



Webinar

ULI British Columbia: Coffee and Conversations with Jim Bailey

Date: February 16, 2021

00:00:10 --> 00:00:13: Oliver let me know if we're good to go.
00:00:15 --> 00:00:17: I think this way wait a couple more minutes.
00:00:30 --> 00:00:33: Morning all.
00:00:33 --> 00:00:35: Morning.
00:00:35 --> 00:00:35: Really.
00:00:54 --> 00:00:58: It's getting pretty interesting seeing some familiar faces are familiar
00:00:58 --> 00:01:00: names rather coming to most of these,
00:01:00 --> 00:01:02: which is really nice, certainly.
00:01:06 --> 00:01:08: I think most of I think everybody or most of
00:01:08 --> 00:01:10: the people have joined.
00:01:10 --> 00:01:13: OK, let's get started. Thank you everyone for joining us
00:01:13 --> 00:01:16: here after the long weekend to those in the audience.
00:01:16 --> 00:01:19: There are new welcome and to those that are returning.
00:01:19 --> 00:01:22: Welcome back to another edition of coffee and
Conversations hosted
00:01:23 --> 00:01:26: by the Urban Land Institute and generously sponsored by
ANI.
00:01:26 --> 00:01:28: My name is Randolph Lee with you allies,
00:01:28 --> 00:01:31: young leaders group and I'm joined by my team members,
00:01:31 --> 00:01:33: Oliver Tenant and Chris Cuno.
00:01:33 --> 00:01:36: I would like to give a special thanks to Shannon
00:01:36 --> 00:01:39: Patterson and the rest of our young leaders group for
00:01:39 --> 00:01:41: their continued support and guidance.
00:01:41 --> 00:01:43: As a quick refresher about the event,
00:01:43 --> 00:01:46: coffee and conversations is UL Ibc's monthly,
00:01:46 --> 00:01:48: early morning coffee networking event.
00:01:48 --> 00:01:51: We're all real estate professionals can drop in to meet
00:01:51 --> 00:01:52: other like minded colleagues,
00:01:52 --> 00:01:56: further contact base and share thoughts and ideas about
industry
00:01:56 --> 00:01:59: issues that we are also passionate about.
00:01:59 --> 00:02:02: We will continue to be putting out these monthly events
00:02:02 --> 00:02:05: online until imperson events are permitted.
00:02:05 --> 00:02:09: Other upcoming events. From you ally of note on February

00:02:09 --> 00:02:10: 18th,

00:02:10 --> 00:02:14: Wlib C is launching an innovation podcast on February 19th.

00:02:14 --> 00:02:19: You Ally is presenting in speaker panel with the topic

00:02:19 --> 00:02:23: solved how the world's great cities are fixing the climate

00:02:23 --> 00:02:24: crisis.

00:02:24 --> 00:02:27: Lastly, on February 23rd you will IBC is having a

00:02:27 --> 00:02:30: virtual conversation about embodied carbon in real estate.

00:02:30 --> 00:02:33: You can learn more about these events in the link

00:02:34 --> 00:02:37: sent to the chat room right now from Shannon.

00:02:37 --> 00:02:39: Now some quick housekeeping items,

00:02:39 --> 00:02:41: please keep your microphones muted.

00:02:41 --> 00:02:43: Use of your web camera is optional,

00:02:43 --> 00:02:46: but we encourage you to turn it on.

00:02:46 --> 00:02:49: There will be a Q&A session towards the end of

00:02:49 --> 00:02:49: the talk.

00:02:49 --> 00:02:52: Please feel free to send a message to me or

00:02:53 --> 00:02:56: all over with any questions you may have about our

00:02:56 --> 00:02:57: speaker today.

00:02:57 --> 00:03:00: We will send them in the order that they are

00:03:00 --> 00:03:00: received,

00:03:00 --> 00:03:03: and unmute you so you can ask the speaker,

00:03:03 --> 00:03:06: directly. Speaking of which, I would like to introduce our

00:03:06 --> 00:03:07: speaker for today.

00:03:07 --> 00:03:11: Jim Bailey. Jim is the director of Planning and Development

00:03:11 --> 00:03:13: in the District of West Vancouver.

00:03:13 --> 00:03:16: He is currently leading one of the largest projects to

00:03:16 --> 00:03:19: date in the district named Cypress Village,

00:03:19 --> 00:03:22: which is expected to be home to over 7000 residents

00:03:22 --> 00:03:25: on 350 acres of land near Horseshoe Bay.

00:03:25 --> 00:03:28: Jim has his Masters in urban planning from UBC and

00:03:28 --> 00:03:31: has spent years in private practice as a planning consultant

00:03:31 --> 00:03:34: as well as holding multiple positions in the city of

00:03:34 --> 00:03:37: Vancouver's planning Department. Thank you very much for

00:03:37 --> 00:03:38: joining us

00:03:37 --> 00:03:38: today,

00:03:38 --> 00:03:40: Jim.

00:03:40 --> 00:03:43: Thanks, it's a real privilege to be here and nice

00:03:43 --> 00:03:45: to see everybody virtually.

00:03:45 --> 00:03:48: I think it's an interesting commentary,

00:03:48 --> 00:03:50: I guess on the state of the world that people

00:03:50 --> 00:03:53: are up at 7:45 eight o'clock to listen to a

00:03:53 --> 00:03:53: planner,

00:03:53 --> 00:03:56: but good on ya. They look forward to the conversation

00:03:56 --> 00:03:58: and look forward to the questions.

00:03:58 --> 00:04:01: Certainly I think it's going to be great and hosting

00:04:01 --> 00:04:03: our coffee and conversations event.

00:04:03 --> 00:04:06: Today is my fellow teammate Chris Cuno.

00:04:06 --> 00:04:09: Chris is an urban planning consultant at Colliers International.

00:04:09 --> 00:04:12: He is a recent graduate from McGill Masters of Urban

00:04:12 --> 00:04:13: Planning Program,

00:04:13 --> 00:04:17: and has worked in a variety of professional capacities.

00:04:17 --> 00:04:21: For prominent VC developers. And as a final note,

00:04:21 --> 00:04:24: we would like to give thanks in the knowledge that

00:04:24 --> 00:04:27: West Vancouver is on the unceded territory of the Coast

00:04:27 --> 00:04:27: Salish.

00:04:27 --> 00:04:29: People, in particular to Squamish.

00:04:29 --> 00:04:32: This layout tooth and Musqueam First Nations,

00:04:32 --> 00:04:34: and with that Jim and Chris,

00:04:34 --> 00:04:37: the floor is yours.

00:04:37 --> 00:04:40: Alright Jim, yeah, thanks for thanks for joining us this

00:04:40 --> 00:04:40: morning.

00:04:40 --> 00:04:43: So a couple of quick questions to start off with.

00:04:43 --> 00:04:45: I mean, I know I know you're the Co head

00:04:45 --> 00:04:47: of a fishing Derby and I really want to hear

00:04:47 --> 00:04:48: about that,

00:04:48 --> 00:04:50: but I think I think most people aren't want to

00:04:50 --> 00:04:52: hear about your planning background.

00:04:52 --> 00:04:54: So if you can give a quick brief boat,

00:04:54 --> 00:04:56: you know who you are,

00:04:56 --> 00:05:00: where you come from. And your education and then planning

00:05:00 --> 00:05:00: why?

00:05:00 --> 00:05:04: Plotting how you got into it here so you know.

00:05:04 --> 00:05:08: First off, I do also acknowledge that I'm I'm really

00:05:08 --> 00:05:12: privileged and honored to live and work on the unceded

00:05:12 --> 00:05:15: ancestral territory of the Musqueam,

00:05:15 --> 00:05:19: Squamish, and Solitude nations. I work in West Vancouver,

00:05:19 --> 00:05:23: but right now I'm working in my basement in out

00:05:23 --> 00:05:26: near Deep Cove in North van.

00:05:26 --> 00:05:29: And obviously, you know we're just everybody is going

00:05:29 --> 00:05:31: through

00:05:29 --> 00:05:31: some really interesting times right now,

00:05:31 --> 00:05:32: so it's it's a. It's a.

00:05:32 --> 00:05:35: It's an interesting moment in history and and I think

00:05:35 --> 00:05:35: you know this.

00:05:35 --> 00:05:38: I'm really looking forward to the questions and hope we

00:05:38 --> 00:05:39: can maybe talk about this.

00:05:39 --> 00:05:42: Reflect on how where we're at historically and in this

00:05:42 --> 00:05:46: moment is changing sort of the profession and where we're

00:05:46 --> 00:05:46: at.

00:05:46 --> 00:05:48: Yeah, so I mean I'm a I'm a Vancouver kid.
 00:05:48 --> 00:05:50: For all intents and purposes,
 00:05:50 --> 00:05:52: but Lower Mainland kid I grew up in Langley,
 00:05:52 --> 00:05:54: you know, moved to Vancouver.
 00:05:54 --> 00:05:58: When did my undergraduate Simon Fraser University went to
 the
 00:05:58 --> 00:06:02: School of Community and Regional planning to do my
 Masters
 00:06:02 --> 00:06:02: degree?
 00:06:02 --> 00:06:05: Really, you know planning at the time.
 00:06:05 --> 00:06:07: It was sort of the early 90s and I was
 00:06:07 --> 00:06:11: really interested in sort of concepts of environmentalism,
 00:06:11 --> 00:06:13: you know, but pragmatic, pragmatic,
 00:06:13 --> 00:06:15: change and and thought that planning,
 00:06:15 --> 00:06:19: you know, unlike the professions of law or things that
 00:06:19 --> 00:06:19: were,
 00:06:19 --> 00:06:21: maybe you know, more combat.
 00:06:21 --> 00:06:23: If I saw planning as a way to sort of
 00:06:23 --> 00:06:25: be able to work with people,
 00:06:25 --> 00:06:28: to, you know, energize positive change in communities.
 00:06:28 --> 00:06:31: None. I had no idea that I'd end up being
 00:06:31 --> 00:06:32: a land use planner.
 00:06:32 --> 00:06:35: I didn't take one urban design course at.
 00:06:35 --> 00:06:37: At the School of Community and Regional Planning,
 00:06:37 --> 00:06:40: I was more sort of a disciple of kind of
 00:06:40 --> 00:06:40: build,
 00:06:40 --> 00:06:44: recent Tony Dorsey that were there were more sort of
 00:06:44 --> 00:06:48: resource management negotiators and sort of negotiation as
 a.
 00:06:48 --> 00:06:51: As it as a real tactics so ended up working
 00:06:51 --> 00:06:54: for the city was a little bit surprised me.
 00:06:54 --> 00:06:58: I lead the Director of Planning Development Services at the
 00:06:58 --> 00:07:00: District of West Venice.
 00:07:00 --> 00:07:04: It's an amazing job. I'm have some wonderful colleagues
 work
 00:07:04 --> 00:07:08: with a lot of really great people there for a
 00:07:08 --> 00:07:09: smaller municipality,
 00:07:09 --> 00:07:11: and it's a really broad job.
 00:07:11 --> 00:07:13: It's there's a lot that I do.
 00:07:13 --> 00:07:17: I manage the direct that Community planning group,
 00:07:17 --> 00:07:20: the sustainability. The section of a lot of that in
 00:07:20 --> 00:07:21: West Vancouver.
 00:07:21 --> 00:07:24: I managed the environmental portfolio in a large way.
 00:07:24 --> 00:07:27: Some of it is in our Parks Department.
 00:07:27 --> 00:07:29: Beyond I manage your like the creeks,

00:07:29 --> 00:07:31: the streams that the steep slopes.

00:07:31 --> 00:07:35: I have the arborist and the Environmental Protection Officer under

00:07:36 --> 00:07:38: my under My Portfolio in West Bend.

00:07:38 --> 00:07:41: We also have a really unique system and it's you

00:07:41 --> 00:07:44: know it's very different from the city Vancouver.

00:07:44 --> 00:07:48: I also managed the land development engineering side as well

00:07:48 --> 00:07:49: as permits and inspections.

00:07:49 --> 00:07:51: So really, from a scale perspective,

00:07:51 --> 00:07:54: I manage everything from like doing the Community plans to

00:07:54 --> 00:07:54: them,

00:07:54 --> 00:07:57: doing the rezoning to then implementing it all the way

00:07:57 --> 00:07:58: through.

00:07:58 --> 00:08:01: So it's really cool and interesting privilege to work with

00:08:01 --> 00:08:04: the folks at West Santa to do that.

00:08:04 --> 00:08:05: Linda, that's about it. I mean,

00:08:05 --> 00:08:08: I am. There are a number of exciting projects that

00:08:08 --> 00:08:09: are happening and increase.

00:08:09 --> 00:08:11: Maybe we could. I assume you're going to ask about

00:08:11 --> 00:08:12: those,

00:08:12 --> 00:08:14: but that's kind of mean in nutshell.

00:08:14 --> 00:08:16: Strapped in my basement, kids upstairs,

00:08:16 --> 00:08:19: brushing their teeth, moms gonna get him out the door.

00:08:19 --> 00:08:20: Hope they're quiet on the way down.

00:08:20 --> 00:08:22: Living in a covid reality and just you know,

00:08:22 --> 00:08:25: hoping for the best over the next few months we

00:08:25 --> 00:08:27: can get back to some normalcy.

00:08:27 --> 00:08:30: Before we get into, some are more larger scale projects

00:08:30 --> 00:08:32: which if I want to touch upon,

00:08:32 --> 00:08:34: you know, wearing wearing multiple different hats,

00:08:34 --> 00:08:37: both because of covid and an at your role in

00:08:37 --> 00:08:38: West Vancouver key touch Bond.

00:08:38 --> 00:08:41: You know how you balancing that and how that's kind

00:08:41 --> 00:08:43: of evolved and how you know how you can switch

00:08:44 --> 00:08:46: off one lens and think about so many different things

00:08:46 --> 00:08:49: at once, like you kind of touched on that at

00:08:49 --> 00:08:49: all.

00:08:51 --> 00:08:53: So I think you're right.

00:08:53 --> 00:08:56: Yeah, I mean, how do you balance multiple priorities?

00:08:56 --> 00:08:59: I think it's this whole role of technology is pretty

00:08:59 --> 00:09:01: fascinating right now.

00:09:01 --> 00:09:03: I think at first when Covid struck,

00:09:03 --> 00:09:06: you know there frankly was a bit of panic.

00:09:06 --> 00:09:09: We in municipality. We really went through a whole bunch

00:09:09 --> 00:09:11: of iterations around,
 00:09:11 --> 00:09:12: you know. Oh my goodness,
 00:09:12 --> 00:09:15: we're going to. Our revenues are going to plummet.
 00:09:15 --> 00:09:17: Planning is going to stop.
 00:09:17 --> 00:09:20: And to be honest, a lot of the 1st.
 00:09:20 --> 00:09:23: Few weeks of Cove. It was just sort of managing
 00:09:23 --> 00:09:25: people and people's expectations.
 00:09:25 --> 00:09:28: Trying to you know, the Chief Medical Health Officer says
 00:09:28 --> 00:09:29: like just being.
 00:09:29 --> 00:09:33: COM was one of the really big big pieces.
 00:09:33 --> 00:09:36: But you know, technology is that just this call is
 00:09:36 --> 00:09:37: fascinating.
 00:09:37 --> 00:09:39: Hey, like, I don't have to do commute,
 00:09:39 --> 00:09:41: right? So we're you know,
 00:09:41 --> 00:09:44: working out of our homes on being able to spend.
 00:09:44 --> 00:09:47: I think time now that we've adjusted to the technology,
 00:09:47 --> 00:09:49: I think that.
 00:09:49 --> 00:09:52: It's it's been. Been really fruitful,
 00:09:52 --> 00:09:54: and actually, you know, all the work still gets done,
 00:09:54 --> 00:09:57: which I think is fantastic and the district of West
 00:09:57 --> 00:09:57: Vancouver.
 00:09:57 --> 00:10:00: Our building permit revenues and our revenues were
 essentially the
 00:10:00 --> 00:10:02: same in 2020 as they were in 2019,
 00:10:02 --> 00:10:05: and I think that that's just been real testament to
 00:10:05 --> 00:10:07: the ability for people to be able to pivot to
 00:10:07 --> 00:10:09: new realities and to be able to to be nimble
 00:10:09 --> 00:10:10: and change. And you know,
 00:10:10 --> 00:10:11: a lot of that, for example,
 00:10:11 --> 00:10:14: is being able to.
 00:10:14 --> 00:10:16: We've gone much more digital in our submissions.
 00:10:16 --> 00:10:20: We don't take anymore paper submissions for development
 permits.
 00:10:20 --> 00:10:22: Building permits all those sorts of things,
 00:10:22 --> 00:10:25: and I think that that's really helped and people in
 00:10:25 --> 00:10:28: their jobs have found new ways to deal with deal
 00:10:28 --> 00:10:31: with applications to deal with communications,
 00:10:31 --> 00:10:32: and that's been, I think,
 00:10:32 --> 00:10:35: a very positive thing coming out of out of the
 00:10:35 --> 00:10:35: pandemic.
 00:10:35 --> 00:10:38: And I think it's going to continues as we move
 00:10:38 --> 00:10:39: forward.
 00:10:39 --> 00:10:42: So, for example, when we move back to the municipal
 00:10:42 --> 00:10:44: Hall like we're looking at allowing.
 00:10:44 --> 00:10:47: Folks to do you know?

00:10:47 --> 00:10:50: Be much more flexible in their in their work schedules
 00:10:50 --> 00:10:51: to you know to work from home,
 00:10:51 --> 00:10:53: and it's great for municipalities like ours.
 00:10:53 --> 00:10:55: We have one of our plumbing inspectors,
 00:10:55 --> 00:10:57: for example, is in abbottsford,
 00:10:57 --> 00:10:59: so you can imagine that commute everyday is.
 00:10:59 --> 00:11:01: That's crazy like in that person eventually is going to
 00:11:01 --> 00:11:02: quit,
 00:11:02 --> 00:11:03: but we're hopefully not. I mean,
 00:11:03 --> 00:11:05: but I mean, the sooner or later you know it's
 00:11:05 --> 00:11:06: just too far.
 00:11:06 --> 00:11:07: But now you know if we say,
 00:11:07 --> 00:11:09: hey, look, why don't you just come in two days,
 00:11:09 --> 00:11:12: do some work and kind of balance balance your life
 00:11:12 --> 00:11:12: with your work,
 00:11:12 --> 00:11:15: and I think that that's a real opportunity for people
 00:11:15 --> 00:11:17: to be able to do things differently,
 00:11:17 --> 00:11:19: and two. To to kind of succeed in jobs where
 00:11:19 --> 00:11:23: they intend to maybe provide some longevity in places where
 00:11:23 --> 00:11:27: where places like West Vancouver that we didn't see before.
 00:11:27 --> 00:11:29: Yeah, I think they were just trying to balance peoples
 00:11:29 --> 00:11:32: needs people's mental health with with everything that's
 happening.
 00:11:34 --> 00:11:37: But my commute sounds like one of the worst that
 00:11:37 --> 00:11:39: could pass the exam.
 00:11:39 --> 00:11:39: Get that one.
 00:11:42 --> 00:11:44: So I guess the touch up on some of your
 00:11:44 --> 00:11:45: larger projects.
 00:11:45 --> 00:11:48: So in particular Cypress Village upper lines,
 00:11:48 --> 00:11:51: which is coming up quite soon and Horseshoe Bay.
 00:11:51 --> 00:11:54: What are some major steps in hurdles that need to
 00:11:54 --> 00:11:57: be overcome to kind of get to the point where
 00:11:57 --> 00:11:58: they are today,
 00:11:58 --> 00:12:02: obviously. The general I think a common perception of West
 00:12:02 --> 00:12:06: Vancouver is that there is some perhaps some difficult public
 00:12:06 --> 00:12:07: sentiment at times,
 00:12:07 --> 00:12:11: and there's a lot of environmental constraints with the water,
 00:12:11 --> 00:12:13: and then the the mountain and the you know,
 00:12:13 --> 00:12:17: natural forested areas. Yeah, so just if you touched on
 00:12:17 --> 00:12:20: some steps in hurdles that got you to where it
 00:12:20 --> 00:12:21: is now.
 00:12:21 --> 00:12:23: Let me I think in West Valley there are a
 00:12:23 --> 00:12:26: lot of projects so Cypress and we'll touch on that
 00:12:26 --> 00:12:29: a little bit more and then Horseshoe Bay.
 00:12:29 --> 00:12:31: Those are two what you were calling to our local

00:12:31 --> 00:12:35: area plans community plans within West Vancouver and you know

00:12:35 --> 00:12:38: West Vancouver hasn't really had a tradition of doing those

00:12:38 --> 00:12:40: sort of local area plans.

00:12:40 --> 00:12:42: So in 2018 my colleague David Hawkins.

00:12:42 --> 00:12:46: He would, you know, managed and managed to.

00:12:46 --> 00:12:50: Get approved I think very very progressive official community plan.

00:12:50 --> 00:12:53: And how he did that is in this kind of

00:12:53 --> 00:12:55: goes to the kind of getting over the hurdles of

00:12:55 --> 00:12:57: some of the challenges you face.

00:12:57 --> 00:12:59: Like he spent a tremendous amount of time,

00:12:59 --> 00:13:01: you know, talking to people,

00:13:01 --> 00:13:03: listening to people about what matter,

00:13:03 --> 00:13:06: and then sort of really made sure that he reflected

00:13:06 --> 00:13:08: their values in the official community plan.

00:13:08 --> 00:13:11: So we have this plan now that I think is

00:13:11 --> 00:13:12: progressive and does reflect.

00:13:12 --> 00:13:15: I think it kind of a real acknowledgement from,

00:13:15 --> 00:13:18: you know, a large number of folks in West Vancouver

00:13:18 --> 00:13:20: that that that things need to change,

00:13:20 --> 00:13:22: and that and so, so we're seeing that as I

00:13:22 --> 00:13:22: got.

00:13:22 --> 00:13:25: Positive first step so you know in terms of getting

00:13:25 --> 00:13:27: over some of the challenges of.

00:13:27 --> 00:13:29: You know Nimbyism or populism or door door.

00:13:29 --> 00:13:31: Just those sorts of issues that we see you know,

00:13:31 --> 00:13:34: really reaching out and connecting with people on on the

00:13:34 --> 00:13:37: core values that they want to see in their community.

00:13:37 --> 00:13:38: It really is gone a long way.

00:13:40 --> 00:13:42: A lot of it is just really character up.

00:13:42 --> 00:13:45: You know we're taking advantage of her or getting in

00:13:45 --> 00:13:47: front of the problems.

00:13:47 --> 00:13:49: Also, you mentioned, for example,

00:13:49 --> 00:13:51: you know the environment is as a key key constraint.

00:13:51 --> 00:13:54: For example in West Vancouver ensure it is,

00:13:54 --> 00:13:57: but that can also be turned into an opportunity where

00:13:57 --> 00:14:00: you know that you have the environment as a constraint

00:14:00 --> 00:14:01: and then so,

00:14:01 --> 00:14:03: for example, British Pacific properties.

00:14:03 --> 00:14:06: There they are the company that you know the predominant

00:14:07 --> 00:14:09: landowner's land owners in Cypress Village there.

00:14:09 --> 00:14:12: You know they've changed. In my opinion,

00:14:12 --> 00:14:15: their business model to really look at the environment as

00:14:15 --> 00:14:17: an asset and and so as part of Cypress Village.

00:14:17 --> 00:14:19: We're looking at, you know,
 00:14:19 --> 00:14:22: building in a way that that.
 00:14:22 --> 00:14:26: Celebrates if you will. The natural environment celebrates.
 00:14:26 --> 00:14:29: The Creeks were looking at doing a significant land transfer
 00:14:29 --> 00:14:31: where we're going to be protecting,
 00:14:31 --> 00:14:33: you know, a piece of land in in,
 00:14:33 --> 00:14:36: in public, in the public domain as big as Stanley
 00:14:36 --> 00:14:36: Park.
 00:14:36 --> 00:14:39: And then there's there. They have a have a sustainable
 00:14:39 --> 00:14:41: urban village near near the switch.
 00:14:41 --> 00:14:44: Back when you're heading out to Cyprus.
 00:14:44 --> 00:14:46: So there's two things there that kind of work.
 00:14:46 --> 00:14:49: So sure, the environment is a constraint,
 00:14:49 --> 00:14:51: but that can also be be kind of you know.
 00:14:51 --> 00:14:53: Jujitsu it into being a being,
 00:14:53 --> 00:14:56: a positive. So we're seeing that there's always those sorts
 00:14:56 --> 00:14:58: of opportunities in West Vancouver.
 00:14:58 --> 00:15:01: You know, Cypress Village is certainly a project that you
 00:15:01 --> 00:15:02: know is near and dear to my heart.
 00:15:02 --> 00:15:04: I think it's very exciting it.
 00:15:04 --> 00:15:06: When I was, uh, I was a plan or an
 00:15:06 --> 00:15:09: assistant planner in West Vancouver before I went to
 Vancouver
 00:15:09 --> 00:15:12: is actually a planner at junior planner in West Vancouver.
 00:15:12 --> 00:15:15: Annual participated in some of the early work around Rogers
 00:15:15 --> 00:15:17: Creek and saw the transformation of sort of that single
 00:15:18 --> 00:15:20: family housing to more multifamily housing.
 00:15:20 --> 00:15:22: And now it's kind of going to the next level
 00:15:23 --> 00:15:26: where it's we're completing that with a whole host of
 00:15:26 --> 00:15:27: amenities.
 00:15:27 --> 00:15:29: You know things like community centers,
 00:15:29 --> 00:15:31: potentially school, and just the sorts of things that maybe
 00:15:32 --> 00:15:34: hotel things that really want to make that area exciting.
 00:15:34 --> 00:15:37: So I think we're seeing transformation that actually comes
 from
 00:15:38 --> 00:15:38: the constraints,
 00:15:38 --> 00:15:40: so it's kind of not to be corny,
 00:15:40 --> 00:15:42: but it's, you know if you have lemons,
 00:15:42 --> 00:15:44: you make lemonade right? You have you have creeps,
 00:15:44 --> 00:15:47: you have forests. It's like that's really exciting.
 00:15:47 --> 00:15:48: Let's protect some of that.
 00:15:48 --> 00:15:52: And then let's also do some other things that are
 00:15:52 --> 00:15:54: that are that are good urban planning.
 00:15:54 --> 00:15:57: It's it's interesting. It's like for you to have that
 00:15:57 --> 00:15:59: evolution from you know very early on your career in

00:15:59 --> 00:16:01: this area to come back to it at a later
00:16:01 --> 00:16:04: stage and then an attachment again in a different iteration.
00:16:04 --> 00:16:08: That's that's really interesting. So I guess kind of touch
00:16:08 --> 00:16:11: upon that you know you've worked in a number of
00:16:11 --> 00:16:12: municipalities.
00:16:12 --> 00:16:16: What are some key lessons and takeaways you've had in
00:16:16 --> 00:16:19: your progression so we know some of the audience are
00:16:19 --> 00:16:20: in school?
00:16:20 --> 00:16:23: Still somewhere in earlier stages of their careers,
00:16:23 --> 00:16:27: not necessarily just in planning but no planning and planning
00:16:27 --> 00:16:29: adjacent fields such as development.
00:16:29 --> 00:16:33: What are some key lessons and takeaways you've had in
00:16:33 --> 00:16:35: your career so far?
00:16:35 --> 00:16:36: But the big loaded question,
00:16:36 --> 00:16:39: but no, it's a great question and you know for
00:16:40 --> 00:16:41: folks who are kind of new,
00:16:41 --> 00:16:44: I guess my advice would be to take advice to
00:16:44 --> 00:16:45: listen to people.
00:16:45 --> 00:16:48: And no matter where those folks are from like you
00:16:49 --> 00:16:49: know,
00:16:49 --> 00:16:51: I was actually on a panel last week.
00:16:51 --> 00:16:55: The School of Community and Regional Planning asked a
few
00:16:55 --> 00:16:58: planning directors to sort of give some.
00:16:58 --> 00:17:01: I'm advice on like what the school should be doing.
00:17:01 --> 00:17:03: I mean, one of the things that I said was,
00:17:03 --> 00:17:06: like, you know, well these students come out and they're
00:17:06 --> 00:17:07: really smart.
00:17:07 --> 00:17:09: Hey, like, I'm always so impressed that you have these
00:17:09 --> 00:17:13: students come in their technical skills are unbelievable there.
00:17:13 --> 00:17:15: There really well read, you know,
00:17:15 --> 00:17:17: they read the most recent books on theory and even
00:17:17 --> 00:17:20: to get into these schools like you know the various
00:17:20 --> 00:17:20: weather.
00:17:20 --> 00:17:23: Whether it's you know UBC or SFU or or Dell
00:17:23 --> 00:17:24: or wherever going Miguel,
00:17:24 --> 00:17:25: right?
00:17:25 --> 00:17:28: And then it you know these students come out and
00:17:28 --> 00:17:30: there's and they're kind of mad because they hate the
00:17:30 --> 00:17:31: state of the world.
00:17:31 --> 00:17:33: Like there's a bit of self righteousness,
00:17:33 --> 00:17:35: a little bit. So it's like it's kind of like
00:17:36 --> 00:17:38: let's temper some of the self righteousness and then and
00:17:38 --> 00:17:41: then the ability just to take advice is really important
00:17:41 --> 00:17:43: to listen to a variety of different people you want

00:17:44 --> 00:17:45: in the key advice like I think you know,
 00:17:45 --> 00:17:48: for me it's just that you know if you're working
 00:17:48 --> 00:17:49: in a municipality,
 00:17:49 --> 00:17:51: it's just to be able to communicate with people and
 00:17:51 --> 00:17:54: to be able to understand and listen and understand that
 00:17:54 --> 00:17:55: knows a planner and I.
 00:17:55 --> 00:17:57: I don't want to kind of you,
 00:17:57 --> 00:17:59: just not that important. Like you're important,
 00:17:59 --> 00:18:01: you have an important role,
 00:18:01 --> 00:18:04: but it's about the people and connecting with people.
 00:18:04 --> 00:18:07: An understanding how people work and working with folks to
 00:18:07 --> 00:18:08: kind of achieve an outcome in,
 00:18:08 --> 00:18:10: you know, deep planarizing your language,
 00:18:10 --> 00:18:13: you know.
 00:18:13 --> 00:18:16: You know, understanding how what motivates people and
 then how

 00:18:16 --> 00:18:18: you can kind of get from A to BI think
 00:18:18 --> 00:18:19: that's really important.
 00:18:19 --> 00:18:22: I seen you know throughout the region right now I'm
 00:18:22 --> 00:18:24: seeing like just were project start to flounder.
 00:18:24 --> 00:18:27: It's sometimes you folks don't really know how to get
 00:18:27 --> 00:18:28: from point A to point B,
 00:18:28 --> 00:18:30: and that's just really critical.
 00:18:30 --> 00:18:33: Like what are your tactics and how do you kind
 00:18:33 --> 00:18:35: of simplify something just to get from A to B
 00:18:35 --> 00:18:37: and make that happen and make it work?
 00:18:37 --> 00:18:39: And and who are the people that you need to
 00:18:39 --> 00:18:41: talk to and who your allies who are?
 00:18:41 --> 00:18:43: Who are your who are you?
 00:18:43 --> 00:18:44: The folks that you listen to.
 00:18:44 --> 00:18:46: So I mean, I even notice on this call right?
 00:18:46 --> 00:18:48: Like I mean, there's a lot of folks here who
 00:18:48 --> 00:18:49: are who,
 00:18:49 --> 00:18:51: hopefully are listening and taking some of this advice.
 00:18:51 --> 00:18:53: But I've had a lot of advice and I see
 00:18:53 --> 00:18:54: Michael Geller's there.
 00:18:54 --> 00:18:56: He's in development industry back.
 00:18:56 --> 00:18:58: I listen to Mr. Geller like he's really,
 00:18:58 --> 00:19:00: really good at listening to folks in getting projects.
 00:19:00 --> 00:19:02: Or I think Dan Milburn was on there.
 00:19:02 --> 00:19:03: He's a colleague of mine,
 00:19:03 --> 00:19:05: and in North End Mr crawls on on the call
 00:19:05 --> 00:19:06: I see as well.
 00:19:06 --> 00:19:09: It's just like. So there's these folks out here that
 00:19:09 --> 00:19:11: I would encourage young people or any people at any

00:19:11 --> 00:19:14: stage in your career to listen to understand their perspectives.

00:19:14 --> 00:19:17: You know, figure out how you like within your own

00:19:17 --> 00:19:18: personality.

00:19:18 --> 00:19:20: Like how are you going to get things done,

00:19:20 --> 00:19:24: but listening to other people and understanding other perspectives to

00:19:24 --> 00:19:25: kind of swim upstream if you will,

00:19:25 --> 00:19:28: is really the that I think are really key piece

00:19:28 --> 00:19:29: of being successful.

00:19:32 --> 00:19:35: Can you kind of touch upon why you chose?

00:19:35 --> 00:19:38: You know briefly why you chose the public sector is

00:19:38 --> 00:19:41: a planner versus the private sector is always,

00:19:41 --> 00:19:42: I mean even for myself,

00:19:42 --> 00:19:46: you know almost two years out of grad school now.

00:19:46 --> 00:19:48: It's always been kind of a battle or a choice

00:19:48 --> 00:19:49: between the two.

00:19:49 --> 00:19:52: So how did you kind of find yourself in working

00:19:52 --> 00:19:54: for municipalities?

00:19:56 --> 00:19:59: Well, I guess there's two questions there.

00:19:59 --> 00:20:01: I mean, I think public sector for me is always

00:20:01 --> 00:20:02: been.

00:20:02 --> 00:20:03: I've always just had more.

00:20:03 --> 00:20:05: I think of an interest in sort of the public

00:20:05 --> 00:20:07: interest if you will and in terms of,

00:20:07 --> 00:20:10: you know, advancing the public interest.

00:20:10 --> 00:20:12: Like you know, strong sort of.

00:20:12 --> 00:20:15: Ethical inclination I guess towards you know,

00:20:15 --> 00:20:18: sustainability towards you. Know, social justice,

00:20:18 --> 00:20:21: social equity, that kind of thing and then kind of

00:20:21 --> 00:20:24: how that would be manifest would be sort of more

00:20:24 --> 00:20:26: typically through through public sector.

00:20:26 --> 00:20:29: Now I think what we're seeing more recently is a

00:20:29 --> 00:20:33: real transformation and kind of bringing together of the public

00:20:33 --> 00:20:34: and private sector.

00:20:34 --> 00:20:37: You know, I think the private sector can really deliver

00:20:37 --> 00:20:39: a lot of those things around.

00:20:39 --> 00:20:42: Environmental Protection, social justice, social equity,

00:20:42 --> 00:20:45: and I think that. That the private sector can oftentimes

00:20:45 --> 00:20:48: do that more efficiently than the public sector.

00:20:48 --> 00:20:50: I think those two things need to work together.

00:20:50 --> 00:20:53: I also just think that you know I'm in the

00:20:53 --> 00:20:54: public sector now.

00:20:54 --> 00:20:55: I mean, I'm only 45.

00:20:55 --> 00:20:56: You know. Hopefully I got at least,

00:20:56 --> 00:20:58: you know, 10 more years.
 00:20:58 --> 00:20:59: And maybe I don't know.
 00:20:59 --> 00:21:00: Maybe 15 like I, I could see,
 00:21:00 --> 00:21:02: why not go work in the private sector?
 00:21:02 --> 00:21:05: I think that would be really interesting.
 00:21:05 --> 00:21:07: At some point. I love my job and I don't
 00:21:07 --> 00:21:08: really want to go anywhere,
 00:21:08 --> 00:21:09: but I just, you know,
 00:21:09 --> 00:21:12: I don't think that. I think you can make that
 00:21:12 --> 00:21:14: difference in either the private or public sector.
 00:21:14 --> 00:21:18: Whether you're working for development company and you
 see these
 00:21:18 --> 00:21:20: development companies now with with,
 00:21:20 --> 00:21:22: you know good business is doing the right thing.
 00:21:22 --> 00:21:25: It is doing. You know that and you know it
 00:21:25 --> 00:21:26: is protecting the watersheds.
 00:21:26 --> 00:21:28: It is providing social housing.
 00:21:28 --> 00:21:31: It is, you know, those things matter because it's about
 00:21:31 --> 00:21:33: those complete communities.
 00:21:33 --> 00:21:35: So I think that that the lines between private and
 00:21:35 --> 00:21:37: public are becoming blurrier,
 00:21:37 --> 00:21:38: and I think that again,
 00:21:38 --> 00:21:41: it kind of goes to that piece where you're where
 00:21:41 --> 00:21:43: folks when you're working together.
 00:21:43 --> 00:21:46: It's listening to those other perspectives like.
 00:21:46 --> 00:21:48: The public sector could learn a lot from the private
 00:21:48 --> 00:21:49: sector and vice versa.
 00:21:49 --> 00:21:52: You know, the private sector could learn a lot from
 00:21:52 --> 00:21:53: the public sector in both.
 00:21:53 --> 00:21:55: Both areas can do things really well.
 00:21:55 --> 00:21:58: Some of the most effective public sector people are people
 00:21:58 --> 00:21:59: who have private sector experience.
 00:21:59 --> 00:22:01: It's really cool to kind of see people come in
 00:22:01 --> 00:22:04: and be able to navigate problems with a with a
 00:22:04 --> 00:22:05: little bit of a different mindset.
 00:22:08 --> 00:22:09: Thanks for that. That's yeah,
 00:22:09 --> 00:22:11: that's been something you know.
 00:22:11 --> 00:22:12: Obviously going in my head as a planner and I
 00:22:13 --> 00:22:15: know having only worked in the private sector like what
 00:22:15 --> 00:22:16: does this look like?
 00:22:16 --> 00:22:18: In which avenues could it go?
 00:22:18 --> 00:22:21: Because if we could kind of backtrack to.
 00:22:21 --> 00:22:24: I mean this is before everyone else jumped online,
 00:22:24 --> 00:22:28: but we could talk about workforce housing in West
 Vancouver.

00:22:28 --> 00:22:32: And obviously you know housing prices in West Vancouver being

00:22:32 --> 00:22:32: a key.

00:22:32 --> 00:22:36: You know massively critical challenge to retaining people.

00:22:36 --> 00:22:40: And once Vancouver, both from a workforce perspective and just

00:22:40 --> 00:22:43: from a living aging in place kind of perspective.

00:22:43 --> 00:22:47: What kind of initiatives are being undertaken in West van

00:22:47 --> 00:22:50: to kind of solve this or or tackle this issue?

00:22:50 --> 00:22:52: Yeah, that's a great question.

00:22:52 --> 00:22:53: I think you know we.

00:22:53 --> 00:22:56: We have an official community plan that really gives us

00:22:56 --> 00:22:58: a really strong foundation.

00:22:58 --> 00:23:00: I think for providing policy around,

00:23:00 --> 00:23:03: you know requiring more affordable housing as part of you

00:23:03 --> 00:23:04: know,

00:23:04 --> 00:23:06: redevelopment so you know one of the things that I

00:23:06 --> 00:23:09: started there in 2015 and one of the things that

00:23:09 --> 00:23:11: I really wanted to make a goal.

00:23:11 --> 00:23:14: And I think you know well in Council certainly has

00:23:14 --> 00:23:17: two is to provide that more affordable housing.

00:23:17 --> 00:23:20: So you've seen in West Vancouver when we're dealing with

00:23:20 --> 00:23:22: these larger projects where?

00:23:22 --> 00:23:25: Where we're requiring rental, we're seeing that happen.

00:23:25 --> 00:23:28: Whether it's you know it's the Largos project at Marine

00:23:28 --> 00:23:29: and Taylor.

00:23:29 --> 00:23:31: Whether it's no British specific properties,

00:23:31 --> 00:23:35: they did a recent rezoning of Rogers Creek and that

00:23:35 --> 00:23:36: included.

00:23:36 --> 00:23:38: You know tremendous amount of rental housing and so you

00:23:38 --> 00:23:39: have,

00:23:39 --> 00:23:41: you know.

00:23:41 --> 00:23:44: There's a number of projects that are looking to provide

00:23:44 --> 00:23:45: a diversity of housing.

00:23:45 --> 00:23:47: Some of those projects are also provided below.

00:23:47 --> 00:23:49: Market housing is well supported housing,

00:23:49 --> 00:23:52: which is, you know, a new for new thing.

00:23:52 --> 00:23:54: For West Ham we have the districts putting our own

00:23:54 --> 00:23:55: land into the game.

00:23:55 --> 00:23:58: You know, we're kind of we're walking the talk if

00:23:58 --> 00:23:58: you will.

00:23:58 --> 00:24:01: So so you know, folks would have seen in RFP

00:24:01 --> 00:24:03: come out last week for the redevelopment of 2195.

00:24:03 --> 00:24:06: Gordon, which is a district own site where we rezoned

00:24:06 --> 00:24:08: it so we know the district I think is gone

00:24:09 --> 00:24:10: to the trouble to rezone it.

00:24:10 --> 00:24:12: So development company can come in.

00:24:12 --> 00:24:15: And and create something on that site consistent with the

00:24:15 --> 00:24:17: zoning in the development permit.

00:24:17 --> 00:24:20: But looking at you know below market housing on that

00:24:20 --> 00:24:20: site,

00:24:20 --> 00:24:23: some rental housing and below market in West Van you

00:24:23 --> 00:24:23: know 70%

00:24:23 --> 00:24:25: of market still requires a pretty.

00:24:25 --> 00:24:28: It's it's not. You know what people would typically think

00:24:28 --> 00:24:29: of as as social housing.

00:24:29 --> 00:24:31: It's you know 70% of market is folks like us

00:24:31 --> 00:24:33: to tell you the truth right?

00:24:33 --> 00:24:35: Like it's it's, you know it's it's you know mid

00:24:35 --> 00:24:37: level professionals who are.

00:24:37 --> 00:24:40: I don't know that everybody is a mid level professional.

00:24:40 --> 00:24:42: It's like it's that kind of folks who are going

00:24:42 --> 00:24:43: to be living there,

00:24:43 --> 00:24:46: your teachers, your. Your planner is outside with the thing,

00:24:46 --> 00:24:48: so I think that that's a real change.

00:24:48 --> 00:24:50: Now I think when you're knocking on the door in

00:24:50 --> 00:24:51: West van,

00:24:51 --> 00:24:53: is it as a developer and you're coming in?

00:24:53 --> 00:24:54: You should be thinking like,

00:24:54 --> 00:24:57: OK, you know what? How is my project going to

00:24:57 --> 00:24:58: contribute to?

00:24:58 --> 00:25:01: Two affordable rental housing and we're seeing that,

00:25:01 --> 00:25:03: and it's a really good news story.

00:25:03 --> 00:25:05: We're kind of seeing that a transformation.

00:25:05 --> 00:25:07: I think in the in the district.

00:25:07 --> 00:25:09: So exciting.

00:25:09 --> 00:25:12: It is, yeah, just I think even as as a

00:25:12 --> 00:25:15: young person growing up here.

00:25:15 --> 00:25:18: You know, in terms of neighborhoods to think about.

00:25:18 --> 00:25:19: When I would like you know,

00:25:19 --> 00:25:21: as I get older and want to age.

00:25:21 --> 00:25:24: Etc. I've never really thought of West Vancouver is a

00:25:24 --> 00:25:27: place that would even ever be kind of attainable,

00:25:27 --> 00:25:29: frankly, honest. But you know,

00:25:29 --> 00:25:31: with different initiatives and an workforce,

00:25:31 --> 00:25:35: housing and such, it makes it seem like another municipality

00:25:35 --> 00:25:37: that could be in contention as a as a as

00:25:37 --> 00:25:38: a place to live.

00:25:38 --> 00:25:41: Obviously having a lot of amenities in being and actually

00:25:41 --> 00:25:44: quite a nice setting helps that so you know,
 00:25:44 --> 00:25:46: kind of bringing those together.
 00:25:46 --> 00:25:49: Might change the demographics of the region moving forward
 or
 00:25:49 --> 00:25:51: the district moving forward.
 00:25:51 --> 00:25:54: There are aesthetic is amazing like it's a beautiful place
 00:25:54 --> 00:25:55: I think.
 00:25:55 --> 00:25:57: Obviously we need to provide more housing.
 00:25:57 --> 00:25:59: I think we do also need to really focus on
 00:25:59 --> 00:26:02: sort of revitalization of our of our commercial centers.
 00:26:02 --> 00:26:04: I think that's a really key piece.
 00:26:04 --> 00:26:05: I think no. So Ambleside.
 00:26:05 --> 00:26:08: There's a sample size. An amazing place I could we
 00:26:08 --> 00:26:09: could we improve it?
 00:26:09 --> 00:26:12: I think so. I think there are some things we
 00:26:12 --> 00:26:13: could certainly do there.
 00:26:13 --> 00:26:16: I'm really excited about the future of the upper lands
 00:26:16 --> 00:26:17: with Cypress Village,
 00:26:17 --> 00:26:20: I think that could be a pretty amazing place that
 00:26:20 --> 00:26:22: I think it has the potential to be.
 00:26:22 --> 00:26:23: To be really exciting and you know,
 00:26:23 --> 00:26:25: we've on that project too.
 00:26:25 --> 00:26:26: I mean, it's you know,
 00:26:26 --> 00:26:28: traffic. All this comes up as an issue,
 00:26:28 --> 00:26:30: but you know, BPP is worked really hard and we
 00:26:30 --> 00:26:33: worked hard with transit Translink to create an independent
 transit
 00:26:34 --> 00:26:34: service,
 00:26:34 --> 00:26:36: so we're trying to get we're getting the bones in
 00:26:36 --> 00:26:39: place for where I think some exciting places where people
 00:26:39 --> 00:26:40: can work and play.
 00:26:40 --> 00:26:42: It's a good news story.
 00:26:42 --> 00:26:45: Are there any other kind of new projects in the
 00:26:46 --> 00:26:49: upcoming that you kind of want to shout out to
 00:26:49 --> 00:26:50: kind of talk him up a bit?
 00:26:50 --> 00:26:53: Funny mods oh check out like I mean Horseshoe Bay.
 00:26:53 --> 00:26:57: That plan. We've just released a draft plan for Horseshoe
 00:26:57 --> 00:26:59: Bay and I think that that's really exciting.
 00:26:59 --> 00:27:01: I mean where she pays for a lot of folks.
 00:27:01 --> 00:27:04: It's just a place you visit when you're when you're
 00:27:04 --> 00:27:06: going to Vancouver Island,
 00:27:06 --> 00:27:08: but I think you know the it's a beautiful place
 00:27:08 --> 00:27:09: again.
 00:27:09 --> 00:27:12: The aesthetic is incredible. West Bank is nearing completion
 of

00:27:12 --> 00:27:14: their project out there,
00:27:14 --> 00:27:17: and that is fairly transformative for that area.
00:27:17 --> 00:27:19: But you know, we are introducing a plan out there
00:27:19 --> 00:27:21: that is going to introduce.
00:27:21 --> 00:27:24: A variety of different housing forms at price points that
00:27:24 --> 00:27:25: I think are probably I.
00:27:25 --> 00:27:27: I'm really excited about where she may like.
00:27:27 --> 00:27:29: It's it's. It's a great place where I think you
00:27:29 --> 00:27:32: could find some really interesting housing out there,
00:27:32 --> 00:27:35: and we're looking at you know that the missing middle
00:27:35 --> 00:27:36: out there.
00:27:36 --> 00:27:37: The duplex is the coach house.
00:27:37 --> 00:27:39: Is that the town houses as part of that and
00:27:39 --> 00:27:41: then that plan to check that?
00:27:41 --> 00:27:43: Check that out and one of the things that we're
00:27:43 --> 00:27:45: hoping to do with that is to not just,
00:27:45 --> 00:27:47: you know, put it policy plan like I would like
00:27:47 --> 00:27:48: to and I you know,
00:27:48 --> 00:27:50: I did this in a few places in Vancouver when
00:27:50 --> 00:27:51: I worked there.
00:27:51 --> 00:27:53: You know like do some pre zoning in there,
00:27:53 --> 00:27:54: right? So so you know,
00:27:54 --> 00:27:56: people can come out, they don't have to go through
00:27:56 --> 00:27:59: a rezoning for every single townhouse duplex coach house,
00:27:59 --> 00:28:02: because I mean, that's that's one of the biggest challenges.
00:28:02 --> 00:28:04: I think we we faced a kind of pivot to
00:28:04 --> 00:28:05: challenge is a little bit.
00:28:05 --> 00:28:09: Is that this? We spent last Monday we spent,
00:28:09 --> 00:28:13: I think, about four hours on a on receiving an
00:28:13 --> 00:28:17: information report on a townhouse development at .45,
00:28:17 --> 00:28:20: FAR right, and so. So that so that's just to
00:28:20 --> 00:28:23: give you some perspective on that and it you know.
00:28:23 --> 00:28:25: And I think you know Council wants to do the
00:28:25 --> 00:28:25: right thing.
00:28:25 --> 00:28:28: Council certainly wants to and from my perspective,
00:28:28 --> 00:28:29: approve these types of housing forms,
00:28:29 --> 00:28:32: but you just get such neighborhood pushback on these
individual
00:28:32 --> 00:28:35: projects that I think things like rezoning.
00:28:35 --> 00:28:36: Here are the way to go,
00:28:36 --> 00:28:38: and we're going to be looking at moving forward,
00:28:38 --> 00:28:40: so that's really exciting. Couple of other things I'm mindful
00:28:40 --> 00:28:41: of time here,
00:28:41 --> 00:28:43: but.
00:28:43 --> 00:28:46: Maybe not so exciting things where West Vancouver at the

00:28:46 --> 00:28:49: end of this month is about to have the greenest
 00:28:49 --> 00:28:52: building code the green is building by law in the
 00:28:52 --> 00:28:56: region. You know where we're really kind of pushing the
 00:28:56 --> 00:28:57: envelope on that.
 00:28:57 --> 00:28:59: So February 28th.
 00:28:59 --> 00:29:02: New houses gotta be Step 5.
 00:29:02 --> 00:29:05: The Multi family is is I think step four or
 00:29:05 --> 00:29:07: you can go on both of these situations.
 00:29:07 --> 00:29:09: You can do that. The low carbon system as well,
 00:29:09 --> 00:29:13: but that's really transformative. I think we're really pushing the
 00:29:13 --> 00:29:16: the boundary there on on climate change related things to.
 00:29:16 --> 00:29:19: We've just adopted a wildfire development permit area.
 00:29:19 --> 00:29:22: You know, we've kind of followed the district in North,
 00:29:22 --> 00:29:25: and they've done an excellent job of that where we're
 00:29:25 --> 00:29:25: following them,
 00:29:25 --> 00:29:29: and we're developing a foreshore development permit and the reason
 00:29:29 --> 00:29:30: I'm mentioning those are,
 00:29:30 --> 00:29:34: you know there maybe not super exciting but they're really
 00:29:34 --> 00:29:35: indicative of the other.
 00:29:35 --> 00:29:38: I think big existential crisis that we're all facing in
 00:29:38 --> 00:29:39: sort of in climate change,
 00:29:39 --> 00:29:42: right? So you know, we have this pandemic.
 00:29:42 --> 00:29:45: Thank goodness we didn't have a forest fire last year,
 00:29:45 --> 00:29:47: right? I mean like the you know and so,
 00:29:47 --> 00:29:49: but so we're kind of getting ready and prepared for
 00:29:49 --> 00:29:50: those things as well,
 00:29:50 --> 00:29:52: because those things are on the horizon.
 00:29:52 --> 00:29:55: So we're, you know we're dealing with this world of
 00:29:55 --> 00:29:58: pandemic climate change when it happens.
 00:29:58 --> 00:30:01: Really, really huge challenges around affordability and so trying to
 00:30:01 --> 00:30:04: trying to manage all that is really interesting,
 00:30:04 --> 00:30:06: but those are some of the things that we're doing
 00:30:06 --> 00:30:08: to get in front of those things and I think
 00:30:08 --> 00:30:11: municipalities are good places and where you can where you
 00:30:11 --> 00:30:15: can can kind of make some proactive change.
 00:30:15 --> 00:30:17: That's on, that's great here and then yeah,
 00:30:17 --> 00:30:18: I'm just being mindful of time.
 00:30:18 --> 00:30:21: We have a couple of questions of the audience,
 00:30:21 --> 00:30:23: so I'm going to turn it over first to Oliver,
 00:30:23 --> 00:30:25: who can introduce the people when asked questions.
 00:30:25 --> 00:30:27: Thank you. Thank you so much once again.
 00:30:27 --> 00:30:31: And this is this has been great.

00:30:31 --> 00:30:34: Yes, we thanks Chris. We did get a few questions
00:30:34 --> 00:30:34: here.
00:30:34 --> 00:30:37: First question was for Monica Monica.
00:30:37 --> 00:30:40: I'll unmute you and you can ask your question.
00:30:42 --> 00:30:45: Thanks, Oliver. Hi Jim, thanks for taking the time to
00:30:45 --> 00:30:47: be with us this morning.
00:30:47 --> 00:30:49: I'm a little bit biased with my question because I
00:30:49 --> 00:30:52: work in proptech at Ratio City here in Vancouver,
00:30:52 --> 00:30:56: but what kind of technologies is address tricked looking into
00:30:56 --> 00:30:59: to assist with development processes and virtual settings?
00:30:59 --> 00:31:02: Um, I don't know that we're looking into any of
00:31:03 --> 00:31:03: the community,
00:31:03 --> 00:31:07: so we work really closely with our.
00:31:07 --> 00:31:11: Professionals and experts in it to make sure that you
00:31:11 --> 00:31:15: know that our systems are running as efficiently as possible
00:31:15 --> 00:31:19: with respect to all of our Land Management systems.
00:31:19 --> 00:31:22: And I, I think they serve us really well.
00:31:22 --> 00:31:25: We've we've managed to.
00:31:25 --> 00:31:26: Again, as I mentioned earlier,
00:31:26 --> 00:31:29: to kind of become much more proficient at sort of,
00:31:29 --> 00:31:31: you know, digital plan checking,
00:31:31 --> 00:31:33: document management, all those sorts of things.
00:31:33 --> 00:31:34: I think that goes really well,
00:31:34 --> 00:31:37: even like simple things like signatures and when and how
00:31:37 --> 00:31:38: you need to sign something,
00:31:38 --> 00:31:41: say, isn't improving Officer to go in the land titles
00:31:41 --> 00:31:44: office like just working through those details early on was
00:31:44 --> 00:31:46: really interesting and challenging.
00:31:46 --> 00:31:49: I think we have a strong kind of framework around
00:31:49 --> 00:31:53: our Land Management systems and just our technological
00:31:53 --> 00:31:53: systems internally
00:31:53 --> 00:31:53: as well.
00:31:53 --> 00:31:56: Always looking, you know, to improve those things.
00:31:56 --> 00:31:58: I mean, obviously you know with the kind of the
00:31:58 --> 00:31:59: onset,
00:31:59 --> 00:32:02: of of fiber and various things coming into communities where
00:32:02 --> 00:32:03: we're working on those issues.
00:32:03 --> 00:32:06: There's some really ironic things like the number of my
00:32:06 --> 00:32:08: colleagues who live up in the in the in,
00:32:08 --> 00:32:11: the British Pacific Property areas like in the upper lands,
00:32:11 --> 00:32:14: more to the East, the cell coverage is terrible,
00:32:14 --> 00:32:16: right? So we were working like how do we improve
00:32:16 --> 00:32:17: those things like those are?
00:32:17 --> 00:32:20: Those are issues that we that we need to address,
00:32:20 --> 00:32:22: but you know, and it's pretty basic things.

00:32:22 --> 00:32:24: Like I joked around with this.

00:32:24 --> 00:32:27: The The Plan Checker is early on when we were

00:32:27 --> 00:32:30: just even basic like sort of digital measuring tools and

00:32:30 --> 00:32:33: like can you just hold up your ruler to the

00:32:33 --> 00:32:36: screen and measure and then there's like so you can't.

00:32:36 --> 00:32:39: But so so we've been like sort of improving all

00:32:39 --> 00:32:43: of our software and an infrastructure around that recently.

00:32:43 --> 00:32:44: Awesome thanks.

00:32:46 --> 00:32:49: Hey, thanks for your question Mark and we have another

00:32:49 --> 00:32:51: question here from Richard Richard.

00:32:51 --> 00:32:53: I'm going to unmute you and you can ask your

00:32:53 --> 00:32:54: question.

00:32:56 --> 00:33:00: Alright thanks Oliver and thanks Jim for having this conversation

00:33:00 --> 00:33:01: Jim.

00:33:01 --> 00:33:04: I just over the last couple of months I've been

00:33:04 --> 00:33:06: contemplating to learn through accretive.

00:33:06 --> 00:33:10: Mentioned just, you know, a career in public versus private

00:33:10 --> 00:33:11: sector,

00:33:11 --> 00:33:14: and I think how I'm kind of framing that decision

00:33:14 --> 00:33:17: is trying to understand kind of the.

00:33:17 --> 00:33:20: Extensive impact on either of these sectors?

00:33:20 --> 00:33:23: Or can you know either in?

00:33:23 --> 00:33:25: Moving towards in a similar role as you,

00:33:25 --> 00:33:28: you know, like later down in my career,

00:33:28 --> 00:33:31: or moving down into a more of a managerial role

00:33:31 --> 00:33:32: in the private sector.

00:33:32 --> 00:33:34: And I guess my question is,

00:33:34 --> 00:33:37: in your perspective, what would you say is the most

00:33:37 --> 00:33:40: impactful project that you've been able to work on as

00:33:40 --> 00:33:44: as Director of Planning and Development Services at West Vancouver

00:33:44 --> 00:33:45: and why?

00:33:47 --> 00:33:48: Well, that's a good question.

00:33:48 --> 00:33:49: The most impactful.

00:33:51 --> 00:33:53: So like I don't need to.

00:33:53 --> 00:33:57: Duck the question. I don't think it's ever just one

00:33:57 --> 00:33:58: thing you know.

00:33:58 --> 00:34:01: I think that I think.

00:34:01 --> 00:34:05: What's been impactful? I think has been working with Council

00:34:05 --> 00:34:08: to sort of change the culture around,

00:34:08 --> 00:34:11: around and.

00:34:11 --> 00:34:12: He's kicking my kid out of here.

00:34:12 --> 00:34:14: That's great.

00:34:14 --> 00:34:17: I think so. So to kind of change the culture

00:34:17 --> 00:34:19: around affordable housing,

00:34:19 --> 00:34:21: I think that's been a really important piece,

00:34:21 --> 00:34:25: just kind of making sure that when development applications are

00:34:25 --> 00:34:26: coming in,

00:34:26 --> 00:34:30: there's an expectation and understanding that people are going to

00:34:30 --> 00:34:30: be on.

00:34:30 --> 00:34:34: Notice that they are contributing to affordability through projects and

00:34:34 --> 00:34:38: so that then manifests itself in sort of any negotiation

00:34:38 --> 00:34:41: discussion that you're going into with any developer on any

00:34:41 --> 00:34:45: project. So I think that that's been the most impactful

00:34:45 --> 00:34:45: thing.

00:34:45 --> 00:34:48: And it's in. It's been really exciting to watch because

00:34:48 --> 00:34:48: you see,

00:34:48 --> 00:34:50: you know where they say day one.

00:34:50 --> 00:34:52: People would come in and they would be like,

00:34:52 --> 00:34:54: oh, here's our project is Strata Project Bah Bah?

00:34:54 --> 00:34:56: Go through it and now it's coming.

00:34:56 --> 00:34:58: It's like this is what we're pitching now.

00:34:58 --> 00:34:59: As part of this project.

00:34:59 --> 00:35:02: This is the level of affordability we're going to achieve.

00:35:02 --> 00:35:04: This is how we're going to go.

00:35:04 --> 00:35:05: So I think that that's been.

00:35:05 --> 00:35:07: I think one of the key pieces is trying to

00:35:07 --> 00:35:10: turn the dial on on the affordability question in West

00:35:10 --> 00:35:10: van.

00:35:10 --> 00:35:12: And frankly, throughout the region,

00:35:12 --> 00:35:14: I think that's the biggest issue like we have.

00:35:14 --> 00:35:16: We're super desirable place to live.

00:35:16 --> 00:35:20: Our geographic location is is unparalleled from an aesthetic perspective,

00:35:20 --> 00:35:23: but also just our proximity to various markets and whatnot,

00:35:23 --> 00:35:25: so that pressure is going to come in and making

00:35:25 --> 00:35:28: sure that we respond proactively to that,

00:35:28 --> 00:35:29: I think is is kind of key and what I'm

00:35:30 --> 00:35:30: most proud of,

00:35:30 --> 00:35:33: I guess. That's really interesting.

00:35:33 --> 00:35:35: Thank selection and Internet to keep going back and you

00:35:35 --> 00:35:38: can do that if you're working private sector or public

00:35:38 --> 00:35:39: sector right?

00:35:39 --> 00:35:41: Like? I mean that's the key thing like I'm always

00:35:41 --> 00:35:44: impressed now with private sector developers,

00:35:44 --> 00:35:47: the private sector developers who are going to be ahead

00:35:47 --> 00:35:49: of the game are going to be those people that
00:35:49 --> 00:35:52: see those trends and then respond to them earlier and
00:35:52 --> 00:35:53: get in front of those things.
00:35:53 --> 00:35:56: And it's just and it's not only just when you
00:35:56 --> 00:35:58: come in the room to meet with the public sector,
00:35:58 --> 00:36:00: you're going to be better received if you will,
00:36:00 --> 00:36:05: but. But it's just you're also hitting a market real.
00:36:05 --> 00:36:08: You're getting to a market where there's need and figuring
00:36:08 --> 00:36:10: out how to make that profitable.
00:36:10 --> 00:36:12: But still affordable is, I think,
00:36:12 --> 00:36:18: a really interesting business slash mental challenge.
00:36:18 --> 00:36:20: Just a quick follow up question I guess to that
00:36:20 --> 00:36:23: then do you think that's that viewed of public private
00:36:23 --> 00:36:24: partnership?
00:36:24 --> 00:36:27: Do you think that's unique to Metro Vancouver?
00:36:27 --> 00:36:29: Or do you think that's like hopping across Canada?
00:36:29 --> 00:36:33: Or is Vancouver leading in that area of partnership or
00:36:33 --> 00:36:34: professional take on that?
00:36:34 --> 00:36:36: I don't think it's unique to Metro Vancouver.
00:36:36 --> 00:36:38: I think you know those partnerships exist,
00:36:38 --> 00:36:40: you know all over the world.
00:36:40 --> 00:36:41: I think there's a lot of places.
00:36:44 --> 00:36:46: This is that we can learn from,
00:36:46 --> 00:36:47: you know you you go.
00:36:47 --> 00:36:50: I keep seeing Michael's on my screen so I keep
00:36:50 --> 00:36:53: seeing him and keep reminding you know keeps reminding
like
00:36:53 --> 00:36:56: you watch watch one of his blogs on his travels
00:36:56 --> 00:36:59: to Europe and I think you'll see there some really
00:36:59 --> 00:37:04: interesting public private partnerships that that sort of
showcase various
00:37:04 --> 00:37:07: levels of success in affordability or just in Great city
00:37:07 --> 00:37:08: building, right?
00:37:11 --> 00:37:13: Awesome, thank you.
00:37:15 --> 00:37:18: Yeah, thanks for your question there.
00:37:18 --> 00:37:21: And we do have another question that came in just
00:37:21 --> 00:37:23: in regards to workforce.
00:37:23 --> 00:37:26: An affordable housing. I can't see their full name so
00:37:26 --> 00:37:30: it's M birming and I'm going to unmute them right
00:37:30 --> 00:37:30: now.
00:37:32 --> 00:37:37: Hi thanks Oliver. Yeah it's my name is Michael.
00:37:37 --> 00:37:43: That no problem, I didn't change it on my tag.
00:37:43 --> 00:37:45: Thank you Jim for taking the time to speak with
00:37:45 --> 00:37:46: us this morning.
00:37:46 --> 00:37:50: It's been insightful learning about your work experience and

what's
 00:37:50 --> 00:37:52: going on in the district.
 00:37:52 --> 00:37:55: My question for you is that you spoke about the
 00:37:55 --> 00:37:58: need for workforce and affordable housing in the district,
 00:37:58 --> 00:38:01: which I think is a common sentiment we know is
 00:38:01 --> 00:38:02: an issue.
 00:38:02 --> 00:38:04: Providing that form of housing in the district.
 00:38:04 --> 00:38:08: Given the high cost of housing.
 00:38:08 --> 00:38:12: Speak to any specific actions such as policies that are
 00:38:12 --> 00:38:16: in place in the district that the district is using
 00:38:16 --> 00:38:19: to promote this form of development.
 00:38:19 --> 00:38:22: Sure, so I mean, in terms of specific policies,
 00:38:22 --> 00:38:26: essentially, you know when when applications are coming in
 we
 00:38:26 --> 00:38:29: require and we don't have prescriptive percentages,
 00:38:29 --> 00:38:30: but we do for example,
 00:38:30 --> 00:38:33: require affordability to be built into projects,
 00:38:33 --> 00:38:36: and you know, typically we look at that as a
 00:38:36 --> 00:38:40: requirement and then through the pro forma design phase we
 00:38:40 --> 00:38:44: we could negotiate and discuss what levels of affordability
 those
 00:38:44 --> 00:38:46: are. We require that so you know.
 00:38:46 --> 00:38:49: In in West Vancouver's folks are probably well aware we
 00:38:49 --> 00:38:51: have a number of.
 00:38:51 --> 00:38:53: Purpose built rental buildings that that are,
 00:38:53 --> 00:38:57: I think, vulnerable to to demolition and change like and
 00:38:57 --> 00:39:00: so we have no we would require if those sites
 00:39:00 --> 00:39:01: would be rezoned,
 00:39:01 --> 00:39:03: we'd require no tenant relocation programs.
 00:39:03 --> 00:39:06: All those sorts of things to make sure that those
 00:39:06 --> 00:39:08: people are are taken care of.
 00:39:08 --> 00:39:11: If those sites were to be rezoned when we're doing
 00:39:11 --> 00:39:13: master plans like larger plans,
 00:39:13 --> 00:39:15: whether it be, for example,
 00:39:15 --> 00:39:17: Horseshoe Bay or Cypress Village,
 00:39:17 --> 00:39:19: we are working with the the land owners,
 00:39:19 --> 00:39:22: the folks in the community to come up with.
 00:39:22 --> 00:39:26: With policies around what would be appropriate for those
 neighborhood,
 00:39:26 --> 00:39:30: so there's a whole host of tools around the protection
 00:39:30 --> 00:39:31: of existing renters,
 00:39:31 --> 00:39:35: existing residents, and frankly the creation of more of that.
 00:39:35 --> 00:39:36: And really, in a way,
 00:39:36 --> 00:39:38: like I mean, I think one of the key drivers
 00:39:38 --> 00:39:39: of this,

00:39:39 --> 00:39:42: of course, is sort of a realization that you need
 00:39:42 --> 00:39:44: density to to make any of that happen,
 00:39:44 --> 00:39:49: right? Like it kind of the wealth generated to.
 00:39:49 --> 00:39:52: Provide the housing doesn't happen unless there is a the
 00:39:52 --> 00:39:53: development that occurs.
 00:39:53 --> 00:39:56: I mean, I can't think of really any scenarios where
 00:39:56 --> 00:39:58: I just sort of appears out of nowhere.
 00:39:58 --> 00:40:00: More affordable housing appears out of nowhere,
 00:40:00 --> 00:40:03: so those are the types of policies and any other
 00:40:03 --> 00:40:06: thing too is again like I think councils really walking
 00:40:06 --> 00:40:08: the walk with their whole notion of district lands as
 00:40:08 --> 00:40:11: a key tool in terms of achieving some of those
 00:40:11 --> 00:40:12: things right.
 00:40:12 --> 00:40:14: So you know, we are leveraging some of our own
 00:40:14 --> 00:40:18: lands to provide some of that workforce and affordable
 housing.
 00:40:18 --> 00:40:19: Thank you.
 00:40:21 --> 00:40:25: Great and I actually questioned myself free Jim how can
 00:40:25 --> 00:40:29: obviously see a lot of applications come through.
 00:40:29 --> 00:40:35: How can developers better their DP submissions when they
 submit?
 00:40:35 --> 00:40:39: Um, I think.
 00:40:39 --> 00:40:42: Good question. I think doing a bit of pre work
 00:40:42 --> 00:40:45: understanding the context of the community is really key.
 00:40:45 --> 00:40:49: You know having those discussions where you see
 successes where
 00:40:49 --> 00:40:53: developers have gone out and they've had communication
 with you
 00:40:53 --> 00:40:56: know neighbors and I'll be honest like sometimes you can
 00:40:56 --> 00:40:59: go and have have communications with neighbors and the
 neighbors
 00:41:00 --> 00:41:01: are just dead set against it.
 00:41:01 --> 00:41:04: But I think where you see where I've seen successes
 00:41:04 --> 00:41:08: where there's been no effective communication is sort of the
 00:41:08 --> 00:41:11: representation of the neighbors values in the project itself.
 00:41:11 --> 00:41:14: And I think that really really goes a long way
 00:41:14 --> 00:41:17: in in making sure that and really being authentic and
 00:41:17 --> 00:41:21: genuine in showing how a project can change or be
 00:41:21 --> 00:41:25: modified or reflect what what the neighborhood is saying
 right?
 00:41:25 --> 00:41:26: And and that often is,
 00:41:26 --> 00:41:29: you know, it's a function of design.
 00:41:29 --> 00:41:31: It's a function of listening and it's,
 00:41:31 --> 00:41:33: you know, it's a function.
 00:41:33 --> 00:41:35: I think of just have a good planning.

00:41:35 --> 00:41:39: Being able to do those things.

00:41:39 --> 00:41:42: Very cool, thank you and we did get one question

00:41:42 --> 00:41:45: in the public chat here and I'll just read it

00:41:45 --> 00:41:45: out.

00:41:45 --> 00:41:49: It says with the discussion of affordable housing.

00:41:49 --> 00:41:53: What are the mechanisms that West Vancouver is using to

00:41:53 --> 00:41:56: secure affordable ownership in the market?

00:41:58 --> 00:42:02: To secure affordable ownership in the market.

00:42:02 --> 00:42:04: Correct?

00:42:04 --> 00:42:06: Well, we haven't really, we don't.

00:42:06 --> 00:42:09: I don't, I can't. I can't recall us having a

00:42:09 --> 00:42:11: affordable homeownership program.

00:42:11 --> 00:42:14: I think where we're achieving what I would call more

00:42:14 --> 00:42:15: affordable housing.

00:42:15 --> 00:42:18: Sort of through rental or below market.

00:42:18 --> 00:42:22: Housing were typically achieving those through through

housing agreements.

00:42:22 --> 00:42:24: Just. I mean, that's the.

00:42:24 --> 00:42:26: That's the typical tool. The home.

00:42:26 --> 00:42:29: Affordable Homeownership is an interesting question.

00:42:29 --> 00:42:31: Hey, like and I think we've had a number of

00:42:31 --> 00:42:33: discussions with BC housing,

00:42:33 --> 00:42:35: and I know you can do it.

00:42:35 --> 00:42:37: And I know there are tools to do it.

00:42:37 --> 00:42:41: For municipality our size I think it's fairly cumbersome to

00:42:41 --> 00:42:43: manage and these aren't reasons why we shouldn't do it.

00:42:43 --> 00:42:48: I just we haven't done an affordable home ownership

program.

00:42:48 --> 00:42:51: So really interested in exploring that you get into a

00:42:51 --> 00:42:53: whole bunch of administration around who qualifies.

00:42:53 --> 00:42:55: What happens at the end of the term?

00:42:55 --> 00:42:57: What's the covenant? How do you deal with equity?

00:42:57 --> 00:43:00: There's a. There's a bunch of really interesting things Now,

00:43:00 --> 00:43:02: I think. One big solution,

00:43:02 --> 00:43:05: like more affordable homeownership is to make and this

might

00:43:05 --> 00:43:06: sound awful.

00:43:06 --> 00:43:09: But to instead of having really big you know \$5

00:43:09 --> 00:43:10: million houses.

00:43:10 --> 00:43:13: It is more affordable to have a market apartment right?

00:43:13 --> 00:43:16: I mean it's it's. It's just more affordable and now

00:43:16 --> 00:43:19: it's still market price and it's still market and blah

00:43:19 --> 00:43:20: blah blah.

00:43:20 --> 00:43:23: But providing that supply the supply side of the Ledger

00:43:23 --> 00:43:24: is really really important.

00:43:24 --> 00:43:27: The other thing that I think our Council is also
00:43:27 --> 00:43:30: done is there's the supply side of the Ledger,
00:43:30 --> 00:43:32: but there's also kind of the demand side tools to
00:43:33 --> 00:43:35: help deal with some of the affordability questions.
00:43:35 --> 00:43:37: So we have been really,
00:43:37 --> 00:43:40: I think, pioneered sort of locals first programs where you
00:43:40 --> 00:43:42: know people are signing stat dexta.
00:43:42 --> 00:43:44: Say that they they live in the community and they're
00:43:44 --> 00:43:46: going to participate in the community.
00:43:46 --> 00:43:48: Those are really important initiatives as well,
00:43:48 --> 00:43:51: so you can build out supplies you that you want,
00:43:51 --> 00:43:53: but I think it's also important that there be some
00:43:53 --> 00:43:55: emphasis on people who are then coming to stay in
00:43:55 --> 00:43:57: this place is contributing to the local economy,
00:43:57 --> 00:44:00: contributing to the kind of local fabric of life,
00:44:00 --> 00:44:02: and that housing just doesn't become an investment chip if
00:44:03 --> 00:44:03: you will,
00:44:03 --> 00:44:06: right? So we know both of those things that were
00:44:06 --> 00:44:08: things we're trying to work on.
00:44:08 --> 00:44:11: Right understood, thank you so that is the effort that
00:44:11 --> 00:44:12: is up for questions.
00:44:12 --> 00:44:15: Obviously cognizant of time and everybody going on to their
00:44:15 --> 00:44:16: next meetings.
00:44:16 --> 00:44:18: I'm going to pass it back over to Chris Ann
00:44:18 --> 00:44:19: Rand off to wrap up.
00:44:22 --> 00:44:25: OK Jim, thank you very much for speaking to us
00:44:25 --> 00:44:26: today.
00:44:26 --> 00:44:30: I think I could speak for everyone in the audience
00:44:30 --> 00:44:33: that we all got a little something out of this
00:44:34 --> 00:44:35: conversation.
00:44:35 --> 00:44:38: If there are more specific questions that people in the
00:44:38 --> 00:44:40: audience may have for you,
00:44:40 --> 00:44:44: what's the best way to get in touch with you?
00:44:44 --> 00:44:48: Just email me j.bailey@westvancouver.ca. OK,
00:44:48 --> 00:44:54: so we will share that email in.
00:44:54 --> 00:44:57: Future message to the audience,
00:44:57 --> 00:44:58: so that's it from us.
00:44:58 --> 00:45:02: Thank you everyone for joining and see you next time
00:45:02 --> 00:45:06: on a coffee and conversations event hosted by urban lenses
00:45:06 --> 00:45:07: too.
00:45:07 --> 00:45:10: Thanks everything. Care. That's great,
00:45:10 --> 00:45:11: thank you.

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