federal Gas Tax Fund in BC provides funding to communities across the province with brownfield redevelopment as a priority area of focus. Local governments (e.g. municipalities, designated First Nations) can access funding through this program to implement brownfield redevelopment projects in their communities.

For more information about the Federal Gas Tax Fund in B.C.: <https://www.infrastructure.gc.ca/plan/gtf-fte-eng.html>.

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From Horizontal to Vertical – Building the Future of Industry

/ Eric Aderneck RPP, MCIP

Industrial lands accommodate functions that serve the wider economy and community, yet don't always get the attention they deserve. Furthermore, they are one of the more stable and resilient sectors of the economy, and are an important part of the province's economic recovery and growth during these pivotal times.

Industrial land uses range from conventional distribution, warehousing, and manufacturing in large single-user buildings, to small-scale businesses such as parts suppliers, equipment maintenance, food processing, and fabrication/assembly in industrial flex space, as well as emerging e-commerce, advanced technology, and creative/media/design.

The definitions of industrial activities are evolving and becoming more diverse, with different types of increasingly lighter and less impactful industrial uses, often with a high proportion of commercial uses, requiring new and different types of spaces. Modern industrial business models may not neatly fit within the traditional paradigm of 'heavy' or 'light' industrial.

Benefits of Industrial Intensification / Density

Industrial market trends are driving new opportunities for industrial lands intensification and densification while challenging old planning regulations. In East Asia there are already industrial buildings with tens of storeys where, out of necessity, they have had to build up to fulfil their space needs. In North America there are a small but increasing number of multi-level industrial buildings, with notable new projects in Vancouver, Seattle, San Francisco and New York, all places with very high land values.

There are many potential benefits of industrial densification to both industry and the community, especially in jurisdictions with a constrained land base:

- More efficient use of land
- Increased industrial space and capacity
- Reduced development pressures on other lands in the region, such as agricultural lands experiencing pressure to rezone
- Clustering together or co-locating operations to support eco-industrial networks and circular economy systems, where companies collaborate (material loops) and share resources (peer-to-peer lending) to increase overall efficiencies

Functional features for industrial tenants include: loading bays, high ceilings, cargo elevators, truck ramps, wide corridors, and load-bearing floors. To address these requirements, multi-level industrial buildings can be considerably more complex to design and more expensive to construct than conventional single-level structures.

Consequently, higher rents are required to support these additional development costs. In some cases, this results in developments with industrial use at-grade, and upper levels that are office space, sometimes sold as strata tenure, that can cross-subsidize the cost of the industrial building.

Industrial lands can allow for some accessory and commercial activities that are related or supportive of the primary industrial use, and which may also provide local-employee serving amenities. However, allowing excessive additional office or retail space may lead to unintended consequences. Substantial commercial development in an industrial district can displace industrial uses by increasing land values and introducing use conflicts. Accordingly plans should consider the local context and community objectives.

Policy Initiatives in the Metro Vancouver Region

With a population of 2.6 million and home of the largest port in Canada, Metro Vancouver is experiencing strong demand and a severe shortage of industrial land, manifesting in increasing land prices, low vacancy rates, and rising rental rates -- amongst the tightest markets in North America.

Responding to the pressures of a limited land base and need for coordinated industrial planning, Metro Vancouver is advancing a Regional Industrial Lands Strategy to explore policy solutions, including industrial intensification and densification.

At the municipal level, the City of Richmond, home to significant port and logistics related lands, completed an Industrial Land Intensification Initiative to explore the potential for industrial intensification and supportive policy actions.

Over the past few years the City of Vancouver has made amendments to their industrial zoning to facilitate greater amounts of office and accessory uses. In the Mount Pleasant area, located close to the downtown core and transit, the I-1 zoning allows up to 3.0 floor area ratio (FAR), requiring the ground floor and mezzanine be designed for 1.0 FAR of industrial space with minimum ceiling heights and loading facilities, with office space on upper floors.

In other parts of Vancouver, the I-2 Zone, intended for "industrial and other uses that are generally incompatible with residential land use ..." also allows for General Office, including Digital Entertainment and Information Communication Technology. The industrial (1.0 FAR minimum) and commercial uses (2.0 FAR maximum) can total up to 3.0 FAR of density.

Two notable projects designed with light industrial units at grade, underground parking, and office space on the upper levels, both within the City of Vancouver's I-2 Zone:

Ironworks by Conwest is a centrally located 188,000 sq ft strata project that provides mixed industrial, warehouse, showroom, and office spaces, in a two- and three-level complex plus mezzanines (total 1.83 FAR). The innovative and functional layouts feature freight and passenger elevators, modern design with end-of-trip bike facilities, and a common roof top deck with views.



IntraUrban Evolution by PC Urban offers quick access to Vancouver's downtown core, major commuter and transportation routes, as well as the Port of Vancouver. The project has 105,000 sq ft of strata industrial and office space over four levels (total 3.0 FAR). Efficient floor plates with a variety of unit demising options and abundant glazing mean open and flexible workspaces. Dock and grade loading doors are served by a freight elevator system to provide access throughout the building.



Eric Aderneck RPP, MCIP, is a senior planner with Metro Vancouver, and an industrial lands planning consultant in other jurisdictions. His website includes a range of resources about industrial lands planning and development matters: www.MVindustrialands.com. He can be reached at eric.aderneck@gmail.com

LIVES LIVED

Beverly Grieve RPP, MCIP, PIBC Life Member 1958 - 2020

By Lee-Ann Garnett RPP, MCIP, Emilie K. Adin RPP, MCIP, and Heather McNell



Beverly Grieve and colleagues at the 2018 PIBC World Town Planning Day gala, on the occasion of her designation as a PIBC Life Member

On a rainy January evening in 1997, Beverly Grieve stood at the front of a lecture hall at Simon Fraser University's downtown campus as her new students slouched in their chairs, backpacks dripping with rain. "This was the first time Urban Studies 308 had ever been taught", Bev announced. Then she pulled her suit blazer around her and added with an infectious grin, "And I'm making this curriculum up as I go along!"

The students perked up and she launched into her inaugural lecture. Under the tutelage of Canada's renowned housing expert, Dr. David Hulchanski, Bev was one of a few "housers" in the planning profession. That night at SFU, she began passing on the houser tradition and inspiring the next generation of housing enthusiasts.

With an SFU Bachelor's degree in Geography, and a Master's degree from UBC's School of Community and Regional Planning, Bev was well-equipped to speak with authority – and also to charm. University lecturer by night, practicing planner by day, Bev was working at the City of Burnaby at the time.

After sojourns in Maple Ridge, the City of North Vancouver, and BC Housing, Bev had settled in Burnaby for what was to be a long tenure (1986-2003). She had grown up in Brentwood, graduated from Alpha Secondary, and worked as a lifeguard at the neighbourhood pool, so she was excited to be working in her hometown.

In the 1990s and early 2000s, housing issues in Burnaby were like many in Metro Vancouver. Burnaby was grappling with

pressures for change in single-family neighbourhoods – bigger houses, smaller lots, secondary suites – the standard fare for urban planners in BC.

Bev set the housing program for the Burnaby, developed the small lot R12 program, and prepared policy briefs - her paper on the 1992 Provincial Commission on Housing Options was memorable.

In 2003, the GVRD beckoned and Bev made the shift to Metro Vancouver. Her deep understanding of housing issues, coupled with practical knowledge of how housing actually got built was a boon at the regional level. Bev was instrumental in moving the housing agenda forward, heading up the first Homelessness Secretariat at Metro Vancouver, and developing regional housing strategies that would become the blueprint for the next decade.

Later, Bev became chair of the Regional Planning Advisory Committee (RPAC). She was particularly proud of her role spearheading a working group of dedicated municipal and regional planners that hashed out the final details of the regional growth strategy Metro Vancouver 2040. Bev cajoled her RPAC colleagues into committing to four-hour policy sessions throughout that sweltering August. The sessions were – if not always fun – definitely intellectually worthwhile.

In 2007, New Westminster – a small city with big ambitions – was looking for a planning professional who could advance its housing agenda. Bev was the perfect fit for Manager of Planning, and by 2013 she had risen to the position of Director.



Beverly Grieve with New Westminster Mayor Jonathan Cote at the 2019 Grand Opening of 43 Hastings.

Providing leadership on a wide range of issues, including sustainability, growth management, transportation, and community building, it was in housing that Bev continued to make her biggest mark. The focus of her work was to provide housing opportunities for all, especially those most vulnerable. Bev coordinated the city's award-winning Affordable Housing Strategy, which led to the establishment of a Housing Reserve Fund.

She also headed the innovative Small Sites Affordable Housing Project. One outcome was the development of 43 Hastings Street; a partnership the City of New Westminister and the Community Living Housing Society, with assistance from the Catalyst Community Developments Society.. Bev was particularly proud of this innovative affordable housing project because it was based on the principle of inclusivity and demonstrated the power of partnership. It represented, in her husband Graham Scott's words, Bev's ability to "think small with big intentions."

Bev retired in 2018, but her legacy will live on throughout the Lower Mainland. Her commitment to her profession was honoured by her peers that year when she won an Individual Achievement Award and was also designated "Life Member" of PIBC. However, it was her impact on people that will be everlasting. Her love of teaching, mentoring, and coaching young planners was a constant, as was her support of colleagues and peers.

Bev is survived by her husband, Graham Scott, and her sons, Devon Grieve Scott and Liam Grieve Scott. No doubt all three heard more than enough about the intricacies of zoning bylaws at the dinner table as she often talked about work at home; unbeknownst to them was how lovingly and often she talked about home at work.

Lee-Ann Garnett RPP, MCIP, Assistant Director, Long Range Planning, City of Burnaby. Emilie K. Adin RPP, MCIP, Director, Development Services, City of New Westminister. Heather McNell RPP, MCIP, General Manager, General Manager, Regional Planning and Housing Services, Metro Vancouver

LIVES LIVED

Erik Karlsen FCIP 1945 - 2020

By Graham Farstad RPP, MCIP
with Kim Stephens, Elizabeth Cull,
Cynthia Hawksworth and
Jonathan O'Riordan

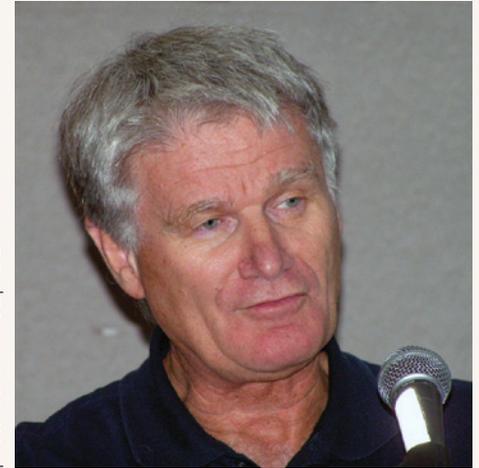


photo credit: Kim Stephens

"Implementing change is primarily a people matter, not a technical one."

– Erik Karlsen

The Planning Institute of British Columbia was saddened to hear the news of the recent passing of Erik Karlsen FCIP. Erik was a leading member of the profession whose contributions to planning in the public sector spanned five decades and involved communities in every part of the province.

Erik began his career in planning in 1968, and first became a member of PIBC and the Town Planning Institute of Canada (now CIP) in 1972. He was elected as a Fellow of CIP in 2004. Erik held professional and management roles in government organizations including the Lower

“He was one of a kind who was universally respected by colleagues and politicians alike.”

– Eric Bonham, former Director, BC Ministry of Environment

Mainland Regional Planning Board, the Greater Vancouver Regional District, Parks Canada, the BC Environment and Land Use Secretariat, and the BC Ministry of Municipal Affairs.

In these roles, he was an innovator with a focus on integrated and adaptive approaches to land use planning, resource management, and environmental protection, with an emphasis on community and regionally-based interests and approaches. He bridged the worlds of municipal affairs and environmental stewardship and was a familiar face for a generation of local, regional, and provincial elected officials and staff.

Erik was the first Director of Regional Growth Strategies in the BC Ministry of Municipal Affairs, serving five years as the Chair and the CEO of British Columbia's Agricultural Land Commission and the Chair of Smart Growth on the Ground. He was instrumental in developing the Partnership for Water Sustainability and the Water Sustainability Action Plan for British Columbia.

In his spare time Erik was an Associate Faculty member in the Masters of Environment and Management program at Royal Roads University. Throughout his career, Erik received numerous well deserved honours, awards and recognition. He was also a strong practitioner of giving back - not only to his community but also to his profession - serving as a mentor for other professionals, and volunteering in many capacities within the profession throughout his long and impactful career.

After he left government, Erik worked as a consultant to Simon Fraser University's Adaptation to Climate Change Team

(ACT). He prepared a major report on policies and practices for the agriculture sector to adapt to climate change.

The author, Graham Farstad, first worked with Erik in 1974 on land use planning issues in Northern BC, including a possible steel mill. Erik left an indelible impression on him and many others as indicated by the following tributes.

“We had the good fortune to work for Erik in the early 1980s. As young women recently promoted to management positions – at a time when there were very few women in management – Erik mentored and supported us. We knew he never doubted we could get the job done despite our youth and inexperience.

Long after we stopped working with Erik, he continued to inspire us with his critical thinking skills and his ability to create frameworks to think through and resolve tough problems. Looking back, we realize how lucky we were to have his guidance at a pivotal point in our careers.”

– Elizabeth Cull, former BC Minister of Health, Minister of Finance and Deputy Premier & Cynthia Hawksworth, retired Community and Regional Planner.

“Erik cared deeply about people and what they had to say. He understood all sides of an issue and ably brought people with different perspectives together to find common ground. And importantly, he got things done!”

– Lynn Kriwoken, recently retired Executive Director, BC Ministry of Environment and Climate Change.

“You could count on Erik to know the one person in every agency or organization who shared even one common thread of commitment to ecosystem-based community planning. He turned networking skills into an art form.”

– Joan Sawicki, former Speaker of the Legislative Assembly of BC and Minister of Environment

“He had a remarkable impact on the shape of BC communities.”

- Dale Wall, former Deputy Minister

“He understood how to play a hand of opportunities to advantage.”

– Tim Pringle, former Executive Director, Real Estate Foundation of British Columbia

“He never hesitated to travel around the province to meet with elected representatives and community members.”

– Peter Law, former Senior Biologist, BC Ministry of Environment

“Erik Karlsen was a splendid person and public employee. Whether it was the Environment and Land Use Committee Secretariat, the Agricultural Land Commission, or municipal planning and development, he was a quietly skilled leader with huge people skills.”

– Mike Harcourt, Former Premier of BC

Graham Farstad RPP, MCIP is a planning consultant and principal with Arlington Group Planning Inc.

Public Engagement, from a Safe Distance

The authors of an opinion piece that appeared in the *Toronto Star* on April 27, 2020 worried that local governments across the country were shrugging off local, participatory governance in the rush to respond to the exigencies a public health emergency.

There is, however, at least an argument that deep and meaningful community engagement of the variety many planners aim to foster has never been a statutory precondition to local government decisions in British Columbia. And this is despite the fact that many of these decisions have a profound impact on individuals, neighbourhoods and even entire regions.

The gap between what the authors of that *Toronto Star* piece might prefer, and the legal requirements for public engagement, could perhaps be explained by the differences between the legal rationale for public participation and the planning theory of public engagement. The former is rooted mostly in concerns for fairness, while the latter seems to have more to do with good governance and the substantive outcomes of decisions.

But whatever the reasons for engagement or consultation, the COVID-19 pandemic, and the distancing it dictates, has been nothing if not a fly in the ointment. The legal requirements for letting the public in on local government decisions have been shifting during the course of the pandemic, with the making of Provincial Ministerial Orders M-083, M-139 and M-192. These Orders have changed the rules for open meetings, bylaw adoption, and public hearings.

Each of the Orders acknowledges the tension between "public participation in local governance", and the "limitations on this public participation," which have become necessary to address the threat of COVID-19.

The first Order (M-083) modified, almost to the point of nullifying, the "open meeting rule," which has been recognized by the Supreme Court of Canada as a cornerstone to ensuring transparency, openness and accountability in almost everything local governments do. It simply said local governments were not required to allow members of the public to attend open meetings. This change meant that for decisions like development variance permits and temporary use permits, which require notice but no public hearing, members of the public might not even have had a chance to see decision-makers debate the merits of the decision.

For development permits, which don't even require notice before issuance, the implications were more significant: a "secret" development permit was basically authorized. As a whole, Order M-083 seemed to authorize exactly the kinds of procedural short-cuts the authors of the *Toronto Star* piece worried about.

Order M-192, the third and final Order, signals a return to business-as-usual for open meetings. It requires local governments to make best efforts to accommodate public attendance at open meetings. If public attendance is not going to be allowed, the local government body must pass a resolution stating how it will nevertheless ensure "openness, transparency, accessibility and accountability."

The permits mentioned above aren't the only decisions for which some form public participation short of a public hearing is, and continues to be, required. Local governments must still:

- give notice before disposing of land
- "gather the views" of residents before making comments and recommendations on most licences for cannabis and liquor retail
- provide an opportunity for representations to Council on a proposed highway closure
- provide "an opportunity to be heard" before making or amending business regulation bylaws.

None of the Orders say anything about how local governments might fulfill these procedural obligations while everybody keeps their distance.

A second change effected by Order M-083 and constrained by Order M-192 concerns bylaw adoption procedures. Section 135(3) of the *Community Charter* prohibits adoption of most bylaws at the same meeting as third reading. The first Order revoked that rule, allowing bylaws to go from start to finish at a single meeting, which was especially significant if no members of the public were allowed to attend the meeting.

With Order M-192, Section 135(3) is now back in effect for all but a limited list of municipal bylaws, most concerning financial and taxation matters. Also, and importantly for planners, the rule has never applied to bylaws requiring a public hearing



before adoption - zoning bylaws, Official Community Plan bylaws, phased development agreement bylaws, certain heritage designation bylaws, and certain land use contract amendment bylaws - presumably because the public hearing already requires a pause sometime between first and third readings.

Third and finally, Order M-192 continues to allow public hearings to be conducted by “electronic or other communication facilities.” It does not, in any circumstances, relieve local governments of the duty to hold a public hearing before adopting a bylaw. However, for a zoning bylaw that is consistent with the relevant OCP, section 465 of the *Local Government Act* already permits the waiver of a hearing. Since a zoning bylaw must be consistent with an OCP anyway, it’s perhaps surprising how rarely local governments seem to rely on the waiver option when it is available.

Public notice is still required when a hearing is waived, and the waiver of a hearing doesn’t stop a local government from carrying out whatever other forms of engagement it might consider appropriate in the circumstances. In that sense, public consultation by “electronic or other communication facilities” has always been an option where a statutory public hearing has been waived.

For phased development agreements, some land use contract amendments (and terminations), and some heritage protection decisions under Part 15 of the *Local Government Act*, a public hearing cannot be waived, and for Official Community Plan amendments, a public hearing plus any

further consultation the local government considers appropriate remains mandatory. In all of these cases, the permission to hold a public hearing that is not an in-person hearing remains significant.

When holding electronic public hearings, a local government must still give notice, and must also include in the notice instructions for how to participate in the hearing. A local government can now make copies of the bylaw and supporting information available for on-line viewing.

Order M-192 does not modify what is probably the most critical aspect of the statutory public hearing language in the *Local Government Act* – the requirement that:

at the hearing, all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.

This language seems to demand something more than an opportunity for members of the public to be heard by

their elected representatives. It can also be interpreted as suggesting members of the public should have an opportunity to hear from each other. If this view of public hearings is consistent with the statute, then statutory public hearings might truly be an avenue for the kind of local participatory governance some feel is threatened by the COVID-19 pandemic. So perhaps it’s a good thing the Orders haven’t gone any further in modifying the rules for these engagement opportunities.

In an interesting post-script, shortly after the making of Order M-192 BC’s Ombudsperson concluded certain aspects of the Orders were unlawful. At almost the same time, the government tabled legislation to validate the Orders, retroactively (as they were developed through the authorized Emergency Procedures Act), and extend their effect for 90 days after the expiry of the state of emergency. This legislative step would seem to address the Ombudsperson’s concern. ■

Guy Patterson RPP, MCIP, is a Registered Professional Planner and a lawyer at Young Anderson Barristers and Solicitors in Vancouver.

PIBC BOARD NOTES

On **March 13th, 2020** the PIBC Board of Directors met in Prince George, BC

It was acknowledged that the meeting was taking place on the traditional territories of the Lheidli T'enneh First Nation.

DELEGATION

Dr. Jennifer Hyndman & Dr. Mark Groulx of the UNBC School of Environmental Planning provided the Board with an update on the activities of the planning program at UNBC. This included updates on enrollment, work on seeking a new chair for the program, and outreach from the program to communities and regions in BC's north.

PRESIDENT

Lesley Cabott RPP, MCIP provided an update on various activities, including highlights from a recent meeting of the Planning Alliance Forum (the leadership group of the professional planning institutes and associations across Canada) related to questions about licensing of professional planning consultants, and anticipated discussions of the personal and professional well being of members as an upcoming topic.

BOARD & GOVERNANCE

The Board reviewed and discussed progress on various goals and tasks from the 2019-2021 Strategic Plan. Various committee chairs and liaisons also provided brief updates on the work of their respective committees, including from the Professional Conduct Review Committee, the Professional Standards & Certification Committee, the Member Engagement Committee, the Governance & Nominating Committee and the Continuous Professional Learning Committee.

ADMINISTRATION & FINANCE

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

The Institute's final 2019 audited financial statements and auditor's report from the auditing firm of Tompkins Wozny CPA were reviewed and approved. The Institute's internal, unaudited 2020 year-to-date financial statements (to Jan. 31st 2020) were also reviewed and received for information.

Executive Director, Dave Crossley, provided a brief update on, and the Board discussed, emerging issues related to the recent COVID-19 coronavirus pandemic and its potential impacts. It was agreed that the Executive Director and Executive Committee would coordinate the Institute's ongoing monitoring of, and operational response to the pandemic going forward.

MEMBER PROGRAMS & SERVICES

The Board reviewed and discussed a report regarding activities and work aimed at enhanced promotion and communication of member benefits and services, to further highlight the range of benefits of membership offered and of the value of membership to members.

The Board also received and discussed an update on the planned joint CIP-PIBC national conference scheduled for July in Whistler.

COMMITTEE REPORTS & BUSINESS

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

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.

Fraser Valley: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

Kootenay-Rocky Mountain: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

Okanagan-Interior: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

Kootenay-Rocky Mountain: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

South Coast: The Chapter's 2019 annual report was reviewed. The Board approved receipt of

the report and the release of the Chapter's 2020 annual seed funding.

Sunshine Coast: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

Vancouver Island-North: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

Vancouver Island South: The Chapter's 2019 annual report was reviewed. The Board approved receipt of the report and the release of the Chapter's 2020 annual seed funding.

The Board also discussed the management and oversight of Chapter finances and reserve funds, and gave direction to explore the development of additional policy in this area, in consultation with local chapters.

INSTITUTE REPRESENTATIVE REPORTS & BUSINESS

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

NEXT MEETING(S)

It was noted that the next regular Board meeting would be held on Friday, May 15th, 2020 by telephone teleconference.



MEMBERSHIP COMMITTEE REPORT

March 13, 2020

New Members

Congratulations and welcome to all the new PIBC Members!

At its meeting of March 13, 2020, it was recommended to and approved by the Board to admit the following individuals to membership in the Institute in the appropriate categories as noted:

CANDIDATE:

Chloe Boyle
Natalie Chiang
Stephen Collyer
(Transfer from OPPI)
Alexander Hallbom
Jennifer Pierce
Sarah Robertson
Alannah Rodgers
Erian Scott-Iverson
Erin Sparks
Rene Tardif
(Reinstatement)
Lauren Whitney

RETIRED:

Nancy Knight

PRE-CANDIDATE:

Christopher French
Katerina Kwon
Jack Pawsey
Adam Rossi
Anna Sokolowski

STUDENT:

Ciara Farmer (UBC)
Lihwen Hsu (UBC)

Member Changes

It was further recommended to and approved by the Board to 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:

Jay Bradley
Caitriona Feeney
Jeremy Finkleman
Sue Hallatt
Paul Penner
Mary Storzer
Erin Welk
Reginald Whiten

FROM CANDIDATE TO MEMBER ON LEAVE:

Morganne Williams

FROM MEMBER ON LEAVE TO CERTIFIED:

Annie Dempster
Natasha Lock
Vanessa Wong

FROM MEMBER ON LEAVE TO CANDIDATE:

Kelsey Chow

RESIGNED:

Nirmal Bhattacharya
Joanna Clark
Patrick Deoux
Kari Dow
Joanna Gauld
Tasha Henderson
James LaPointe
Anne-Marie Paquette
Denise Philippe
Laura Lee Richard
Mikayla Roberts

**SAVE THE
DATES !**

**Local Tools and Strategies
for Climate Action**
September 30th

**Special Free Webinar!
Rethinking Planning &
Social Justice**
October 14th

Climate Equity
October 28th

**Revisiting Affordable
Housing Planning
& Policies**
November 25th

UPCOMING WEBINARS

Free Webinar!
**2nd Annual Pecha Kucha,
PIBC Style**
December 9th

**Are you a planner with a sense of
humour?** We are now accepting
“light-hearted” & funny presentation
ideas for Pecha Kucha, PIBC Style
(email: Sophie.King@pibc.bc.ca)

Please visit the PIBC website for current webinar information, registration, and the latest details on other CPL webinar offerings.



**Lennox Island, Mi'kmaq First Nation,
Epekwitk (Prince Edward Island), Canada**



Lennox Island is a proud Mi'kmaq Nation located on the northwest coast of Prince Edward Island. Archaeological evidence and oral traditions indicate the presence of Mi'kmaq ancestors on the shores of Malpeque Bay dating back 10,000 years. Currently, over 400 community members call Lennox Island home, with thousands tracing their history and culture back to the island.

Three hundred years ago, Epekwitk (Prince Edward Island) was covered with a great ancient forest made of many species of trees, animals and resources that once provided the Mi'kmaq with food, shelter and clothing. With the forest now gone due to extensive land clearing through the 1800s, the Mi'kmaq Nation has kept their community strong by taking a number of business and ecotourism initiatives supported by the natural gifts left on Lennox Island.

One of these business initiatives includes the Bideford Shellfish Hatchery, the only Indigenous owned and operated oyster seed facility in Atlantic Canada. Members of Lennox Island First Nation began its operations in 2016 with the goal of sharing its successes with its members.

Additionally, to preserve Black Ash trees that provide the ideal material for traditional Mi'kmaq crafts, the Lennox Island Aboriginal Ecotourism Program is working to locate the remaining native black ash seeds on Prince Edward Island with funding from the First Nations Forestry Program. Collected seeds will be planted in suitable habitats, preserving an important piece of the island's natural biodiversity while maintaining and enhancing this raw material for the continuation of traditional Mi'kmaq art forms.

Sources: lennoxisland.com and experiencelennoxisland.com
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SFU CONTINUING STUDIES



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QUALIFY AS PIBC
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