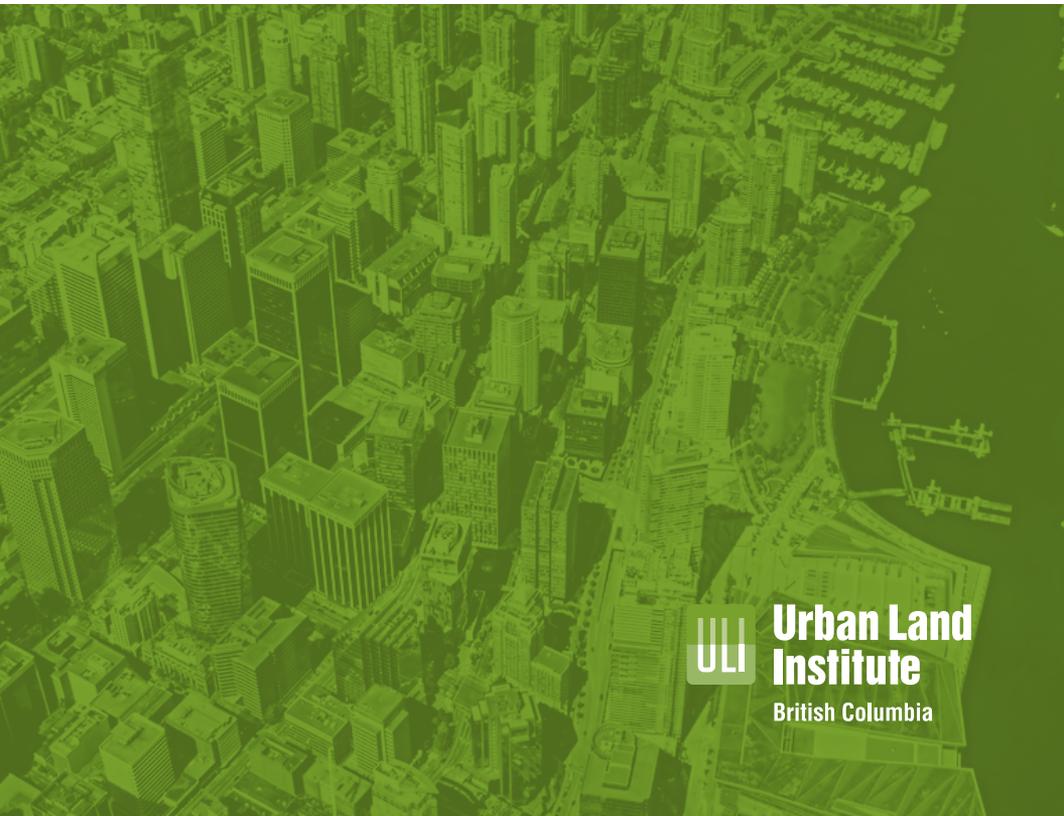


# 2013 YLG Cascadia Regional Conference (Re)Building The City



**Urban Land  
Institute**  
British Columbia

# Welcome



On behalf of ULI British Columbia, we would like to welcome you to the fifth annual Cascadia Regional Conference, organized by the Young Leaders Groups of ULI British Columbia and ULI Northwest and in partnership with Metro Vancouver.

The theme of this year's Cascadia Regional Conference is (Re)Building the City and focuses on two concepts:

- Rebuilding the City: will focus on the changes to the traditional “central cities” (e.g. Vancouver, Seattle and Portland) in terms of their intensification and adaptation.
- Building the City: will focus on the changes to the traditional “suburban cities” (e.g. Surrey, New Westminster, Burnaby, Hillsboro and Bellevue) and how they are becoming or already are their own economic entities separate and distinct from the central cities.

The distinction between the central city and the suburbs, however, is never as clear-cut as it may seem. For example, New Westminster (one of our tour destinations) is in no way a suburban city; New Westminster, dating back to the 19th century, was British Columbia's first capital city and is currently facing issues that are the legacy of previous development. On the other hand, Oakridge Centre in the south of Vancouver and Brentwood Town Centre in Burnaby (two of our other tours) were adapted or built decades ago to suit the demands of the time for “suburban” enclosed shopping centres. Dynamics like these as well as other issues including the growth in integrated regional and transit planning or changes to living preferences, whether due to changing tastes or economic realities, are continuing to reshape how our regions are (re)built.

With this in mind, the Cascadia Regional Conference brings together a diverse group of presenters from our regions to share in their experiences and expertise. Additionally, our tours were crafted in order to reflect the dynamic of our theme – with the Friday tours reflecting the changes within Vancouver while the Saturday tours reflect the changes currently occurring in Burnaby, New Westminster and Surrey.

We hope that you enjoy the conference, enhance your understanding about the interplay between cities, and leave with fresh new ideas through dialogue with other members of the Cascadia Region.

Sincerely,

The ULI British Columbia Young Leaders Group Leadership Team

# Agenda



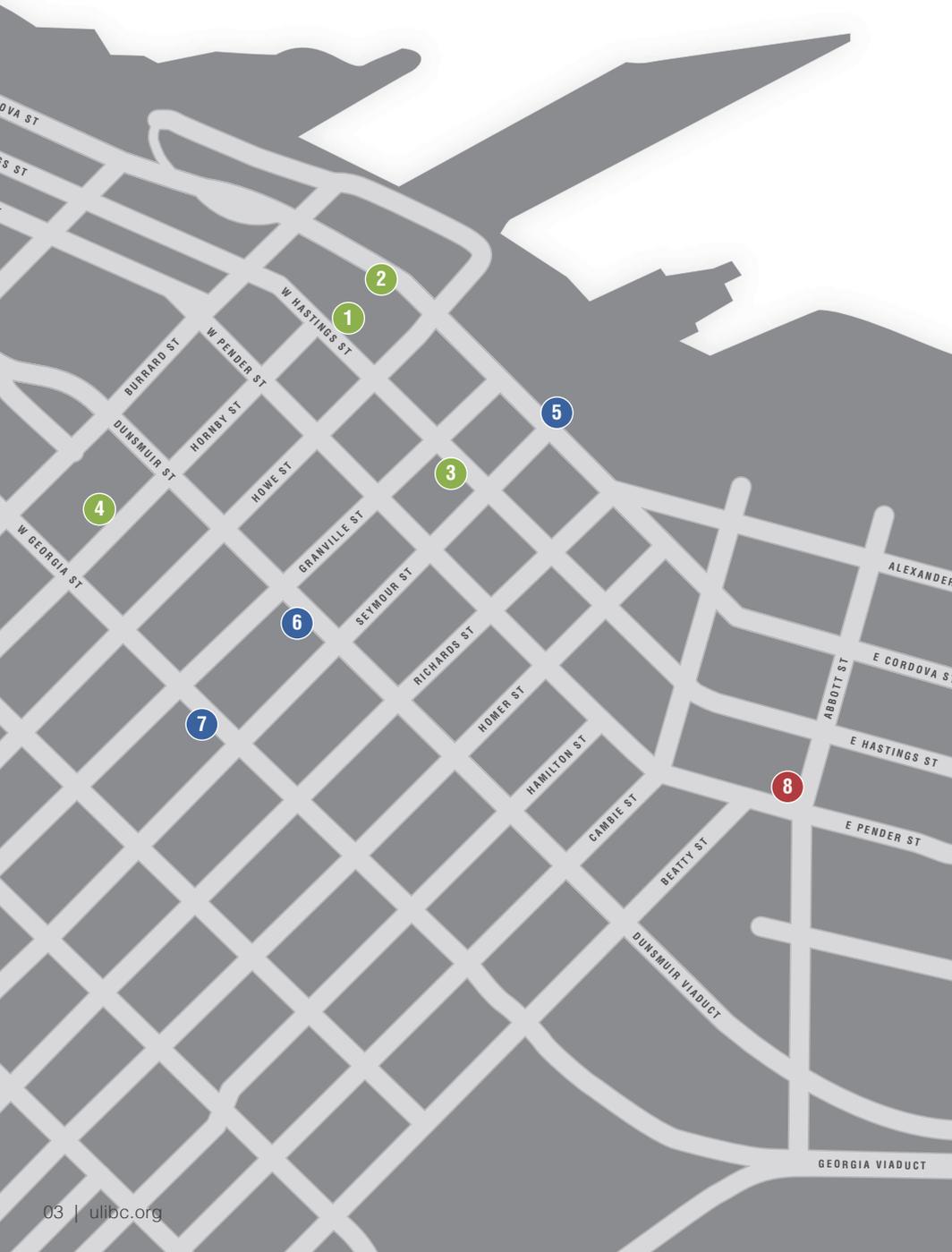
## Friday, July 26th

- 7:45 am Registration at Terminal City Club
- 8:15 am Introductory Remarks: David Martin – ULI BC Management Chair
- 8:30 am Keynote Speaker: Rollin Stanley
- 9:30 am Panel 1: Rebuilding the City – Transit Oriented Development
- 10:45 am Break
- 11:00 am Panel 2: Building the City
- 12:15 pm Lunch
- 1:00 pm TEDx Talk: Rollin Stanley – Future Metropolis
- 1:25 pm Depart for Tours of:
  - Downtown Eastside (Depart from Terminal City Club)
  - False Creek (Depart from Waterfront Station)
  - Oakridge Centre (Depart from Waterfront Station)
- 4:30-8:00 pm Reception at Terminal City Club Rooftop Patio
- Night Event The Pint Pub

## Saturday, July 27th

- 9:00 am - 12:30 pm Depart Waterfront Station for Tour of:
  - Surrey City Centre
  - Brentwood Town Centre and Broadway Tech Centre
  - New Westminster
- 4:00 pm Vancouver Whitecaps Game

# Downtown Vancouver Map



# Venues and Contacts

## VENUES

1. Terminal City Club  
837 West Hastings Street  
Ph: 604 681 4121 | 1 800 253 8777
2. Terminal City Club Parking
3. Delta Vancouver Suites  
550 West Hastings Street  
Ph: 1.888.663.8811
4. Executive Hotel Le Soleil Vancouver  
567 Hornby Street  
Ph: 1.877.632.3000
5. SkyTrain – Waterfront Station
6. SkyTrain – Granville Station
7. SkyTrain – City Centre Station
8. The Pint Public House

## SELECTED TOURS

On your name badge you will find two coloured dots. These dots refer to the tours that you have been selected for. The top dot references the Friday afternoon tours while the bottom dot references the Saturday tours. The colours for each tour are as follows:

Friday:

Downtown Eastside - Blue

False Creek - Red

Oakridge - Yellow

Saturday:

Brentwood Town Centre - Green

New Westminster - Blue

Surrey City Centre - Red

## CONTACTS

Josh Kitsul  
604.355.5819

ULI BC  
604.761.8060

# Sponsors

The YLG of ULI British Columbia gratefully acknowledges the generous contributions of our Sponsors. This conference would not be possible without your support. Thank you!

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du Québec



**Stantec**

## Keynote Speaker



**ROLLIN STANLEY**  
General Manager of Planning,  
Development, and Assessment  
City of Calgary

Rollin Stanley, known for his vision as well as his municipal planning expertise, was hired as the General Manager for Planning, Development & Assessment at the City of Calgary in June 2012. The PDA agency comprises 1,000 employees working on planning, zoning, residential and business assessments, and business permitting, responsible for implementing the long term vision for the City's evolution.

Previously, Stanley spent four years as planning director for Montgomery County, Maryland, one of the most innovative planning agencies in the United States. Before that, he was planning director for the City of St. Louis and spent 20 years as a planner in Toronto.

Stanley's vision led to a transformative change in the White Flint area of suburban Maryland, where his innovative, incentive-based zoning revitalized an aging suburb into a dynamic urban place, garnering national attention. Before that, he worked to rebuild distressed areas of inner-city St. Louis, partly through historic tax credits and innovative financing tools. His planning successes have resulted in demand for him to speak to groups around the world.

His work has been recognized internationally through World Leadership Awards and cited on numerous "people to watch" lists in newspapers and magazines. Most recently, Stanley was labeled one of the 50 Most Influential People in Alberta and Top 10 Newsmakers in Calgary.

# Panel Discussion 1

## Rebuilding the City – Transit Oriented Development

Chuck Wolfe – M.R.P. and J.D., Attorney at Law (Seattle) *Moderator*

Agustin Enriquez V – Associate Principal of GBD Architects Incorporated (Portland)

John Hempelmann – Attorney at Carincross & Hempelmann (Seattle)

Graeme Silvera – VP, Development, Western Region, Ivanhoe Cambridge (Vancouver)

### OVERVIEW

One aspect of Rebuilding the City is the increased integration between different uses including, among others, residential, commercial or retail. An important characteristic of many of these projects is that they are located on transit lines. As such, this panel will commence with a discussion of the traditional, as well as fundamental, barriers and opportunities to urban developments, specifically transit orientated developments. Following this discussion, the panel will provide programmatic and project examples from the three regions to highlight the barriers and opportunities of these projects.

### CHARLES R. (CHUCK) WOLFE, M.R.P., J.D.

Charles R. (Chuck) Wolfe, M.R.P., J.D. provides a unique perspective about cities as both a long time writer about urbanism worldwide and as an attorney in Seattle, where he focuses on land use and environmental law. In particular, his work involves the use of sustainable development techniques and innovative land use regulatory tools on behalf of both the private and public sectors. He frequently counsels clients on ways to achieve the successful redevelopment of infill properties under federal, state, and local regulatory regimes. He is also an Affiliate Associate Professor in the College of Built Environments at the University of Washington, where he teaches land use law at the graduate levels and has been a major contributor to major research efforts addressing urban center, transit oriented and brownfield redevelopment. He serves on the Board of Directors of Futurewise and Great City, the Management Committee of the Urban Land Institute's (ULI) Northwest District Council, and has served as Chair of both the American Planning Association's Planning and Law Division and the Washington State Bar Association's Environmental and Land Use Law Section. Chuck is an avid traveler, photographer and writer, and contributes regularly on urban development topics for several publications including The Atlantic Cities, The Atlantic, The Huffington Post, Grist, [seattlepi.com](http://seattlepi.com), and [Crosscut.com](http://Crosscut.com). He blogs at [myurbanist.com](http://myurbanist.com). His new book, *Urbanism Without Effort*, was published by Island Press in May.

# Panel Discussion 1

## Rebuilding the City – Transit Oriented Development

### **AGUSTIN ENRIQUEZ V**

**Associate Principal of GBD Architects Incorporated (Portland)**

Agustin Enriquez' keen eye for design has catapulted him to the forefront of mixed-use, mid-rise urban architecture in a short period of time. With an emphasis on mixed-use, housing, office, environmentally responsible design and helping clients plan large sites, Agustin's responsibilities include design, documentation and construction administration. Agustin works closely with clients, to find innovative and creative solutions, combining aesthetics with practicality. His efforts help to produce buildings on time, on budget and complementary to their local surroundings. He also provides design guidance that results in unique solutions for each client. Most recently, Agustin led the completion of The Janey Apartments, 12th & Alder (Culver Building) Renovation, Maryhill Museum Expansion and Renovation, and is currently working on the Lloyd Blocks. Included in his experience is the medical office building for Oregon Health & Science University, certified LEED Platinum — the highest rating possible and the largest office building in the country to achieve such a distinction. Agustin has been involved with three LEED certified buildings and one more under construction.

### **JOHN HEMPELMANN**

**Attorney at Cairncross & Hempelmann (Seattle)**

John is one of the founding partners and the Chairman of Cairncross & Hempelmann, a full service Seattle law firm. He regularly handles complicated Transit Oriented Development (TOD) projects, and has over 40 years of experience as a land use, natural resources and real estate development attorney. He has worked extensively to help form the legislation that governs Washington's land use law. John assists clients with real estate development projects, including their land use, zoning and environmental matters, and with their natural resource permit processes. Examples of the many innovative projects in which John has been involved include: Landmark commercial, mixed-use, hotel, residential and institutional urban developments; The Pine Forest TOD Master Development Plan – a million sq.ft at the East Link 120th Avenue Station; Major open space, conservation and TDR transactions in Washington and Maine; Development of Suncadia (Washington's first master planned resort); Development of the first Major Industrial Development under the provisions of the State Growth Management Act; and Major mineral resource developments.

# Panel Discussion 1

## Rebuilding the City – Transit Oriented Development

### GRAEME SILVERA

Vice President, Development, Western Region, Ivanhoe Cambridge

As Vice President, Development Western Region, Graeme is responsible for the development initiatives within the Company's western retail portfolio, which currently includes 10 regional shopping centres. One of Graeme's primary projects is the rezoning and redevelopment of Oakridge Centre into a high density Transit Oriented Development. The redevelopment will add 3.8M sq.ft. of new density including 2.7M sq.ft. of residential uses located in 13 buildings with varying heights of up to 45 stories. The project is committed to achieving LEED ND Platinum Neighbourhood designation. Graeme has worked in the real estate industry for 23 years, in the fields of residential construction, sales and marketing for multi-family residential, residential single and multi-family development, commercial real estate brokerage, commercial shopping center development and institutional construction. He completed his Bachelors of Arts degree with a major in Economics from UBC in 1989. He has since held positions with firms such as United Properties, Colliers International, BC Rail Properties, Smart Centers and most recently with P3 developer Plenary Group Canada. He is currently Chapter President of NAIOP Vancouver.



## Panel Discussion 2

# Building the City – “Suburban” Cities in Context

**Gordon Price** – Director of the City Program at Simon Fraser University *Moderator*

**Chris Blakney** – Project Manager, Johnson Reid Land Use Economists (Portland)

**Jean Lamontagne** – General Manager, Planning and Development, City of Surrey

**Paul Inghram** – Comprehensive Planning Manager, City of Bellevue

### OVERVIEW

The “suburbs” are no longer just tracts of land where families live and where long commutes to the central city are the norm. These cities are now or are becoming dynamic entities that are separate and distinct from the traditional “central cities”. That being said, they are still a part of a larger region that is becoming more and more integrated in terms of regional and transportation planning and, as such, are being developed within this context. As such, the purpose of this panel is to discuss these “suburban” issues and how they impact each of the different regions.

### GORDON PRICE

**Director of the City Program at Simon Fraser University**

Gordon Price is Director of the City Program at Simon Fraser University. He also writes, teaches and consults on urban development and planning. In 2002, he finished his sixth term as a City Councillor in Vancouver, BC (1986 – 2002) as well as his responsibilities with the Greater Vancouver Regional District (now Metro Vancouver) and TransLink. He also served on the Board of the Greater Vancouver Regional District (Metro Vancouver) and was appointed to the first board of the Greater Vancouver Transportation Authority (TransLink) in 1999. He has spoken at numerous conventions and conferences in many countries, writes a monthly column for Business in Vancouver on civic issues, and conducts tours and seminars on the development of Vancouver. He also blogs on urban issues, with a focus on Vancouver, at “Price Tags” and occasionally publishes an electronic magazine, also called “Price Tags,” highlighting a city or issue. He sits on the Boards of the Sightline Institute and Sustainable Cities International. In addition to presentations in Canada, the U.S. and Australia, Gordon is a regular lecturer on transportation and land use for the City of Portland, Oregon and Portland State University. He has written several extensive essays on Vancouver and transportation issues (The Deceptive City, Local Politician’s Guide to Urban Transportation).

## Panel Discussion 2

# Building the City – “Suburban” Cities in Context

### **CHRIS BLAKNEY**

**Project Manager Johnson Reid Land Use Economists (Portland)**

Chris Blakney is a consultant specializing in land use economics. He regularly consults on a broad range of economic and development issues for both private- and public-sector clients. As a Senior Project Manager with Johnson Reid, Mr. Blakney is involved in policy analysis, economic development, economic and financial modeling, and market analysis. His clients include many of the region’s major developers, as well as financial institutions and governmental agencies. Recent consulting projects include a feasibility analysis on the proposed Lloyd Blocks apartment development and pioneering research in the assessment of industrial land readiness. He holds a degree in Economics from Pacific Lutheran University with a specialization in Math and Domestic Economics.

### **JEAN LAMONTAGE**

**General Manager, Planning and Development, City of Surrey**

Jean Lamontage is currently General Manager of Planning and Development with the City of Surrey. He holds a Master’s degree in Urban Planning from McGill University. He was a founding partner of a private Urban Planning consulting firm based in Montreal where he practiced for 11 years prior to joining the City of Surrey in 1995. Between 1995 and 2005, he has held a variety of positions within the City of Surrey ranging from Manager Planning, Research and Design with the Parks, Recreation and Culture Department to Manager Civic Buildings and Park Facilities with the Planning and Development Department. In 2005 he joined the City of Richmond, Planning and Development as the Director of Development, a position which he held for a two year period before returning to the City of Surrey in 2007 as the GM of Planning and Development. Currently, his team is responsible for Community planning for the City, current planning which is divided in two teams North and South, building approvals, including building inspections, administration of the tree protection by-law and finally planning, design, construction and operations of all civic facilities.

# Panel Discussion 2

## Building the City – “Suburban” Cities in Context

PAUL INGRAM

Comprehensive Planning Manager, City of Bellevue

Paul Ingram is the Comprehensive Planning Manager for the city of Bellevue, Washington, where he has worked for the past seven years. He is leading city efforts to plan areas around future light rail stations, revitalize neighborhood shopping centers, and update the city’s vision.

Prior to Bellevue, Paul was a planning consultant serving communities throughout the Puget Sound area and worked briefly for the US Navy. He frequently speaks about transit oriented development and planning ethics. A member of APA and the American Institute of Certified Planners, Paul was honored to serve as AICP President and on the Board of the APA 2009 to 2011 and continues to be actively involved in the profession. He holds a degree in planning and design from the University of Washington and a masters in business from Seattle University.



# Downtown Eastside Tour

## OVERVIEW

Inspired by the conference theme of (Re)Building the city, this tour will examine the evolution of Vancouver's Downtown East Side (DTES) neighbourhood. This inner city neighbourhood, Vancouver's historic heart and once vibrant economic centre, experienced decline in the 1980s and came to be known as Canada's "poorest postal code", with a high degree of homelessness, drug use, and other social issues. In recent years, public and private investment in development, new business ventures and social initiatives have begun to bring significant change to the area. A unique community, with complex challenges, the DTES is at a pivotal point in its physical and social evolution.

To examine this evolution, we will hear from developer Robert Fung of the Salient Group, who has been instrumental in redeveloping and preserving historic buildings and establishing new commercial spaces in the neighbourhood. Architect Gair Williamson, who has worked extensively in the DTES over the past ten years, will lead the walking tour - revealing some of the surprising and innovative buildings and spaces that have been created here. To speak to the evolution of the economic, social and cultural health of the area, we will be joined by Wes Regan of the Hastings Crossing Business Improvement Area (BIA).



# Downtown Eastside Tour

## **ROBERT FUNG**

**President, Salient Group**

Robert has been active in Vancouver's real estate development industry for over 20 years, and founded The Salient Group in 2000. He provides the key strategic direction for Salient, guiding all aspects of the corporate growth and identity. Actively involved within the community, Robert is a member of the Board of Governors of the University of British Columbia, as well as a Director of the UBC Properties Trust. He has served as a Director of Covenant House Vancouver, the Vancouver Economic Development Commission, the BC Technology Industries Association, the Laurier Institution, and the Vancouver Board of Trade. In 2005 Robert was a Business in Vancouver "40 under 40" Award recipient, and has been cited among the "50 most influential people in British Columbia" by BC Business Magazine for the years 2006-2009. In 2012 Mr. Fung was honoured by the Museum of Vancouver with the inaugural "Emerging City Visionary Award".

## **WES REGAN**

**Executive Director of the Hastings Crossing BIA**

As Executive Director for HxBIA Wes Regan is responsible for bringing a diverse range of program streams to life and represents the organization on behalf of its Board of Directors and Members. Previously Wes worked as a Communications and Business Development Associate at Building Opportunities with Business, a 3P Community Economic Development agency in the Downtown Eastside. Wes brings extensive experience in marketing, content development and communications and is passionate about sustainability, social justice and community economic development. Wes graduated from Langara College with an Associates Degree in Geography in 2009 and went on to graduate with Distinction from Simon Fraser University with a BA in Human Geography and Urban Studies. He currently represents the BIA on the boards of the Downtown Vancouver Association, the Inner-City Safety Society and the Inner-City Neighbourhood Coalition.

## **GAIR WILLIAMSON**

**Principal, Gair Williamson Architects**

# False Creek Tour

## OVERVIEW

In this tour, we will explore the False Creek area of Vancouver. The False Creek area was the industrial heartland of Vancouver through to the 1950s. It was home to many sawmills and small port operations, as well as the western terminus of the major Canadian railways. As industry shifted to other areas, the vicinity around False Creek started to deteriorate. The elected City Council of 1968 led the City's redevelopment team and helped secure the participation of the Federal Government, which owned Granville Island. A major public involvement and co-design process followed which established public priorities for an accessible waterfront seawall; mixed-tenure housing including market condominiums, co-op and low-income housing and live-aboard marinas; and a vibrant waterfront market. These plans were formalized in a 1972 Official Development Plan. The form and mix of development was revolutionary for Vancouver at the time. A third of the site was set aside for housing at 40 units/acre with the balance converted to park, waterfront and community uses. Today, it is a thriving neighbourhood full of apartments, restaurants and retail space. We will start the tour at Onni's Central development, where Bruce Haden from Dialog will speak about the design and architecture of the building. From there, we will listen to City of Vancouver Councillor Geoff Meggs, who will educate us on the history of the viaducts and under-utilized land in the region. Concluding the tour, we will see the area through the eyes of Bob Rennie from Rennie Marketing and his pivotal role in changing the community.



# False Creek Tour

## COUNCILLOR GEOFF MEGGS

### City of Vancouver

Since his election, Geoff has worked on a number of difficult and high-profile issues, including the city's delivery of successful Winter Olympic Games, the refinancing of the Olympic Village, the implementation of a region-wide transit pass (the "U-Pass") and the expansion of cycling infrastructure. In 2011 he was appointed as a Vancouver director on the Metro Vancouver board, where he serves on the housing and transportation committees.

Geoff has a first-hand understanding of Vancouver, both from the community level and from City Hall. He has lived in Vancouver for more than 30 years, mostly in Douglas Park and False Creek, but also in Strathcona, on the edge of Chinatown. He understands the experience of working families from his years in the labour movement, first in the fishing industry and later in health care. He has held senior positions in provincial and municipal government. He learned how the city works during his three years as an executive assistant to Mayor Larry Campbell.

Born and raised in Toronto and Ottawa, Geoff graduated from the University of Toronto and began his career in journalism with a community paper in Toronto, before moving on to a Calgary daily and then The Canadian Press in Vancouver.

In 1990, Geoff became communications director of the Hospital Employees Union, working with health care workers as they won historic pay equity settlements and negotiated critical agreements to support reform of the health care system. In 1996, he was appointed communications director in the Premier's Office under Glen Clark.

After successfully establishing his own communications consulting business in 1999, Geoff returned to the labour movement in 2001 as assistant to Jim Sinclair, president of the BC Federation of Labour, a position he held until he was hired by Mayor Larry Campbell on election night in 2002.

During his time at City Hall, Mr. Meggs was responsible for work on the 2010 Winter Olympic Games bid, the fight to win major new investments in buses and rapid transit, the lobbying effort to win federal financial and legal support for the supervised injection site, budget consultations and many other community issues. He was a founding member of Vision Vancouver and served on its executive from 2005 to 2008.

# False Creek Tour

## **BRUCE HADEN** Principal, Dialog

Bruce was the concept designer for Central. His architectural and urban design work has been recognized globally, particularly for the Governor General's and World Architecture Festival winning design of the Nk'Mip Desert Cultural Centre in Osoyoos, BC. He has twice chaired the Urban Design Panel of the City of Vancouver, and is a founding board member of the Vancouver Urbanarium Society, which aims to create a home for urban design discussion in the city. Current work includes two collaborations with BIG (The Bjarke Ingels Group) – Beach and Howe in Vancouver and Telus Sky in Calgary. These are large scale mixed use buildings that will, like Central, be dramatically distinct additions to the urban realm.

## **BOB RENNIE** Founder and President, Rennie Marketing Systems

For over 38 years, Rennie Marketing Systems (RENNIE) has been at the forefront of marketing real estate and new developments in the City of Vancouver and beyond. Founded by Bob Rennie, creator of the “team approach” to success, RENNIE is recognized for envisioning and growing one of the most sophisticated condominium markets in the world – Vancouver.

Bob has been marketing real estate since 1975 and has become a household name and recognized as one of the top authorities in the local economy. Under Bob's stewardship, RENNIE has navigated through a wide variety of developments ranging from luxury brands such as Shangri-La, Four Seasons, and Fairmont to projects as progressive as the historic Woodward's re-development. Woodward's is located in Vancouver's downtown eastside – claiming Canada's poorest postal code and also noted for Canada's highest concentration of drug users.

RENNIE has established long-term relationships with Canada's best developers and sales professionals, while forging exciting new associations throughout North America.

Bob has restored the oldest building in Vancouver Chinatown to house the Rennie offices and the Wing Sang Museum, which is open to the public two days a week with installations from the Rennie Collection, one of Canada's most important contemporary art collections. Bob holds a number of Board positions ranging from his appointment last year as a Commissioner to the B.C. Housing Board through to Chair of the North American Acquisitions Committee at the Tate Modern London.

# Oak Ridge Mall Redevelopment Tour

## OVERVIEW

Oakridge Centre is a 28.5 acre site that lies at the heart of Vancouver and is the only designated Municipal Town Centre outside of the Downtown Core. Serving a broad spectrum of communities in the region, Oakridge has evolved from an open-air, mid-century modern shopping centre to the enclosed internalized mall we see today. Over this time, expansions have included additional anchors, office space, and residential strata on the corner of 41st and Cambie. While still largely a single family neighborhood, the Oakridge area and in particular the Cambie Street corridor, which bisects the area, has been transformed by the addition of the heavily used below grade Canada Line SkyTrain rapid transit system which connects to the City of Richmond, the airport and downtown Vancouver. Currently in rezoning stages with the City of Vancouver the proposal is to expand Oakridge Centre (last renovated in 1984) from 920,000 sq.ft to 4.7M sq.ft Gross Floor Area and create a mixed-use, transit-oriented-development (TOD) consisting of retail, office, community and residential uses.

The proposed uses are:

- Retail: expand from 570,000 sq.ft to 1.2M sq.ft Gross Leasable Area
- Office: expand from 120,000 sq.ft to 385,000 sq.ft Gross Leasable Area
- Residential: develop 2.7M sq.ft of residential product (2,800 units) across ~13 towers, which will comprise a combination of for-sale condominiums, rental units and non-market housing (delivered to the City of Vancouver as part of a 'public benefits package')
- Community: develop a ~70,000 sq.ft community centre and ~11 acre rooftop park (also as part of a 'public benefits package' for the City of Vancouver)

Other project highlights include:

- Sustainability: environmental goals of the project are guided by LEED Platinum Neighbourhood Development standards as well as requirements to explore district energy solutions, low carbon impacts and integrated resource management.
- Transportation: augmenting the notion of car independence, the project will also include a residential car share, bike share and immediate connection to area cycling routes, outdoor public space, urban agriculture and public transit.

# Oak Ridge Mall Redevelopment Tour

- **Placemaking:** an outdoor “high street” is planned as a unique pedestrian street to extend the hours of activity with food and beverage, retail, and the community amenity building. Along with connection from multiple plaza nodes, this high street will connect directly to an 11 acre activated, roof top commons.

As a thriving retail destination, Oakridge Centre will remain operational during the complete construction phasing of the project. The expansion is predicated on several factors that affect retail operations and the current Centre’s lease obligations. These interrelated elements will require the parking, retail, office and residential to be phased independently during the course of construction (anticipated to unfold over 8 to 10 years) while ensuring a seamless integration of all land use components throughout and at the full build out.

## Tour Guides:

1. Stantec: Peter Wreglesworth, Principal Architect (Commercial)
2. Stantec: Jason Santeford, Associate Architect (Commercial)
3. Henriquez Partners: Thomas Lee, Associate Architect (Residential)
4. Ivanhoe Cambridge: Graeme Silvera, VP Development
5. Westbank: Rhiannon Maberley, Development Manager
6. Brook Pooni & Associates: Gary Pooni, Planning Consultant
7. Pottinger & Associates: Virginia Bird Planner, Planning Consultant



# Surrey City Centre Tour

## OVERVIEW

Surrey City Centre, once known as Whalley, is now designated as Metro Vancouver's second Metro Core. Rapid population growth within the City of Surrey, with a total population nearing the City of Vancouver, has created the need for a second Metro Core. With the arrival of SkyTrain rapid transit in 1994, municipal and private-sector interests are now focusing on building up the City Centre around this critical piece of infrastructure.

The tour will focus on the challenges and opportunities of transitioning the City Centre, particularly on upgrading the transit exchange, incorporating expanded post-secondary institutions, creating high-density residential, and building the new civic precinct.



# Surrey City Centre Tour

## **MICHELLE BABIUK**

**Project Planner, Infrastructure Planning  
South Coast British Columbia Transportation Authority (TransLink)**

Michelle Babiuk has worked as a Planner in TransLink's Infrastructure Planning group since 2008. Her work focuses on the design of transit stations and exchanges. It also involves collaborating with municipalities to integrate stations and exchanges into their surrounding neighbourhoods by developing transit oriented community plans that address transportation, land use and urban design. Recent projects have focused on designing or reconfiguring transit exchanges to support urbanizing suburban centres, such as the City of Langley's Downtown, Langley's Willowbrook area, Surrey City Centre and Vancouver's Collingwood neighbourhood. Prior to this, Michelle worked in her first love, bicycle planning, at TransLink. She completed a Master's degree in Planning and an undergraduate degree in English Literature and Sociology at the University of British Columbia.

## **GARY GAHR**

**Acting Planning Manager – North, City of Surrey, Planning and Development Department**

## **AUBREY KELLY**

**Chief Operating Officer, Surrey City Development Corporation**



# New Westminster City Centre Tour

## OVERVIEW

Located at the centre of Metro Vancouver, overlooking the Fraser River, New Westminster is the new place to be. The oldest city in western Canada and the first capital of British Columbia, New Westminster is a city deeply connected to a rich past and is brimming with excitement for a bright future. Today, New Westminster is a dense urban community that has maintained its small-town charm over the years and continues to attract new families and businesses alike. Community members are active and engaged citizens that are enthusiastic about their city –where it has been and where it is going.

Five SkyTrain stations link the city to centres throughout Metro Vancouver and close access to major road, rail, air and water connections provides the City with a competitive advantage. As a regional town centre, New Westminster actively promotes local development and higher density, with a particular focus on increasing density at strategic locations near frequent transit networks. In 2011 the City was home to 60,000 people and is expected to be the home to an additional 36,000 people by 2041. Since most of the land in New Westminster is already developed, population and employment growth will be accommodated primarily through redevelopment and intensification of underutilized land. As the city continues to grow it will face a complex array of challenges and opportunities which, if successfully managed will improve the City as a place to live, work and play.

This tour provides a further introduction to New Westminster. The stops along the tour will highlight two different approaches to transit oriented design, urban waterfront revitalization, civic redevelopment initiatives, and heritage revitalization.



# New Westminster City Centre

## **BARRY WAITT, RPP**

**Senior Planner, City of New Westminster**

Barry is a seasoned urban planner with an extensive background in development review and policy formulation. Since Barry started with the City in 2006 he has been involved in some of the City's most significant development projects. He is now the lead planner on the final phase of the Plaza88 development as well as other significant projects in downtown New Westminster. Using his extensive knowledge of British Columbia planning legislation and his experience as a development planner, Barry is spearheading the creation of a comprehensive zoning bylaw for the City that will include a density bonus program. This bylaw will replace the current 1940 bylaw. Before working for the City of New Westminster Barry worked for 20 years in the Planning and Building Department at the City of Burnaby. Barry has Masters from the School of Community and Regional Planning at UBC. When Barry is not at work he can be found hiking the north shore mountains or spending time with his daughter.

## **LYNN ROXBURGH**

**Planning Analyst, City of New Westminster**

Lynn started her career in planning with the City of New Westminster in 2006. Lynn was heavily involved in the creation of the new community plan for the Queensborough neighbourhood. In addition to helping draft the policies and land use designations, Lynn was instrumental in drafting new flood management policies which were incorporated into the Plan. Before working on the Queensborough Community Plan Lynn spent the majority of her time working on development projects throughout the City. She was also involved in the early planning for the Anvil Centre, the new multi use civic centre being built in the Downtown. Lynn graduated with a Masters in Planning from Dalhousie University. Outside of work Lynn spends most weekends at her family cottage on a nearby island in Howe Sound or running the hills of New Westminster.

## **REPRESENTATIVE OF VIA ARCHITECTURE**

**with Respect to the Plaza 88 Development**

# Brentwood Town Centre, Burnaby / Broadway Tech Centre, Vancouver

## BRENTWOOD TOWN CENTRE

Brentwood Town Centre is an enclosed regional mall in the City of Burnaby which is in the process of being rezoned and redeveloped into a pedestrian-orientated, transit connected, mixed-use town centre. The intent of this is to expand Brentwood Town Centre's role from a commercial destination into the public heart of the Brentwood Town Centre community, with a variety of outdoor and indoor shopping experiences, residential opportunities, cafes & restaurants, and office space. These uses will all be designed around new public plazas, open spaces and tree-lined pedestrian streets. The changes would create a new, high-quality, integrated destination for Burnaby, linked via SkyTrain and urban transit, where people can enjoy a full range of activities, centralized in their Brentwood neighbourhood.

## BROADWAY TECH CENTRE

Broadway Tech Centre is a 17 acre urban business campus designed for tenants seeking an exceptional working environment for their employees. When fully developed, the campus will integrate 8 buildings offering approximately 936,000 sq.ft of office space, 150,000 sq.ft of production / distribution space and 10,000 sq.ft of retail space, plus a 5,000 sq.ft daycare facility.

Capturing the Urban Development Institute Award for Office Park Excellence, the design of Broadway Tech Centre focuses on the quality of both the external and the internal workplace environment. Outdoor sports courts and patios, landscaped pathways and courtyards, and the thematic use of water features throughout, create places of both active and passive recreation for the Broadway Tech employee. The Creme de la Crumb, fitness centre and tenant conference room facilities provide convenient full service amenities.

The office buildings are laid out with shared courtyards framed with rain-protected arcades and canopies connecting various building entries. The building envelope architecture reflects high-tech design elements that operate in concert with state-of-the-art mechanical, electrical and building management systems, that deliver optimal interior comfort. Sustainable development principles have been incorporated into design, construction and operation practices to effect buildings with minimal environmental impact that qualify Broadway Tech Centre for LEED, C2000 (predecessor to LEED) and BOMA BEST status.

# Brentwood Town Centre, Burnaby / Broadway Tech Centre, Vancouver

## **ERIC ADERNECK, RPP**

**Senior Regional Planner, Metro Vancouver, Regional Planning Division**

**Eric Aderneck** is a Senior Regional Planner with Metro Vancouver regional government, and has been directly involved with the development and implementation of the Regional Growth Strategy as well as examining in detail industrial and office development issues. He is a Registered Professional Planner with over a decade's worth of experience in the region in both the public and private sectors. His formal education includes a Master's Degree in Urban and Regional Planning from Queen's University, a Bachelor's Degree in Commerce from the University of Victoria, and a Diploma in Urban Land Economics from the University of British Columbia.

## **SABRINA LAU TEXIER**

**Planner, Transport Infrastructure Development**

**South Coast British Columbia Transportation Authority (TransLink)**

Sabrina Lau Texier (AICP) has been with TransLink's Infrastructure Planning group since October 2012, where her work has focused on place-making in and around transportation infrastructure and promoting transit-oriented communities through multi-modal integration and urban design. She has overseen the development of a station area plan for a new Evergreen Line station in Coquitlam, supervised detailed design work on integrated transit developments in Richmond and at UBC, designed a customized suite of passenger furnishings, and worked on several public art initiatives aimed at public engagement and Crime Prevention through Environment Design (CPTED). She previously spent five years with a consulting firm in New York City where she specialized in the design and execution of complete streets, public spaces, bus rapid transit, transportation logistics, bicycle master plans, congestion pricing, interagency coordination, and community outreach. A native Vancouverite, she held an internship with TransLink in 2006 while completing her Master's of Science in Planning from the University of Toronto.

## **BENJ NELSON**

**Shape Properties**

# Brentwood Town Centre, Burnaby / Broadway Tech Centre, Vancouver

## JEFF RANK

Vice President - Project Development, Marketing & Leasing, Bentall Kennedy (Canada) LP

Jeff Rank began his career in commercial real estate in 1988 at Royal LePage where, after a brief internship in the research department, focused on industrial sales and leasing, completing in excess of 400 deals over an 8 year tenure with the company.

In 1996, Jeff accepted a position at Bentall as Director of Leasing, responsible for a suburban office and industrial portfolio of 2 million sq.ft. Work at Bentall included both leasing existing assets and in marketing and pre-leasing a number of development projects throughout Metro Vancouver.

After 10 years with Bentall, in 2006, Jeff returned to Royal LePage, or Cushman & Wakefield as we now know it, to assume the role of Managing Director overseeing operations and a team of 40 office and retail broker representatives.

In 2011, Jeff returned to Bentall Kennedy as a Partner and Vice President of Project Development, Marketing and Leasing. In this role, Jeff is responsible for managing the company's Leasing Department and is involved in development, pre-leasing and leasing of an office and industrial portfolio totaling over 10 million sq.ft.



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