



The Real Estate Institute
of British Columbia

The 2012 Education Symposium

March 30, 2012 8:00 a.m. – 6:00 p.m.

8:00 a.m. – Breakfast

9:00 a.m. – Keynote Speaker – Mr. Vaughn Palmer

Vaughn Palmer has been the Vancouver Sun's columnist on B.C. politics, based in the provincial capital, Victoria, since 1984.



Palmer was born in 1952 in a small English community near Gaspé, Quebec. He moved to British Columbia in 1967 with his parents. He finished high school in Nanaimo and attended the University of BC, where he worked on the student newspaper, *The Ubyyssey*.

Palmer started working at *The Vancouver Sun* as a reporter in 1973. Three years later he became the paper's rock music critic, and if you have to ask how that experience prepared him to write about B.C. politics, you don't know B.C. politics. In 1980 he was appointed city editor of the *Sun*. Two years later he attended Stanford University on a journalism fellowship. He returned to the paper in 1983 as editorial writer, after which he was appointed to write the provincial affairs column.

In 2006, Palmer was named the recipient of the Bruce Hutchison Lifetime Achievement Award from the Jack Webster Foundation.

Vaughn will give an overview of B.C. politics and the provincial economy along with a look ahead to the May 2013 election. He will discuss the challenge for all parties of meeting public demands for more spending and fewer taxes, and he will also be taking questions from the audience.

This session is sponsored by the Real Estate Foundation of British Columbia





10:00 a.m. – Networking Break

10:30 a.m. – 12 Noon – Dr. Stephen Sheppard, Ph.D., ASLA – UBC

The Retrofit Challenge: Meeting Deep Greenhouse Gas Reductions Targets in Residential Neighbourhoods

This presentation will take us through research conducted by the Collaborative for Advanced Landscape Planning at UBC on how to retrofit our existing residential neighbourhoods for greenhouse gas (GHG) reductions. The study looked at three typical neighbourhoods, found in communities across BC, in order to test a range of technical options for reduced energy use and GHGs related to the residential building stock. Three scenarios - Current Policy, Intensive Individual Retrofits, and Shared Neighbourhood Approaches – were developed and then measured for each of the three neighbourhoods. The study illustrates that deep emissions reductions are possible in our residential building stock; however, they will require a strong commitment from citizens, builders, developers, the real estate industry, and local and provincial government. Key lessons from the study, five no-regrets actions, as well as on-going and critical challenges will be discussed.

Dr. Stephen Sheppard, Ph.D., ASLA



Dr. Stephen Sheppard teaches in sustainable landscape planning, aesthetics, and visualization in the Faculty of forestry and Landscape Architecture programme at UBC. He received a BA/MA in Agricultural and Forest Sciences at Oxford, a MSc in forestry at UBC, and a Ph.D. in Environmental Planning at UC. Berkeley. He directs the Collaborative for Advanced Landscape Planning (CALP), a research group using perception-testing and interactive 3D visualization tools to support public awareness-building, policy change, and collaborative planning on climate change and sustainability issues.

Stephen has over 25 years' experience in environmental assessment and public participation internationally. He has written or co-written two books on visual simulation, is a contributor to the BC Chapter of the Canadian National Assessment of climate change impacts and adaptation, and was a reviewer of the Fourth Assessment Report of the Intergovernmental Panel on Climate Change.



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10:30 a.m. – 12 Noon - Libor Michalak – Riparian Area Regulations

An introduction to the Riparian Areas Regulation (watercourses setbacks) RAR. This is a presentation of Land Development Regulations (Department of Fisheries and Oceans regulations) and how they apply to land development and how they affect your land transactions. We look at watercourse setbacks and how they apply to you and your business (limits to developable size?) i.e., restrictions on land value. We also explore how we can work with setbacks but still maximize development footprint (i.e., land value). We look at examples of overcoming setback regulatory restrictive issues. Learn how to look at a property without development restrictions.



A terrestrial wildlife and fisheries biologist. His speciality resides in development impact assessments, and habitat evaluations. Libor has extensive experience throughout the lower mainland in resolving land development issues with the Dept. of Fisheries and Oceans. He has conducted and written numerous impact assessments on watercourse issues related to land development, completed watershed evaluations and impact assessments in fisheries biology including fish and wildlife habitat designs, completed inventories of fish, benthics and wildlife, under the Canadian Environmental Assessment Act in the sectors of private land development, mining, forestry and recreation/resorts. He has over 20 years experience in biological assessments working for private developers, local, provincial and federal governments. His portfolio of projects include managing development issues relating to land acquisition, commercial, industrial and residential developments. His focus has been to seek regulating approvals, permissions, understandings and variances for his clients.

This session is sponsored by the Real Estate Council of British Columbia



REAL ESTATE COUNCIL
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NOON – 1:00 p.m. LUNCH



1:00 p.m. – 2:30 p.m.

Appraising Unique Properties

Senior's Housing

Charlotte Ciok, BGS, RI, AACI, P.App., MRICS



Charlotte Ciok is a Senior Valuation Consultant with 30 years experience in the real estate industry in British Columbia including appraisal/real estate consulting, brokerage, and executive director positions with the BC Association of the Appraisal and the Real Estate Institute of British Columbia. Ms. Ciok has completed a broad assortment of appraisal assignments covering an array of property types and projects across the province and other parts of Canada.

Since joining Westbridge Group, Ms. Ciok has specialized exclusively in the valuation of seniors' housing and health care facilities. The Westbridge Group provides appraisal and consulting services covering a spectrum of housing types including supportive living, assisted living, licensed nursing homes, campuses of care and other specialized facilities.

Airport/Aviation Properties

David Osland, AACI, P.App, Fellow and David Godfrey, AACI, P.App, RI(BC) will provide an overview on the valuation of airport/aviation use properties.

Both presenters are fee appraisers who have had decades/many years of experience in valuing airport properties throughout British Columbia for a range of purposes including project feasibility, financing, and assessment and leasing. In addition to their professional qualifications, both appraisers also have developed their interest in aviation use properties with pilot experience giving them a firsthand insight into many aspects of the airport property valuations not typically considered.

The joint presentation will address how airport properties differ from other commercial properties with different economic factors to consider, the valuation of airport lands both airside and groundside and the valuation of aviation use improvements including depreciation factors to consider for general aviation facilities, air terminal buildings and special use facilities such as control towers. The presentation will offer actual examples to illustrate specific valuation considerations for aviation use properties.



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David Osland, AACI, P.App



With over 40 years experience in appraisal in all forms of real property, Dave has also lectured for UBC, Victoria Real Estate Board and the BC Aviation Council. He is currently a member of the BC Chapter Appraisal Institute of Canada and has been recognized for his involvement by the Appraisal Institute of Canada by awarded him with the Rank of Fellow for meritorious service to the appraisal profession. Dave has done a number of aviation related assignments such as the Victoria, Vancouver and Abbotsford Airport Authorities, for corporations and individuals in Comox, Cranbrook, Nanaimo, Prince George, and Prince Rupert just to name a few.

David Godfrey, AACI, P.App, RI



Started appraising in 1979 and received the RI designation through UBC in 1984. Later the AACI designation was granted through the reciprocity agreement. Initially I focused on residential assignments but for the last eight years I have limited myself to only commercial/industrial assignments. To date I have completed in excess of 16,500 appraisal assignments all of which have occurred in the Central Interior or South Peace areas.

My passion with flying led me to an interest in aviation related appraisals. I have completed various airport assignments for airside and groundside improvements and most recently completed full appraisals on the Fort St. John (North Peace Airport) CYXJ and the Cranbrook Airport CYXC. These appraisals included valuing terminal space, special purpose airport improvements, airside and ground side land and the valuation of various easements and right of ways on airport land.

This session is sponsored by the Appraisal Institute of Canada – BC



Appraisal Institute of Canada
British Columbia



1:00 p.m. – 2:30 p.m.

Critical Infrastructure Damage Assessment

Emergency Preparedness

This session will examine emergency preparedness for realtors and owners / operators of buildings from situational awareness to response to emergencies. Aspects of hazard risk and vulnerability analysis, identification of critical infrastructure and interdependencies along with correlation to critical business functions will be reviewed. Organising and planning for emergencies and preparation of staff for response will also be covered. This will include building damage assessment and considerations for staying in or evacuating from a building after an earthquake. Information from recent events such as the earthquake and tsunami in Japan and the series of earthquakes in New Zealand will be included.

Bill White, Security and Emergency Program Coordinator ,BC Housing

Bill was born in England and received his education in England, Canada and Northern Ireland. He graduated with a Bachelor of Science degree in Civil Engineering from the Queen's University, Belfast in 1973.



For over 20 years Bill has worked for the Government of Canada in a number of capacities. In November 2001, Bill was seconded to the Office of Critical Infrastructure Protection and Emergency Preparedness now Public Safety Canada to work on emergency preparedness including critical infrastructure protection and earthquake preparedness. In 2009 he joined BC Housing.

He is a member of the Association of Professional Engineers of Ontario and has also been a member of the Canadian Armed Forces.

2:30 p.m. – 3:00 p.m. – Networking Break



3:00 p.m. – 4:30 p.m.

Contaminated Sites

Dr. John Ward, Province of BC

“Real Estate Transactions: How to Deal with Contamination”

The presentation provides an overview of British Columbia’s contaminated sites regime under the *Environmental Management Act*. Issues such as access to contamination related information on sites and liability for remediation of contamination will be reviewed. The talk will focus on contaminated sites issues specific to real estate transactions, highlighting examples of issues and problems which may be encountered by real estate professionals and land owners.



Dr. Ward was first trained as a chemist, receiving his honours undergraduate degree at the University of Alberta, in Edmonton, his PhD at the University of British Columbia in Vancouver, and completed several years of postdoctoral training at the University of Western Ontario, in London, Ontario. He also studied graduate level environmental and occupational health and toxicology at the UBC Faculty of Medicine.

John has 30 years experience with the BC Ministry of Environment working on contaminated sites issues and is currently a manager in the Ministry’s Land Remediation Section. His major responsibilities include the development and application of policies, procedures, regulations and legislation for contaminated sites.



3:00 p.m. – 4:30 p.m.

Public Consultation Successes in City Planning

Kelowna: A City Led Redevelopment Initiative (Central Green) – Lessons Learned

This session will focus on the City of Kelowna's venture into land redevelopment and the lessons that can be learned. The primary goal of the session is to provide useable tools and information on how developers, consultants, and municipalities (including their own Land Development Branch) can best work together with their communities to successfully redevelop land in a sustainable manner.

The presentation will focus on the City's own land redevelopment project, 'Central Green' as the case study. Central Green is a 13 acre site in the heart of Kelowna. Formerly the Kelowna Senior Secondary school site, the City has undertaken the redevelopment of the site with an impressive sustainability focus. The speakers will take you through the steps involved in their highly successful public consultation process, the design exercise and the disposition strategy. Information about the project can be found at www.kelowna.ca/cityprojects.

Speakers:



Derek Edstrom is the Manager of Strategic Land Development at the City of Kelowna. His branch identifies opportunities that add value to the City's property assets and that achieve key goals of the community as they arise as from time to time. This branch leads the redevelopment of City-owned land and heads up significant land or P3 negotiations on key City initiatives. Derek is a Chartered Accountant and Chartered Financial Analyst. He is active in the Kelowna business community where he holds board positions for both the Urban Development Institute Okanagan U40 and the Chartered Financial Analyst Okanagan society.



Doug Gilchrist is the Director of Real Estate and Building Services at the City of Kelowna. His department is responsible for all things real estate at the City. Including; buying and selling improved and unimproved properties, managing residential, commercial and vacant land, maintaining all City facilities and advancing the development of strategic lands by the City. Doug is a graduate of the Urban Land Program at UBCO, a certified Project Management Professional in the P.M. Institute and a seven year member of the Real Estate Institute of BC. He has a keen interest in the development of affordable housing and sits on the board of The Pleasantvale Homes Society – a non-profits seniors housing provider.



Prince George – A Downtown Renewed

In 2009 the City of Prince George (Population: 75,500) completed a concept plan for the revitalization of its downtown in partnership with the Real Estate Institute of BC and Smart Growth BC, as well as a host of funding agencies. The Plan was created by a team of stakeholders, community representatives, and experts during a four day charrette. The Plan established a vision for downtown Prince George that was guided by real challenges and opportunities that exist in the project area, by the priorities and targets set by the community during five public workshops, and by the advice provided by a broad cross-section of Prince George stakeholders and community organizations. Now, after two years of implementation the City has achieved many of its revitalization goals including establishing innovative development incentives, air quality improvements, crime reduction, district energy system construction, and numerous other public investments. This presentation will therefore focus on lessons learned while implementing a revitalization plan including successes, challenges and unintended consequences.

Speaker

Dan Milburn, MCIP, Registered Planner



Dan Milburn is a registered professional planner with over 14 years of experience working for various organizations including the Northern Land Use Institute, BC Parks, the University of Northern BC, City of Prince George, and as a private planning consultant. Dan is currently the Director of Planning & Development with the City of Prince George, and leads an interdisciplinary team responsible for reviewing development proposals, as well as environmental management, land use, infrastructure, transportation, parks, and heritage planning.

4:30 – 4:45 Break



4:45 – 5:45

Mr. Cameron Muir, Chief Economist, BCREA

Economic Outlook



Cameron Muir is a well-known economist and housing market expert. He joined the British Columbia Real Estate Association as Chief Economist in November 2006 and since that time he has built the Economics Department from the ground up—providing objective analysis, research and regular forecasts of the economy, housing market and mortgage rates. Before joining BCREA, Cameron spent 10 years with Canada Mortgage and Housing Corporation as Senior Market Analyst for the BC region. He is a member of the Canadian Association of Business Economists and the Association of Professional Economists of BC.

Cameron will give an update on the housing market throughout the province.

5:45 p.m. Networking