

showcased, pioneered by Alcan but intended to not be a company town, it was created in the 1950s to accommodate the new aluminum smelter, along with an associated hydro dam, tunnel, underground powerhouse, transmission line, and deep-sea terminal. Intent to attract and retain workers to the brand-new town, using the Garden City concept, the design kept industry separated from residents, with generous community amenities and large areas for expansion. Supporting the major industry projects, the service centre area is focused on business activities that typically fall into light industrial uses.

More recently in Kitimat, the Cedar LNG facility is a Haisla-led project, using the Coastal Gaslink Pipeline which also serves the LNG Canada facility. Powered by renewable energy with low emissions, Cedar LNG is expected to create 500 construction jobs and 100 long-term jobs in operations.

Through further collaboration between public and private sector planners and other land-related professionals, there is the opportunity to sustain community prosperity, support funding of infrastructure and services, grow the workforce and economy, and advance public policy objectives and private sector investments.

Session MW-08: Urban Industrial Densification – Walking Tour of Mt Pleasant Area

With an engaging set of pedestrians, I provided a guide of the industrial lands in the Mt Pleasant area. This walking tour asked participants 'what is industrial' and what uses are supportive and compatible, or conflicting and incompatible, with traditional and/or modern industrial activities in an urban environment.

While the Mt Pleasant area of Vancouver is only blocks away from multiple SkyTrain stations, it's also part of the Metro Vancouver region, which has Canada's largest port, a rapidly growing population, and a limited land base.

Beyond the board room or council chamber, the tour provided an interactive illustration of industrial / commercial buildings and employment uses, ranging from conventional industrial tenants to software and life-science sectors. The eclectic area's profile of jobs has changed over the past few decades, with loss of traditional manufacturing and growth of tech businesses, yet a number of old residential houses along with amenities remain.

These latest industrial development trends are driving new opportunities for densification and intensification, while challenging traditional planning regulations.

Note: Eric Aderneck, RPP, MPL, BCOM, DULE is the Industrial Lands Program Manager with the City of Maple Ridge, and an industrial lands planning consultant in other jurisdictions. He was also recently elected to the PIBC Board of Directors for the 2025-2027 term. He can be reached at eric@aderneck.ca.

Membership Engagement: An Update on PIBC's Professional Governance Research and Engagement Project

Deborah Jensen RPP, MCIP
Chair, RPP Regulation Subcommittee

Author's Note: this is the third article in Planning West reporting on the status of PIBC's Professional Governance Research and Engagement Project.

For more than 60 years, the Planning Institute of British Columbia (PIBC) has been shaping the planning profession in a way that strives for excellence and reflects the broader public interest. Enhancements over the years have improved membership standards and professional conduct, and introduced committees to monitor and provide recommendations on PIBC activities; and to add value to our members.

The BC *Professional Governance Act* (PGA) received Royal Assent in 2018, and PIBC is now considering this legislation and how it might apply to the planning profession in British Columbia. The primary purpose of the PGA is to set out a governance framework for self-regulating professions that protects the public interest from, and reduces the risk of, unethical and incompetent practice. To date, six professions have been regulated under the PGA (agrologists, applied biologists, architects, engineers and geoscientists, applied science technologists and technicians, and forestry professionals), and the landscape architects are voluntarily in transition to moving under the Act.

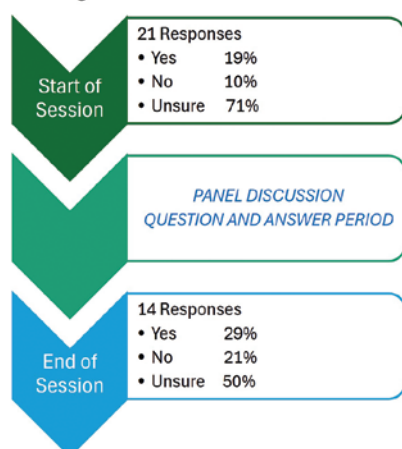
The PIBC membership is not currently regulated under the PGA, and at this time no action has been taken by either PIBC or the provincial government that would lead to planning professionals being regulated by this legislation. The PIBC Board however realizes the value in fully understanding what regulation under the PGA might mean for PIBC and its members; and so, in December 2023 the Board approved direction to undertake outreach and education about the PGA and its possible opportunities and implications for PIBC and its membership. This process is in no way intended to result in a decision on whether the planning profession should be regulated under the PGA, but rather to gather and analyze information regarding the pros and cons of such a move should it occur, and to provide a comprehensive review to the Board in order





Front, from left: Christine Gelowitz, Jennifer Lawrence, Ryan Noakes
Back, from left: Tim Shah RPP, MCIP, David Block RPP, MCIP

Should PIBC Planners be regulated under the
Professional Governance Act?
Live Polling Conducted at the Conference Session



to further inform future decision-making.

In November 2024, the Board endorsed the Phase One Work Plan for the Professional Governance Research and Engagement Project. Under the umbrella of the RPP Regulation Subcommittee (part of the Policy and Public Affairs Committee), it focuses on educating and engaging PIBC members about professional standards and the PGA, presenting research and analysis on issues identified, and addressing potential opportunities and tradeoffs.

The Work Plan presents a comprehensive approach to engage and educate the membership. To date, the following activities have been completed:

- ✓ Initial engagement survey with the PIBC membership;
- ✓ Discussions with other organizations operating under the PGA or similar legislation;
- ✓ Publication of articles in *Planning West* (see Fall 2024 and Spring 2025 issues);
- ✓ Initial webinar to introduce the Project; and
- ✓ Session at the annual PIBC conference.

The most recent activities, the webinar and conference session, were held in May and June. Designed to emulate each other, the two sessions introduced panelists from other professions regulated under the PGA, as well as staff from the PGA itself. These sessions provided background information to the PIBC membership and through a question and answer period, identified additional questions and concerns relevant to the discussion.

The webinar panel included Alayna Van Leeuwen from the Office of the Superintendent of Professional Governance (OSPG), Christine Gelowitz from Forest Professionals BC, Ryan Noakes from the BC Society of Landscape Architects, and Deborah Jensen and Tim Shah from the RPP Regulation Subcommittee. The 90 minute webinar was attended by 209 participants.

Panelists from the conference session also included Christine Gelowitz and Ryan Noakes, and introduced Jennifer Lawrence from the Institute of Agrologists; and David Block and Tim Shah from the RPP Regulation Subcommittee. There were 29 attendees at

Advice and Reflection Offered by Participating Regulators

Christine Gelowitz
Forest Professionals BC

The shift to the PGA is more than regulatory—it's a cultural transformation that reshapes how a profession sees itself and is seen by others. It brings more structure, higher expectations, and added cost—but also greater clarity, pride, and public trust. For forest professionals, the transition was difficult, but it ultimately strengthened our credibility and reinforced the value of professional accountability. If PIBC chooses to move forward, do so with intention and preparation: anticipate the challenges, advocate for support, and recognize the long-term benefit of being part of a trusted, regulated profession serving the public interest.

Ryan Noakes
BC Society of Landscape Architects

Regardless of the outcome, this is a worthwhile process for PIBC and its members. Transitioning to regulation under the Professional Governance Act requires deep reflection by any profession, including a comprehensive review of nearly every policy, procedure, and process. It may be time consuming. It may be costly. But it is undoubtedly worthwhile – both to affirm whether current practices remain relevant and valuable, and to determine whether change is needed.

Jennifer Lawrence
BC Institute of Agrologists

One key reflection for PIBC and its members as you continue to explore professional regulation is the importance of understanding the level of responsibility you would be taking on. While you are already doing this on some level, joining the PGA represents a conscious decision to be held to a higher standard—not just by your peers, but by the public you serve. Joining the PGA isn't just a procedural shift; it formalizes your accountability and demonstrates you are ready to be entrusted with greater responsibility to acting in the public interest with integrity and transparency. This step isn't just about compliance; it's about leadership for the greater good. It is a decision that shouldn't be taken lightly and for that, PIBC is to be commended for taking a thoughtful, measured and collaborative approach to exploring this issue.

this session, where some online polling was undertaken using SLIDO. At the beginning and end of the session, participants were asked whether PIBC planners should be regulated under the PGA? While the results remained relatively balanced between a yes or a no response, the percentage of 'unsure' votes significantly reduced after receiving additional information regarding the PGA.

So what were these two sessions about? OSPG staff introduced the PGA at the webinar, identifying their mandate and key principles as protecting not only the public interest, but also the environment, and public health and safety. This is achieved through oversight of the regulatory body, the profession, and not of the individual members. There was also discussion on the process to be designated under the PGA, with clarification that designation does not necessarily include the right to practice.

Panelists representing the regulatory bodies provided background to their experiences under the PGA. Broadly, they noted a cultural shift in their organizations, and which also resulted in a stronger sense of pride in the profession. The panelists agreed

that there is a stronger regulatory presence as well as a financial impact, partially due to an increase in the number of complaints filed against members. Panelists explained how the increase in complaints – and the larger administrative requirements of being under the PGA – has resulted in an increase to registration fees – but the amount can vary depending upon the organization. They also addressed other items of note, including administrative shifts, increased reporting functions, and the continuation of continuing professional development.

Attendees were actively engaged in the discussion, and their questions further expanded the discussion, addressing topic areas such as advocacy and costs. PIBC members were keen to learn more about what the expectation would be for core competencies or professional standards for planners, and what the impact would be to both the organization and individual members respecting any advocacy activity. They also wanted to understand what the role of the Province would be in regulating the profession and its members.

If you were unable to attend these sessions, the recorded webinar can be found on the Professional Governance project webpage.

Over the next months, the RPP Regulation Subcommittee will continue with engagement opportunities for our membership. Focus groups will be conducted to address a variety of topics related to professional governance – a great opportunity for members to participate in the PGA discussion. And a strategic discussion paper will be prepared that evaluates the high level pros, cons, and tradeoffs of professional governance options. The project webpage (www.pibc.bc.ca/professionalgovernance) continues to be updated to make information available to the membership, providing FAQ resources, PGA information, the project Work Plan, *Planning West* articles and more. So please stay up to date with this web page and take every opportunity to provide feedback through the engagement activities. We look forward to hearing from you!

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

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