WELCOME TO VANCOUVER

LAI
LAND ECONOMICS SOCIETY

Dear LEW Fall 2017 Guest:

A warm welcome to the Vancouver Land Economics Weekend!

We have attracted an outstanding range of projects and speakers for the conference, with presentations from elected officials, private sector developers and leading local planning and design professionals. Our theme is international lessons from Vancouver in:

- **Densification – and attendant "verticalization",**
- **Mixed–use projects, revitalizing existing viable centres**
- **Transit – oriented – development, and**
- **Regional governance**

We will be exploring hands-on some of the successes and challenges faced in building in one of the world's most livable, but also least affordable, regions. You will experience a variety of transportation modes including SkyTrain, SeaBus, bus, cruise boat, and walking. In your free time take a run along the Coal Harbour and False Creek waterfronts, hop on the Aquabus, or rent a bicycle to explore the city.

Should you have questions about the Vancouver region please speak to Vancouver Chapter Members who are identified by their distinctive badge. If you require assistance our Chapter's Executive Assistant, Christina Wong – (cwong1264@shaw.ca, 1.604.652.4893) will be pleased to help.

A special welcome to all of our out-of-town visitors. Let us know how to make your stay as pleasant as possible.

Sincerely yours,

Richard Cook, Vancouver Chapter President

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VANCOUVER LEW ORGANIZING COMMITTEE

Program Graphics: Shawn Bukhari, Bing Thom Architects
Printing: ARC Document Solutions

Welcome to Vancouver's Fall 2017 LEW Weekend

Our program is designed to showcase some of the best examples of land economics metropolitan Vancouver has to offer and will also include some fun events.

On Friday we focus on suburban transit-oriented development. Over the past 30 years the extension of fixed rail rapid transit, connecting regional town centres, has established focal points for increasing density in the suburbs, providing more jobs and housing choice, and reducing sprawl.

On Saturday we turn to the inner city exploring change through brownfield redevelopment in the cities of Vancouver and North Vancouver. With no freeways connecting downtown Vancouver with the region our focus has been on adding housing close to downtown jobs. Increasing walking, biking, and transit, both by rail and ferry, has resulted in a decline in car travel into the core while growing a vibrant downtown for Vancouver and new community opportunities in Lonsdale, North Vancouver.

We hope you will enjoy the program and bring your questions and examples to enrich the discussions.

Garth Evans
Chair LEW Weekend

Garth Evans LAI, Chair Vancouver LEW Weekend. Garth is a partner with Barbeau Evans a Vancouver-based law firm specializing in business and real estate law. Garth holds a BA in Economics and a Law degree from UBC. He has a long record of community service with not-for-profit organizations, including: Water Quality Subcommittee, Environmental Health Committee, British Columbia Medical Association, Royal British Columbia Museum, Progressive Housing Society, Queen's Park Health Care Foundation, L'Arche Greater Vancouver Society, Rotary Club of Burnaby Deer Lake, Founder and Chair West Coast Environmental Law Association. He is a member of the

DAY 1 / THURSDAY / SEPTEMBER 14

THURSDAY'S SCHEDULE: PRESIDENT'S RECEPTION

6:30-8:30PM Four Season's Hotel, Seasons Room
Host: Bennett Jones

Sheryl Rivers 1st Nations Welcome
Rick Cook LAI Vancouver Welcome
Steven Gragg LAI President Welcome

Mayor Greg Moore: Chair, Metro Vancouver
Introduction to Metro Governance & Regional Growth Strategy

Dinner: On Own

Sheryl Fisher-Rivers
Squamish First Nation

Sheryl Fisher-Rivers is a member of the Squamish First Nation. She is a graduate from Simon Fraser University Executive Masters in Business Administration in Aboriginal Business & Leadership. Ms. Rivers currently leads Rivers Consulting Solutions providing advice in business administration and planning, marketing, communications, event planning and facilitation, and is a sustainability & life skills coach. Sheryl was the founder and Business Manager for Siyamin Artist Cooperative a non-Profit Squamish Nation initiative that was a feature component of the Four Host First Nations participation during the 2010 Vancouver Winter Olympics. She is on the Board of the United Way of the Lower Mainland and Museum and Archives Commission City of North Vancouver.

Richard Cook, LAI
President Vancouver Chapter

Richard Cook, President Vancouver Chapter graduated with a Master of City Planning from the University of California, Berkeley. Richard has been a member of the Canadian Institute of Planners since 1979. His early career included planning in Alberta.

His firm, Jorden Cook Associates, is active in residential and commercial projects in West Vancouver, Maple Ridge, Mission, Courtenay, Burnaby, Surrey, and Langley. Recently, Richard led two neighbourhood planning projects for a 3000-unit development on behalf of the Tsawwassen First Nation. His P3 experience includes acting on behalf of Vancouver Coastal Health. Richard consults to several of Canada's largest development firms on land use and development strategy as well as to the Tsawwassen First Nation on land use and development.

Richard has served three terms on the Executive of the Vancouver Chapter of LAI and is currently Chapter President.

Steven Gragg
International President LAI

Steven Gragg, MAI, SRA, FRICS, AI-GRS, is the International President of LAI, today a global organization of 2,000 members. Steven is an expert in commercial real estate appraisal, consulting, and finance and is a member of the Orange County chapter of LAI. He joined LAI in 2001 and served successive terms as President of the Land Economics Foundation Board of Directors 2009-13. Previously he was President of the Phoenix Chapter 2007-08. Steven's experience includes, Director & Chief Appraiser, Commercial Appraisal Section, MUFG Union Bank, Orange, CA, a $110 Billion institution lending on commercial real estate across the U.S. Previously he was Managing Director Cushman & Wakefield, Manager of Real Estate Litigation Services PricewaterhouseCoopers, and Director of Acquisitions SunCor Development Company. Steven has a MBA from Arizona State and a BBA in Real Estate and Finance from the University of Texas, Austin.

Mayor Greg Moore, LAI
Port Coquitlam, Chair Metro Vancouver

Mayor Greg Moore was elected to Port Coquitlam City Council in 2002, and was elected as the City's 15th mayor in 2008. In addition to his full-time duties as Mayor, since 2011 he has chaired the Metro Vancouver Board of Directors, sits on the TransLink Mayors' Council on Regional Transportation, and is a Trustee of the Municipal Finance Authority.

Greg Moore is a lifelong resident of Port Coquitlam. He has a Master of Business Administration (with emphasis in Digital Technology) from Royal Roads University and a Bachelor Degree in Urban Geography/Planning from Simon Fraser University.

Mayor Moore is a Recipient of the Rotary Paul Harris Fellow Award, was named to Vancouver Magazine Power 50 in 2014, and in 2016 was inducted into Lambda Alpha International for his lifelong commitment to sustainable regional growth.

STOP

DAY 2 / FRIDAY / SEPTEMBER 15
TRANSIT ORIENTED DEVELOPMENT

FRIDAY'S SCHEDULE

7:00-8:00 **Breakfast Four Seasons Hotel 791 West Georgia**
Host: Urbanics Consultants

8:00AM **Welcome To Vancouver**
Rick Cook LAI Chapter President
Introduction to Tour & Guides
Ann McAfee LAI Former Co-Director of Planning, Vancouver
Ronda Howard LAI Former Asst. Director of Planning, Vancouver
Basil Luksun Former Director of Planning & Building, Burnaby
Planning, Managing and Funding Regional Transportation
Geoff Cross Vice President TransLink

9:00AM **Busses Depart Georgia Street Entrance**
Downtown East Side, Main Street/Chinatown, East False Creek, 2nd Avenue University & High Tech District, Broadway Tech Centre to Brentwood and Lougheed Town Centres

10:00-11:15 **Burnaby & Lougheed Town Centres**
Lougheed Presentation Centre: 9850 Austin Road Burnaby
Host Shape Properties
Repurposing Suburban Malls
Darren Kwiatkowski Shape Properties
Designing Downtown Densities in the Suburbs
James Cheng CM James K.M. Cheng Architects
LAI Skyline Award Presented by Steven Gragg to: City of Burnaby (Acting Mayor Paul McDonell, Tony Parr Planner), Shape Properties, and James K.M. Cheng Architects

11:15-11:30 **Transit Oriented Development – North Road**
Jim McIntyre GM Planning & Development City of Coquitlam
Andrew Merrill Manager Community Planning City of Coquitlam

11:30-12:00 Bus Lougheed, North Road, to SFU Burnaby Campus

12:00-12:30 **Development as an Endowment**
Walking Tour Simon Fraser University UniverCity
Gordon Harris LAI, President SFU Community Trust
Dale Mikkelsen, Vice President Development

12:30-2:00 **Lunch Diamond Alumni Centre SFU**
Host: SFU Community Trust and Harris Consulting Inc.
SFU's Place in the World
Anne Giardini O.C., Chancellor SFU

2:00PM **Busses Depart for Surrey City Centre SFU Campus**

3:00-4:00 **Surrey City Centre 13450 102 Ave SFU Campus**
Lecture Hall 2nd Floor Room 2600
Host: SFU Surrey and Surrey Development Corporation
Planning a Town Centre
Jean Lamontagne GM Planning & Development City of Surrey
Designing for Public-Private Partnerships
Michael Heeney LAI President Surrey Centre Development Corporation
Financing & Developing Major Projects
Sean Hodgins President Century Group

4:15-5:00 **SkyTrain from Surrey Central Station Platform 1 (EXPO Line to Waterfront) to Granville Station**
Via New Westminster Regional Town Centre, Edmonds Town Centre, Metrotown Regional Town Centre, Joyce-Collingwood Brownfield Redevelopment, False Creek Flats Industrial Area, and East False Creek Brownfield Redevelopment.

Disembark at Granville Station: See directions to Four Seasons Hotel Page 18

6:30 for 7:00 **Dinner at Kirin Restaurant, 1172 Alberni Street**
See Directions **Pages 19 & 35**
Host Barbeau Evans

FRIDAY MORNING SPEAKERS

Dr. Ann McAfee, FCIP, LAI, graduated from UBC with a Doctorate in Planning and Urban Land Economics. Ann worked for the City of Vancouver from 1974-2006 as a Housing Planner and Co-Director of Planning. In 2006, Ann founded City Choices Consulting a firm providing policy planning and public consultation advice to international clients. Ann has been recognized by a variety of organizations for her community service and contributions to affordable housing, strategic planning, and innovate public processes. She is a Fellow of the Canadian Institute of Planners. In 2007 Ann was co-recipient for the Kevin Lynch Award for Distinguished Planning Practice from MIT. Ann is an Adjunct Professor of Planning at UBC.

Ronda Howard, LAI, is a former City of Vancouver Assistant Director of Planning, responsible for City-Wide and Regional Planning. Ronda received her Master of Planning degree from the University of Pennsylvania, and a BA in Economics from Columbia University. During her 30 years with the City of Vancouver, Ronda lead a wide variety of policy studies including developing a community plan for Grandview-Woodlands, Vancouver's Financing Growth Strategy (2002), the Metro Core Jobs and Economy Plan (2007), and the introduction of laneway housing in single family areas (2010). Ronda was a key participant and author of CityPlan, Vancouver's 1995 public engagement process to provid Directions for the City.

Basil Luksun, retired as Director of Planning and Building for the City of Burnaby after 39 years with the City. Basil's career path was inspired by the injustices he saw growing up in South Africa during Apartheid. After studying geology for two years and working in South African gold mines during the summers, Basil decided to switch to city planning. The Luksun family immigrated to Canada in 1973. Basil was hired as a planner by Burnaby. After participating in a variety of town centre plans, social, economic and environmental sustainability plans Basil was appointed Director in 2006.

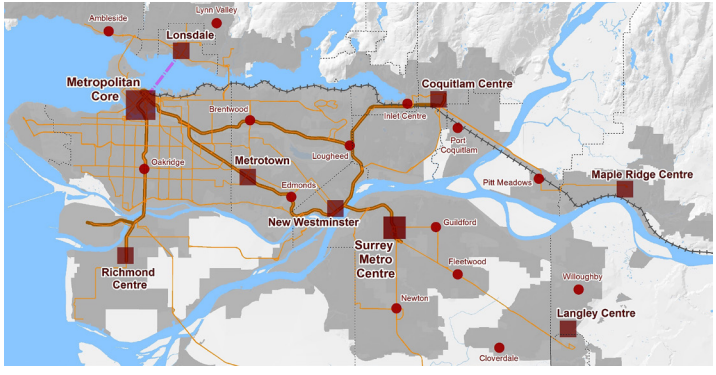
Geoff Cross, is the Vice-President of Transportation Planning and Policy at TranLink in Metro Vancouver. TransLink has a broad remit that encompasses the planning, funding, and operating of transit as well as major roads, bridges, and cycling at the regional level. Geoff has been with TransLink for over eight years. His Division has been at the forefront of transport policy and planning since TransLink's creation in 1998. Geoff's team has been responsible for creating the Region's Long-term Strategy, the 2014 Mayors' Vision that established the 10 year priorities for investment and management and for planning, management and funding for the system. The group also leads other policy initiatives such as the Regional Goods Movement Strategy and Transit Oriented Community Guidelines. Geoff has a MA in Sustainable Communities from Northern Arizona University.

METRO VANCOUVER

Since 1886 Metro Vancouver communities have cooperated in the development and delivery of regional services and growth management. Metro is led by 38 Directors representing 21 municipalities, 1 Electoral Area, and 1 treaty First Nation. Directors are members of municipal councils who are appointed to the Metro Board with municipal representation reflecting population.

Metro Vancouver delivers water, waste treatment, and regional parks for 2.4 million people. Municipalities collaborate to develop and implement the Regional Growth Strategy including associated air quality and climate change services, environmental regulation and enforcement, and assisted housing.

Metro Vancouver's plan is cooperatively developed by 23 agencies. Metro Vancouver 2040 Shaping our Future outlines the 5 goals directing regional growth: to create a compact region; support a sustainable economy; protect the environment; develop complete communities; and, in association with TransLink, support sustainable transportation choices. Locating growth on rapid transit reflects Metro's fundamental principles. Each participating agency includes in their Official Community Plan a Regional Context Statement which indicates how they will move toward implementing regional directions.



TransLink

TransLink is Metro Vancouver's transportation authority responsible for regional transit, cycling and commuting options as well as Intelligent Transportation System programs. TransLink shares responsibility for the Major Road Network and regional cycling with municipalities. TransLink is the first North American transportation authority to be responsible for the planning, financing and managing of all public transit in addition to major regional roads and bridges.

TransLink's governance structure includes a Mayors' Council which appoints seven TransLink Board Members and approves long term plans and investment strategies. The TransLink Board of Directors includes 7 appointments, Mayor's Council Chair and Vice Chair and 2 members appointed by the Province. They supervise the management of TransLink and prepare plans and investment strategies for approval.

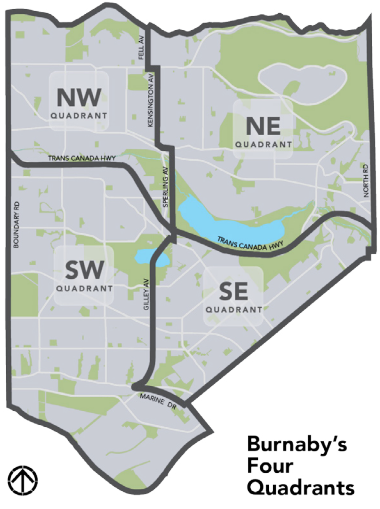
BURNABY

The City of Burnaby, population 239,100, has long standing policies directing growth to four town centres. In 1964 Planning Director A.L. (Tony) Parr was hired to develop a plan to direct Burnaby's future growth. Underlying the new plan was a need to add development capacity to meet regional targets, a regional directive to focus densities, a desire to maintain a mix of housing, and provide a full range of community services in each quadrant. In 1965 Council approved a Brentwood Highrise Plan adjacent to the existing mall and a new development site was being discussed for the Lougheed Town Centre. In 1969 Director Parr's four quadrant policy was approved.

Under Provincial Legislation, municipal councils have the authority to adopt plans and implement zoning and development controls without appeal. Burnaby's urban structure plan has stood the test of time. Fifty years later, through changing councils, the City continues to implement the structure plan. Burnaby's plan both guided the location of rapid transit stops and the concentration of increased densities at sites well served by transit. The long standing policies explain why, unlike many cities, when new developments, such as Brentwood and Lougheed, were proposed Council, staff, and the public worked together to realize plans to focus growth through the repurposing of existing shopping centers.

The pedestrian deck in the town centre is more for mal with a feeling of "having arrived."

Urban Structure
Burnaby Planning Department 1971



Burnaby's Four Quadrants

LOCATION: BURNABY

SHAPE'S Amazing Brentwood development is a 28 acre +$2 billion investment to redevelop an existing viable 500,000 square foot suburban shopping mall into an integrated residential, shopping, entertainment, and office community. Located on rapid transit, Brentwood will offer 250 stores and restaurants (in excess of 1.1 million square feet of retail space) together with community gathering places, office space, and 11 residential towers providing 6,000 homes.

The mixed use integrated project was facilitated by its location on rapid transit and Metro Region and Burnaby's plans which support minimizing sprawl by locating new development at rapid transit stations. The Project Team includes Developer SHAPE. Based in Vancouver, SHAPE is an integrated real estate investment, development, and management company with projects in BC and Alberta. Internationally respected Vancouver architect James K.M. Cheng is Master-Plan architect. In addition to SHAPE'S project a number of other developments, located between the Gilmore and Holdom SkyTrain Stations, will eventually comprise the Brentwood Town Centre.

SHAPE'S City of Lougheed is a $7 billion project with 23 residential towers, public plazas, pocket parks, community centre, 1 million square feet of offices, and 1.4 million square feet of retail and entertainment on the 40 acre, sixteen city block. When completed, the new community will house more than 10,000 residents. The reimagined district will comprise seven unique neighbourhoods connected through a network of pedestrian and bike friendly streets and public open spaces. The project's location takes advantage of the adjacent rapid transit hub where the Millennium, Evergreen, and Expo lines intersect.

Project developer, SHAPE has come to market with Phase One which includes four highrise towers up to 55 storeys with home sizes ranging from 550 to 1,250 square feet. Previews for Tower Two of Phase One will begin this fall. Vancouver based James K.M. Cheng Architects are the community's master planners with GBL Architects designing Tower One. Thirty percent of the site will be shared landscaping designed by SWA Group and PWL Partnership.

LAI SKYLINE AWARD

City of Burnaby

Acting Mayor and Councillor Paul McDonell was elected to Burnaby Council in 2008. Previously he served on the Burnaby Parks Board, including time as chair. In 1994 he was appointed to the Burnaby Health Board, serving as Chair in 1995 and subsequently as Chair of the new Simon Fraser Health Board. Prior to 'retirement' he worked as a Vancouver firefighter retiring as deputy chief in 1999 after 35 years of service. Councillor McDonell's service on council and a variety of boards including the United Way and Burnaby Board of Trade has been recognized through a BC Community Achievement Award. Paul moved to Burnaby in 1964 and has lived and contributed to Burnaby's community building.

Antony (Tony) Parr FCIP, ARIBA retired from the City of Burnaby in 1995 where he worked as the Planning Director for 27 years and Municipal Manager for his last 3 years. Tony initially graduated as an architect and, deciding to pursue city planning, he went back to school in Urban Planning. From 1958-1964 Tony was Director of Planning for Saanich BC. In 1964 Tony became Burnaby's Director of Planning. During his tenure he was instrumental in driving the creation and conservation of a major open space system, balanced by increased residential densities and the establishment of four town centres to bring a "sense of place" to Burnaby.

Planning Directors Following Tony Parr:

- Don Stenson
- Jack Bellhouse
- Basil Luksun
- Lou Pelletier

Shape Properties & James Cheng Architects

Darren Kwiatkowski Executive Vice President, Acquisitions + Development has 25 years of real estate experience and has held senior development roles overseeing the acquisition, land use approvals and development for 24 shopping centres totalling over 10M SQ.FT. In 2005, Darren and three partners founded SHAPE, a real estate investment, development, and management company which takes a collaborative approach to working with local communities and governmental approving agencies to deliver high quality projects that integrate with and enhance the surrounding community. Under Darren's leadership, SHAPE has become an industry leader in the transformation and densification of suburban shopping malls into vibrant, mixed-use city centres. These projects include The Amazing Brentwood, The City of Lougheed and Destination Deerfoot City - some of the largest high-density, mixed-use urban projects underway in North America.

James K. M. Cheng, CM, FRAIC, was born in Hong Kong and educated at the University of Washington and Harvard. In 1978 he formed James K.M. Cheng Architects a 30-person Vancouver based practice specializing in the integration of Urban Design, Landscape Design, Architectural Design, and Interior Design to ensure projects are comprehensive and sustainable. His buildings are typically built of concrete with glass facades, and many feature public plazas and mixed-use zoning so that residents can work, shop, and socialize in their neighbourhood. His tower-on-podium building style has since been emulated worldwide. Locally, James K.M. Cheng Architects has designed buildings in downtown Vancouver and regional centres. He is the Master Plan Architect for Shape Properties Brentwood and Lougheed. James has been recognized with some of Canada's most prestigious awards, including the Order of Canada and the Royal Architectural Institute of Canada's Governor General's Medal.

LOCATION: NORTH ROAD

Transit Oriented Development
Coquitlam-Burnaby North Road Corridor

Blue Sky Properties
Bosa Development
Foster & North Road
667 Homes Plus Retail

Clarke & Como
Marcon Developments
GBL Architects
364 Homes Plus Retail

North Road – Clarke Corridor
Existing & New Development
Estimated Population at build out
35,000-40,000.

509 Clarke Road Magusta Development 193 units plus commercial

Jim McIntyre, MCIP graduated with a Master of Arts from the UBC School of Community & Regional Planning. In 2005 Jim was appointed General Manager of Planning and Development for the City of Coquitlam. Previously he was Director of Planning and Development for the City of Port Moody. Jim directed Coquitlam's Town Centre Plan, Transit Oriented Development, Affordable Housing Strategy, and Lougheed-Brentwood Plan.

Andrew Merrill, MCIP is Manager Community Planning for the City of Coquitlam. He has a MA in Planning with a concentration in Urban Design from UBC. Prior to joining Coquitlam Andrew was a Planner in the City of Grande Prairie. Andrew moved to Coquitlam in 2008. His current work involves preparing community plans and guiding transit oriented development including the Lougheed-Burquitlam Plan.

LOCATION: UNIVERCITY

UniverCity – A Sustainable Community on Burnaby Mountain is a complete, liveable, sustainable community, with a current population of 5,000, adjacent to the Simon Fraser University (SFU) campus in Burnaby, B.C.

Developed by SFU Community Trust on endowment land on which SFU has granted 99-year leases, UniverCity was initiated in 1995 to: complement the otherwise-isolated mountain-top campus; generate income to support SFU's mission of teaching and research; and demonstrate and share best practices in sustainable urban planning and practice. The latter includes the SFU Childcare Centre (soon to be the first Living Building in Canada), and B.C.'s first LEED Gold elementary school retrofit, University Highlands.

The award-winning pedestrian-oriented community has affordable housing options and retail services to meet the needs of residents, as well as students, staff and SFU faculty, and is on track within the next five years to attain a population, at buildout, of between 9,000 and 10,000.

Anne Giardini, O.C., Q.C., is is the 11th Chancellor at Simon Fraser University. An executive, lawyer, director and writer, Anne Giardini was president of Weyerhaeuser Company Limited from 2008 to 2014. She served on boards, including B.C.'s Council of Forest Industries, the Forest Products Association of Canada, and Sustainable Forestry Initiative. She is on the boards of SFU, WWF-Canada, TransLink, and Vice-Chair of the Vancouver Board of Trade. Anne has authored two novels. In 2016, she was appointed Officer of the Order of Canada for her contributions to the forestry sector, higher education, and the literary community.

Gordon Harris FCIP, is President and CEO of SFU Community Trust. Previously Gordon spent two decades as a consultant providing urban land planning services and economic analysis to public- and private-sector clients. Gordon is a former President of Lambda Alpha Vancouver and has served on the National Capital Commission's Realty Advisory Committee, the Urban Land Institute Advisory Board, and the BC Arts Council. In 2013, Gordon received the Queen Elizabeth II Diamond Jubilee Medal for his contributions to community building in Canada.

Dale Mikkelsen Vice President of Development is responsible for the creation of green building standards to ensure a high level of urban design and environmental performance. In 2015 Dale was a recipient of a Living Building Challenge Hero Award for his commitment to green building. Dale has a Master of Landscape Architecture from UBC.

LOCATION: SURREY CITY CENTRE

The City of Surrey, the third fastest growing city in Canada with a population of 513,000 (and potential to be the largest city in Metro) is developing a regional hub to anchor growth south of the Fraser.

Surrey City Centre with a current population 33,660 is projected to double by 2041. Surrey City Centre is 600 hectares (1480 acres) including 45 hectares (110 acres) of parkland is transforming a one-time declining shopping mall into a walkable, transit-oriented downtown including City Hall, City Centre Library, and Simon Fraser University. Over $12 billion in new construction has occurred in Surrey in the past ten years. Over 60 major projects completed or underway include Century Group's 52 storey 3 Civic Plaza (mixed use residential, hotel, retail, and Kwantlen Polytechnic University), 6 highrises at West Village, Park Avenue by Concord Pacific with 2,500 homes and 30,000 sq. ft. of commercial space, Lark Group's 8 buildings servicing health care, medical technology, medical specialists, and a Health Tech Innovation Hub. Development at adjacent stations includes the HUB at King George Station and Bosa developments at Gateway Station.

AFTERNOON SPEAKERS

Jean Lamontagne is the General Manager Planning and Development for the City of Surrey. Jean graduated from McGill University with a Master's degree in Urban Planning. Jean joined the City of Surrey in 1995. In 2005 he moved to the City of Richmond as the Director of Development. In 2007 he returned to Surrey as the GM of Planning and Development. Jean is guiding the development of Surrey's six town centres and the transformation of rural sprawl and strip malls into Metro Vancouver's second largest city.

Michael Heeney FRAIC, LAI has degrees from UBC and the University of Toronto. Since the late 1980s, Michael led local and international projects for Bing Thom Architects (BTA) including bringing together governments and other interests to create Surrey City Centre. In September Michael became President of Surrey City Centre Development Corporation. He has served on a variety of local boards including the Downtown Vancouver Association and the Vancouver Economic Development Commission. Michael is Past President of the Vancouver Chapter of LAI.

Sean Hodgins CPA, CMA, President Century Group is a sustainable development practitioner, whose passion is to create community by building neighbourhoods and public spaces where people can conveniently access jobs, transportation options and local amenities, as well as to integrate sustainability measures that improve building performance and conserve resources. Century Group includes a diverse portfolio of apartment buildings, offices and mixed-use commercial, independent seniors living residences, and a hospitality division which oversees restaurants and hotels.

SKYTRAIN: SURREY CITY CENTER VIA NEW WESTMINSTER & BURNABY TO VANCOUVER FOUR SEASONS HOTEL

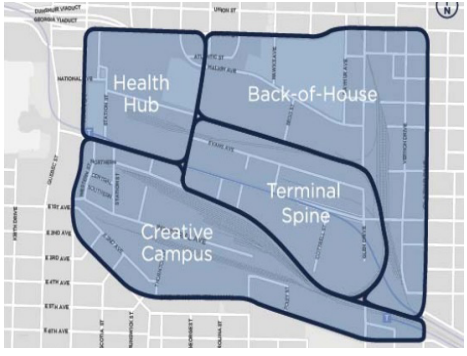
New Westminster RTC
Located on the Fraser River, New Westminster was BC's first capital. Westminster Quay a mid-1980s project started the redevelopment of downtown and adjacent waterfront lands. 70% of future growth will be Downtown and along the river, taking advantage of adjacent transit stations. West of Downtown industrial, port related industries are planned to remain.

Burnaby Edmonds TC
In 1987 Edmonds was designated as the fourth of Burnaby's centres. Then primarily industrial, location of transit attracted redevelopment of the Middlegate Shopping Centre and of a 60 acre warehouse site which is being redeveloped into Southgate with over 6 million sf of housing, retail, parks, and community centre.

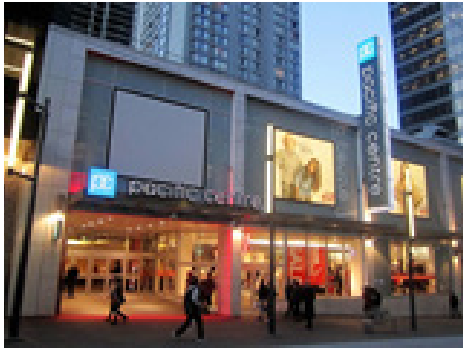
Burnaby Metrotown RTC
A post WWII distribution centre, Metrotown is Burnaby's Regional Town Centre. Development followed the opening of Skytrain in 1986. Now a combination of shopping, offices, and residential towers the centre stretches from Royal Oak to Metrotown stations and is home to over 35,000 people. The success of new residential towers has created pressure for redevelopment of older low rise affordable rental apartments.

SKYTRAIN: SURREY CITY CENTER VIA NEW WESTMINSTER & BURNABY TO VANCOUVER FOUR SEASONS HOTEL

Joyce-Collingwood
Most stations in Vancouver city's suburbs have minimum development – an early policy to encourage TOD to locate in regional centres. Collingwood Village is an exception. Here a 33 acre industrial site was redeveloped by Concert Properties in the 1990s to house 6,000 families in a mix of market and non-market housing.



False Creek Flats
This 450 acre area east of downtown serves as a 'back-of-house' port and downtown service area, a creative and high tech hub, and is planned to house a relocated hospital. Currently providing 8,000 jobs the challenge is to maintain support services given land prices. Just before SkyTrain enters the tunnel, the last phase of False Creek redevelopment is awaiting removal of the viaducts.



Granville Station to Hotel
Disembark SkyTrain at Granville Station. Follow 'Out' signs to escalators. Take escalator up following 'Exit Granville Street' signs. Walk past Starbucks and Hudson's Bay entrances. Take up escalator and short stairs to Granville Street. Cross street into Pacific Centre. Inside straight, then right, then left following signs to Four Seasons Hotel. If in doubt ask a local.

DINNER: KIRIN RESTAURANT

6:30 for 7:00 p.m. Dinner
Kirin Chinese Restaurant
1172 Alberni Street 604 682-8833
See Directions on Page 35

Chinese Folk Songs: Wang Sisters Xiao Bao and Da Bao.
Face Changing: Jessica Wang.
Host Barbeau Evans

Celebrate Diversity
British Columbia is the most ethnically diverse province in Canada. Almost 30 percent of British Columbians emigrated to B.C. from another country. One-quarter of the people in B.C. are a visible minority. Another five percent of the population is Aboriginal.

The first migrants of Chinese ancestry arrived in BC in 1788. Today forty-three per cent of Metro Vancouver residents have Asian heritage (e.g. Mainland China, Japan, Korea, Vietnam). This is the highest proportion of any major city outside the continent of Asia. As a result, Chinese restaurants have become popular with both ethnic and non-ethnic Chinese. During the 1980s the number of Cantonese-style restaurants grew to serve Hong Kong immigrants. The post-1997 influx of immigrants from Mainland China broadened the range of Chinese cuisines.

DAY 3 / SATURDAY / SEPTEMBER 16
WATERFRONT COMMUNITIES

SATURDAY'S SCHEDULE

7:00-8:00 **Breakfast Four Seasons Hotel 791 West Georgia, Seasons Room**
Host: Real Estate Foundation

8:00-10:00 **LEW Talks: Inner City Development**
Moderator: Michael Mortensen, LAI
The Vancouver Story: Reflections
Michael Harcourt, CM, LAI Former Mayor of Vancouver & Premier of BC
West Coast Cities: San Francisco, Portland, and Vancouver
Gil Kelley City of Vancouver General Manager Planning, Urban Design & Sustainablity
Vancouver Developments and the International Market
Damon Chan, LAI Westbank Developments

10:15AM **Busses Depart Georgia Street Entrance**

11:00AM **Boat Departs Granville Island**

11:00-2:00 **Boat Cruise False Creek to North Vancouver**
Host: Polygon Homes

Reinventing the Inner City: Viewing Vancouverism
False Creek: Michael Geller, LAI
Granville Island: Philip Boname, LAI
Lunch on Boat around Stanley Park
Coal Harbour: Michael Geller, LAI
Port Develpoment: Jennifer Natland, LAI

2:00PM **Arrive City of North Vancouver St. Roch Dock**

2:15-3:30 **City of North Vancouver**
Moderator: Emilie Adin, LAI

City of North Vancouver's Plans for Lonsdale Waterfront
Mayor Darrell Mussatoo Mayor City of North Vancouver
A City's Role in Climate Leadership
Emilie Adin, LAI: North Vancouver, Director of Community Services
The Role of Public Art in City Building
Lory Phillips: Public Art Officer
The Role of Philanthropy in Creating 'Third Places'
Presentation House/Polygon Gallery/Reid Shier/Jessica Bouchard

Host: Polygon Homes

4:00PM **Depart North Vancouver**
SeaBus to Downtown Vancouver
SkyTrain to Granville Station

From Seabus Terminal to Hotel
Walk from dock across walkway above train tracks. Before exiting 'Fare Paid' zone turn right down escalator to EXPO SkyTrain Line. Take SkyTrain to second stop – Granville Station. Follow 'Out' signs to escalators. Take escalator up following 'Exit Granville Street' signs. Walk past Starbucks and Hudson's Bay entrances. Take up escalator and short stairs to Granville Street. Cross street into Pacific Centre. Inside straight, then right, then left following signs to Four Seasons Hotel

GALA DINNER: Vancouver Aquarium, Stanley Park

6:30PM **Busses Depart from Hotel**
Georgia Street Entrance

10:00PM **Busses Return to Hotel**

SATURDAY MORNING SPEAKERS

Moderator Michael Mortensen, LAI, MCIP, RPP is Director of Liveable City Planning Ltd. In Vancouver. He has 20 years of development and urban planning experience working for Grosvenor London as Associate Director of Planning & Development, Senior Development Manager for Grosvenor Americas, Development Manager for Henderson Development, Major Projects Planner for the City of Vancouver, and Senior Housing Officer CMHC. Michael has a MA from UBC Urban Geography. He is an Adjunct Professor at the UBC Sauder School of Business teaching a graduate MBA course on Development Planning and Pro Formas.

Michael Harcourt, CM, LAI served as Premier of British Columbia 1991-96, Mayor of Vancouver 1981-1986, and as an Alderman from 1973-1890. Mike championed the 'Stop the Freeway' movement and the redevelopment of False Creek into a mixed income community. After stepping down from politics, Mike served on the National Round Table on the Environment and Economy, BC Treaty Commissioner, and as Chair of the Prime Minister's Advisory Committee for Cities and Communities. Mr. Harcourt is the lead faculty of United Way's Public Policy Institute, Chair of AGE-WELL Board, on the Advisory Board of Canada's ECOFISCAL Commission, and is Chair of QUEST (Quality Urban Energy Systems of Tomorrow. His exemplary career as Lawyer, Community Activist, and Politician has been honoured with the Woodrow Wilson Award for Public Service, Canadian Urban institute's Jane Jacobs Lifetime Achievement Award, and the Order of Canada.

Gil Kelley FAICP became Vancouver's General Manager of Planning, Urban Design, and Sustainability in September 2016. Born in San Francisco and growing up in Portland, Gil is thoroughly west coast. He has served as Planning Director for Portland, the City of Berkeley, and San Francisco. In 2009 Gil was awarded a Loeb Fellow at Harvard Graduate School of Design, where he received a certificate in advanced environmental studies, combined with studies at MIT. Concurrently Gil advises on urban development, economic development, revitalization, waterfront development, urban design and sustainability. Gil held an appointment as Practitioner-in-Residence at Portland State University's School of Urban Studies and Planning and spent a year as senior vice-president, development, for Harsch Investment Properties LLC in Portland.

Damon Chan has a BA in Economics, a Law degree from UBC, and a Master's degree in Real Estate from the University of Southern California. Damon handles land acquisitions, city approvals, and project management for Westbank, a luxury residential and mixed-use real estate development company. Example Vancouver projects include Woodward's Redevelopment, Telus Garden, and Shangri-La in Vancouver and Toronto. From 2000-2004 Damon was Vice President Development for JMA Properties in San Francisco and from 1996-2000 Development Manager for Koll Development Company in Los Angeles/San Francisco.

LOCATION: FALSE CREEK

Granville Island: In 1972 the federal government assigned management of a 14 hectare (35 acre) industrial site in False Creek to Canada Mortgage and Housing Corporation, Canada's national housing agency. In 1979, a 50,000 square foot former industrial building was converted into a Public Market. The Island is now home to 275 businesses that employ more than 2,500 people and generate more than $215-million in economic activity annually. The Granville Island Trust advises CMHC and is a liaison to the Minister responsible for CMHC and local elected representatives. Traditionally planners used zoning to separate uses such as heavy industry and consumer retail. Granville Island is an exception. While most heavy industries have relocated, Ocean Concrete, established in 1917, continues on the Island navigating its trucks between shoppers and tourists. The recent relocation of Emily Carr University of Art and Design to False Creek Flats sparked ideas for a new plan for Granville Island. Improving accessibility, creating a market district, developing a more vibrant arts & innovation sector, and enhancing the public realm are recommendations of Granville Island 2040. Ironically, Granville Island, one of CMHC's internationally recognized successes, is a non-residential area.

False Creek: Until the 1960s False Creek was Vancouver's heavy industrial core. In the early 1970's when Vancouver Council said NO to freeways the city needed another way to get workers to downtown jobs. Council's answer was to redevelop nearby brownfield sites into new communities. Responding to the skepticism by the private sector to a demand for inner city housing, in 1974 the City rezoned 53 acres of City land on the South Shore for housing. The success of the South Shore resulted in the post Expo (1986) redevelopment of 204 acres on the North Shore. East False Creek (14 acres) was redeveloped in 1994, followed in 2010 by the South East Shore initially for the Winter Olympics Athlete's Village. The last parcel, North East False Creek, is undergoing planning for the removal of viaducts for a park and housing. Underlying False Creek redevelopment were Council policies for: a waterfront walkway accessible to all; requiring as a condition of development all infrastructure, parks and community services; and a household and income mix. The success of False Creek and adjacent areas has increased families and walking, biking, and transit use and decreased car traffic into the Downtown.

LOCATION: INNER HARBOUR

Coal Harbour: In 1884 Coal Harbour became the Canadian Pacific Railway terminus and a town named Vancouver was born. The area was industrial, home to shipyards, a Boeing seaplane plant, lumber mill, and munitions factories. Industrial activity dwindled after WW II. New uses were spurred by Expo 1986 including Canada Place (five sails) a cruise ship terminal, hotel, offices and a convention centre. In 2009 a new convention centre was built on reclaimed land. Located between downtown and Stanley Park, in 1990 the City created a plan for the Coal Harbour area to transform the brownfield into a residential waterfront neighborhood. Two adjacent neighbourhoods, Coal Harbour and Bayshore Gardens cover 48 acres. As with other brownfield sites, the City required developers to provide a full range of physical and community services including 2.75 acres (about 1 ha) of park for every 1,000 residents. Overall net density (excluding parks and non-residential buildings) is 4.5 Floor Space Ratio. City policies required a mix of households and location of buildings and services to facilitate ease of access between downtown jobs and the Coal Harbour community.

Port of Vancouver is Canada's largest port. The Port extends from Roberts Bank and the Fraser River north to Burrard Inlet. With the most diversified range of cargo of any port in North America, the port operates across five business sectors: automobiles, breakbulk, bulk, container and cruise. Deep-sea terminals provide Super Post-Panamax capacity and extensive on-dock rail facilities with virtually no draft restrictions. The Canada Place cruise terminal serves as homeport for the Vancouver-Alaska cruise industry. In 2016, 136 million tons of cargo moved through the port, valued at $200 billion. The Vancouver Fraser Port Authority manages over 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometers of shoreline, bordering 16 municipalities and intersecting the traditional territories of several Coast Salish First Nations. The Port Authority administers several permitting processes to ensure all developments and activities meet applicable standards and minimize environmental and community impacts. Underlying all decisions is the Port's Vision to be the world's most sustainable port.

BOAT TOUR GUIDES

Michael Geller FCIP, LAI is a Vancouver based architect, planner, real estate consultant, property developer, and frequent commentator on cities both Vancouver and abroad. He is President of The Geller Group a builder of small, 'niche' residential projects. Michael serves as an Adjunct Professor, SFU's Centre for Sustainable Community Development. From 1999 to 2006, he was President and CEO of the SFU Community Trust, overseeing the planning and development of UniverCity. Prior to 1999 Michael was involved with projects including the South Shore of False Creek, Bayshore in Coal Harbour, and the Vancouver Convention Centre Expansion. Michael is a past president of the Urban Development Institute and has served on numerous boards including the Art Gallery of British Columbia, Vancouver's Urban Design Panel, the Development Permit Board Advisory Panel and the British Columbia Buildings Corporation (BCBC). He has been honoured as a Life Member of the Architectural Institute of BC and is a Fellow of the Canadian Institute of Planners.

Philip Boname, LAI, is President of Urbanics Consultants a firm of Urban Land Economics and Development Consultants. He has more than 48 years of professional experience in commercial and residential market feasibility, urban development and transit-oriented developments. In addition, he has extensive experience in conducting financial feasibility studies, economic impact assessments and downtown revitalization studies. Phil served as National President of LAI from 1995-1997. He played a leadership role in founding the Downtown Vancouver Business Improvement Association. In 2014 he received the Art Jones Lifetime Achievement Award for his contributions to the Downtown BIA. Phil's early involvement with Granville Island along with studies, such as the Gastown Heritage Management Plan and service on various City of Vancouver Committees provide a wealth of information on the evolution of Vancouver over the past 50 years.

Jennifer Natland MCIP, LAI is Manager of Real Estate with the Vancouver Fraser Port Authority. She oversees real estate professionals responsible for administering leases that generate more than $50 million in annual revenues. She is also responsible for developing land acquisition strategies and evaluating new revenue growth opportunities from real property assets. In previous roles, Jennifer oversaw the Port's development application review process and led multidisciplinary teams to prepare plans for the development of port lands to accommodate growing trade demand and the Port's transition to a lower-carbon economy. Jennifer received her BA and MA from Simon Fraser University Urban Studies and is a Master of Business Administration candidate at the Beedie School of Business at SFU. She is a member of the Canadian Institute of Planners and has served as Vice-Chair of the Vancouver City Planning Commission.

LOCATION: CITY OF NORTH VANCOUVER

Vancouver's North Shore comprises two First Nations (four communities) and three municipalities. The transit oriented centre of the North Shore is Lonsdale in the **City of North Vancouver**, population 85,400. The City's 6 kilometers (3.7 mile) waterfront, with uses ranging from industry and marine activity to residential, retail and public spaces, is undergoing a transformation. Lower Lonsdale is a growing cultural and entertainment district. Council's vision is to deliver a family, arts and entertainment destination. Council has endorsed a new Plan with the objective of adding a 'Third Place' to the City. (The First Place is where we live. The Second Place is work. The Third Place is where we play.) Projects underway include a partnership with Shipyards Development Ltd. (Quay Property Management Corp.) for development of the Shipyards, the Polygon Gallery, remediation and deck replacement, addition of a new public open space and continuation of the North Shore Spirit Trail. Creating a year round gathering place means providing covered space and programming at least 300 days a year. In addition, the City of North Vancouver was recognized in 2017 as one of the top 5 cities worldwide who reported to the Carbon Disclosure Project for demonstrating outstanding climate leadership and preparedness.

Presentation House Polygon Gallery Presentation House Gallery organizes national and international exhibitions, produces award-winning publications, and offers engaging public events and art education programs. Presentation House has moved to the waterfront, transforming into the Polygon Gallery. It will create a distinctive waterfront landmark at the gateway to North Vancouver. Governor General Award-winning firm Patkau Architects designed a striking building that rises in waves towards the North Shore peaks.

The Polygon Gallery was made possible through the generosity of philanthropist **Michael Audain, OC, OBC, LAI,** Chair of Polygon Homes Ltd., since 1980 one of British Columbia's leading home builders. Michael currently serves as Chair of the Audain Foundation, which supports the visual arts (including the Audain Art Museum at Whistler Village) and wildlife conservation. Awarded five honorary doctorate degrees, Michael is a fifth generation British Columbian and an Officer of the Order of Canada.

NORTH VANCOUVER SPEAKERS

Mayor Darrell Mussatto is serving his fourth term on City Council as Mayor of the City of North Vancouver. Previously, he served four terms as Councillor. Mayor Mussatto is also a Director at Metro Vancouver, serving as Chair of the Utilities Committee and Vice Chair of the Regional Economy Task Force. He is a Director of the Municipal Finance Authority and Chair of the Community Energy Association. In 1991, Mayor Mussatto received the Red Cross Community Service Award. A paramedic with B.C. Ambulance Service for 30 years, he garnered the B.C. Ambulance Services Executive Director's Commendation in 1995.

Emilie Adin MCIP, LEED AP, LAI is the City of North Vancouver's Director, Community Services managing development services, building permits and inspections, bylaws, licensing and placemaking functions for the City. Emilie writes on urban design and planning, including the PlanGirl Travels column in Planning West magazine. Emilie serves on the Energy Step Code Council -- a "bridge" between local governments, the Province, and the design, building, development, and construction sectors, offering advice and providing support and resources to local governments. Emilie's work has been recognized by CMHC, the BC Community Energy Association, the Union of BC Municipalities and the Planning Institute of BC.

Lori Phillips is the Public Art Officer at the North Vancouver Recreation & Culture Commission, where she manages North Vancouver's extensive Public Art Program that features a collection of 150 artworks created to celebrate and stimulate the community's cultural identity. Lori has a BFA in Art History from NSCAC University, and an Arts Diploma from Capilano College. She is a founding member of the BC Public Art Network, established to facilitate dialogue and information sharing among public art administrators and serves on the Board of the Fund for the Arts on the North Shore. With over twenty years' experience in the field of Arts Administration, Lori has developed expertise in cultural policy development, cultural grant, community capacity building and advocacy and has often been a lecturer/presenter at Creative City Network Summits, Americans for the Arts Conferences and educational institutions.

Reid Shier is the Director/Curator of the Presentation House /Polygon Gallery. He has held previous positions as Chief Curator of the Power Plant Contemporary Art Gallery, Toronto (2004-06), Curator of the Contemporary Art Gallery, Vancouver, (2002-04), and Director/Curator of the artist run Or Gallery, Vancouver, (1996-02).

Jessica Bouchard is Associate Gallery Director. She is the primary fundraiser for the institution. In preparing for the expanded program and organizational demands of the new facility she has developed a revenue generation model including rentals and tourism marketing.

LOCATIONS: SATURDAY AFTERNOON/EVENING

SeaBus and SkyTrain are two legs of metro Vancouver's integrated transportation system. Along with bus, Handy Dart (assisted rides), and West Coast Express (limited stop service north of the Fraser) TransLink's system is expected to top 400 million rides in 2017. SeaBus is a passenger-only ferry service connecting Vancouver's Waterfront with Lonsdale Quay in North Vancouver. SeaBus service started in 1977. Today four boats provide service every 15 minutes with 45,000 sailings carrying 5.9 million passengers a year.

From Vancouver SeaBus Terminal to Hotel

Walk from dock across walkway above train tracks. Before exiting 'Fare Paid' zone turn right down escalator to EXPO SkyTrain Line. Take any SkyTrain to second stop – Granville Station. Follow 'Out' signs to escalators. Take escalator up following 'Exit Granville Street' signs. Walk past Starbucks and Hudson's Bay entrances. Take up escalator and five steps to Granville Street. Cross Granville Street into Pacific Centre. Inside straight, then right, then left following signs to Four Seasons Hotel.

Dinner at Vancouver Aquarium located in Stanley Park. Opened in 1956, it is Canada's largest aquarium. The non-profit organization provides a Marine Mammal Rescue Centre, Marine Mammal Research, Ocean Pollution Research, and Shoreline Cleanup. Ocean Wise, a global conservation organization, is headquartered at the Aquarium. In 1996, Vancouver Aquarium became the first aquarium in the world to no longer capture cetaceans (whales, dolphins and porpoises) from the wild for display. Keeping cetaceans in captivity is a highly contentious issue. The elected Vancouver Park Board recently voted to end cetacean captivity at the Aquarium.

Busses will depart for dinner from the Georgia Street entrance to the Four Seasons Hotel at 6:30 p.m.

If you are driving proceed west on Georgia Street to Stanley Park. At the causeway entrance keep right. At the roundabout take the first right on Stanley Park Drive. Take the first left on Avison Way to the Aquarium. There is a pay parking lot adjacent to the Aquarium. Meters are in effect until 11 pm.

LEW VANCOUVER ORGANIZING COMMITTEE

Garth Evans Chair

Joscelyn Baker

Philip Boname

Sheldon Chandler

Richard Cook

Gordon Harris

Michael Heeney

Ann McAfee

Michael Mortensen

Richard White

Christina Wong
Executive Assistant

Other Vancouver LAI Executive

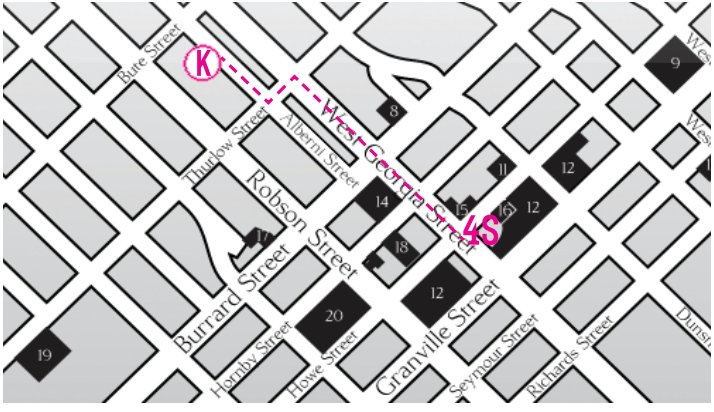
Deana Grinnell

Larry Sandrin

Elizabeth Yip

NOTES

DINNER: KIRIN RESTAURANT



6:30 for 7:00 p.m. Dinner
Kirin Chinese Restaurant
1172 Alberni Street 604 682-8833

- From Hotel: Exit Four Seasons at main entrance on Howe Street.
- Walk south (left) to Georgia Street.
- Turn west (right) on Georgia past Hornby to Burrard Street. Cross Burrard Street.
- Turn south (left) on Burrard Street short block to Alberni Street. Cross Alberni Street.
- Turn west (right) on Alberni one and a half blocks to 1172 Alberni.

(To get your bearing the mountains are north).

4S	Four Seasons Hotel
K	Kirin Restaurant
–––	Route