

# CONFERENCE SESSION SUMMARIES



NAVIGATING AN  
UNCERTAIN FUTURE  
**2023** OCTOBER  
15 - 17  
JASPER, ALBERTA

## SUNDAY OCTOBER 15, 2023

3:00 - 4:30 pm

### Think it won't happen to you? Think Again! Lessons from the Discipline Committee

Greg Birch <sup>RPP</sup> Discipline Committee

Erin O'Neill <sup>RPP</sup> Discipline Committee

This session will provide an overview of the Professional Code of Practice governing regulated planners in the APPI jurisdiction. The code will be the central focus of the course and will be used to generate group discussion about issues confronting planners working in the public service and private industry. This discussion will help planners address a range of questions including:

- Who to go to for advice?
- How does the Code provide a moral/ethical foundation?
- How can APPI help with difficult issues?
- For more information or to review the code, search "Professional Code of Practice" on the APPI website or [click here](#).

### FIRST TIMERS RECEPTION

Is this your first time to an APPI conference! Welcome! We are so happy that you have chosen to share your wisdom, knowledge, and experiences with your colleagues. Let us introduce you to the APPI Council and let us share our tips and tricks for getting the most out of the conference.

### WELCOME RECEPTION

A great time to reconnect, network and learn what others have been up to over the past couple of years. This casual experience will allow you to relax and enjoy everything that Fairmont Jasper Park Lodge has to offer in a fantastic social environment.

[WWW.ALBERTAPLANNERS.COM/EVENTS/APPI-CONFERENCE](http://WWW.ALBERTAPLANNERS.COM/EVENTS/APPI-CONFERENCE)

SUNDAY

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## MONDAY, OCTOBER 16

### OPENING REMARKS

#### **KEYNOTE: Strategy in a World of Disruption**

Shawn Kanungo

As a globally recognized innovation strategist and bestselling author, Shawn Kanungo works at the intersection of creativity, business, and technology. He spent 12 years at Deloitte working closely with leaders to help them better plan for the opportunities associated with disruptive innovation. In his high energy keynotes, Kanungo draws on his extensive experience to provide audiences with an optimistic roadmap for the future; one that embraces unexpected approaches to innovation to remain competitive and relevant.

Since leaving Deloitte, Kanungo has worked with hundreds of organizations on their journey to digital transformation. He's led complex projects incorporating artificial intelligence, cloud technologies, behavioral economics, Web3, and more. Today, Kanungo is a Partner with Queen & Rook, where he advises leading organizations and executives on disruptive trends and invests in early-stage ventures.

Kanungo's work has been featured in the Globe and Mail, The Guardian, CBC, and CTV. He's been recognized by Edify Magazine as one of their "Top 40 Under 40" and the "best virtual keynote speaker I've ever seen" by Forbes in 2021.

A prolific content creator, Kanungo's content on innovation has garnered millions of views across LinkedIn, TikTok, YouTube, and Facebook. His bestselling debut book, *The Bold Ones*, is a playbook for individuals to become bolder and push their careers and companies forward. It has been touted as one of McKinsey's top decision-making books for leaders.

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## 1A INFILL: Tool to address the complexity of housing

**Leighton Ginther** RPP, MCIP Principal, Urban Systems

**David Capper** RPP, MCIP Senior Planner, Urban Systems

We often adopt policy and regulatory changes that we hope will theoretically encourage more infill development in our communities. However, this planning-focused approach doesn't fully realize the necessary preconditions that would facilitate meaningful increases in infill development. In our work, we have witnessed the following themes emerge: **Affordability** – Municipalities are encouraging infill development to increase housing supply in response to affordability pressures.

**Infrastructure Requirements** – Blanket infill approaches often neglect proactive infrastructure improvement strategies that manage risk. **Collaboration + Engagement** – We are seeing municipalities shift the focus of their engagement from individual applications to broader neighbourhood change.

**Leighton Ginther** is a principal with Urban Systems and focuses his practice on designing and revitalizing neighborhoods within complex environments. Leighton has practiced urban design and planning for public and private clients across Western Canada and internationally for over 25 years. Leighton has been involved in projects ranging from site-specific development analysis to mobility plans, design guidelines, downtown redevelopment projects and neighborhood plans. He regularly leads workshops that engage council, staff, and stakeholders and is an advocate for collaborative processes.

**David Capper** is a Senior Planner with over 19 years of public and private sector planning experience in numerous Canadian municipalities. The focus of David's practice has been Land Development, Land Use Planning and Project Facilitation with a wide range of past project experience. He has extensive experience in managing a diverse range of planning applications for industrial, residential and commercial forms of development.

MONDAY

## 1B Does this Benefit Us? Creating a Framework for Success

**Liisa Tipman** RPP, MCIP Director of Regional Planning, Calgary  
Metropolitan Region Board

**Jordon Copping** Chief Officer, Calgary Metropolitan Region Board

As a new growth management board established in 2018, the Calgary Metropolitan Region Board (CMRB) had the monumental task of building an organization AND creating a regional growth plan to improve quality of life for residents and businesses. To find a path through innumerable perspectives and unknowable futures, the CMRB planning process established a baseline understanding of the region and focused on the benefits of regional planning – what do we want to achieve? The regional growth plan does not imagine an ideal end state in the form of a land use plan; rather, it establishes a mandatory framework, a form of contract, that focuses on where regional planning and collaboration create the greatest benefits. This approach to establishing a common purpose and a pathway to tangible and measurable outcomes has led to success, even in the Growth Plan's first year post approval! This in-person engagement will walk participants through how we developed a work plan focused on benefits, the role of datasets and background reports, scenario planning, and the importance of measurable and continual improvement to create change, even in uncertain times.

**Liisa Tipman** is an experienced land use planner with an understanding of all facets of the planning process. Joining the CMRB in February 2018 at its inception, Liisa was instrumental in establishing the operational processes and procedures of the CMRB. Beginning in 2019, she oversaw the planning aspects of developing the Region's first Growth and Servicing Plans. Liisa continues to provide strategic and project development support on a wide range of Board initiatives as the CMRB's only professional planner.

**Jordon Copping** is an experienced leader with extensive experience in policy development, process development and improvement, operations, corporate communications, advocacy, and governance. Jordon was hired to build the CMRB from the ground up and lead a small team of professionals in meeting the mandate and vision of the corporation. Prior to joining the CMRB Jordon spent 8 years of his career at the Alberta Legislature, ultimately serving as a senior political advisor to two cabinet ministers and the Premier of Alberta.

MONDAY

## APPI PLANNING AWARDS CELEBRATION AND LUNCHEON

### PLENARY 1 Navigating an Uncertain Future: Lessons from High River's Resilience

**Nilendu Bala** Planner I, Town of High River

Natural disasters such as floods can cause immense destruction, affecting communities, their economy, and daily lives. The Town of High River is a model of resilience in the face of such disasters. This session aims to showcase High River's resilience and how it has navigated an uncertain future. The experience and lessons learned in flood protection and mitigation, annual river monitoring, and flood preparedness will be shared in this session. The four stages of local river monitoring and updates that inform residents of potential risks will be explained. A deeper understanding of how to prepare for and respond to flood emergencies will be gained by attendees. An unconventional approach to planning, focusing on community engagement and cross-disciplinary collaborations, will also be discussed. The meticulous efforts have resulted in world-class protection and made High River one of the safest communities in Canada. Since many communities in Alberta are located along major rivers, by attending this session, attendees will learn about innovative planning strategies and community engagement approaches that can help them navigate an uncertain future involving floods. They will also gain practical solutions and insights into how to tackle the rising environmental challenges facing planners today.

**Nilendu Bala** is a Planner 1 working for the Town of High River and an APPI Candidate member. He has over four years of experience in urban planning, including data collection and analysis, land use scrutiny and re-allotment, public engagement, and making presentations to councils or committees. Nilendu is highly skilled in building successful relationships with cross-functional teams and preparing technical reports. He holds two Graduate and an Undergraduate degree and has worked for several organizations in India and Canada.

### TOURS – JASPER TOWN SITE

Tours at the Jasper townsite will be offered at two different times. Delegates will register for either time slot via the online registration form. There is no cost to participate. However, delegates must use their own transportation to and from Jasper.

**T1 TOUR 2:00PM** travel to Jasper, tour will start no later than 2:30

**T2 TOUR 3:15PM** travel to Jasper, tour will start no later than 3:45 The tours will be 1 - 1.5 hours long with about 1km of walking. There are places to sit at every stop for anyone with accessibility concerns and the travel path is all along sidewalks/roads. Dress for the weather and bring your own water.

MONDAY

## 2A Shifting Priorities: Remote Work & Land Use Planning

**Nick Pryce** RPP, MCIP Vice President, Planning Group Leader, V3 Companies of Canada

As the world shifts into a “new normal”, remote working options aren’t going anywhere. With this comes a myriad of opportunities, like better work life balance, flexibility, and reduced overhead. But what does this mean for the future of planning? Downtown urban cores are not seeing the massive influx of workers arriving back to them as was predicted. Instead, vacancy rates are high, and the perception of safety is in many cases shattered. Meanwhile, rural communities struggle to provide housing choice and options for remote workers moving out of busy urban areas. This session will focus on the impact that remote working has on land use planning now, and in the future.

Planning is slow to pivot and adapt to changing externalities. He will share recent studies into this area of research and lessons learned to explore where land use trends are going – and importantly – how to shift with them. And will thread the needle in a local context and explore how to better change with these pressures.

Remote working is here to stay. Planners need to understand the implications of this on land use planning and work to capture the positive implications while navigating shifting priorities.

**Nick Pryce** has over 30 years of working in the planning profession globally who likes to bring forward topical items that planners need to be having an honest and frank discussion about that not only have local but global implications. Nick has a passion for identifying trends that are happening in our world that help us understand what might influence how we live our lives in the future. He looks to trends that will lead to significant shifts in how we live our lives, similar to how the automobile significantly changed how we live today. Nick believes that emerging technologies are going to have a fundamental impact on how we currently live and shape our urban form and that we need to look at the interconnection between these disrupters and what they mean to society, environment, economy and governance.

MONDAY

## 2B Unveiling the Value of Spatial Land Use IDA

**Abul Azad** RPP, MCIP Planner, Regional Municipality of Wood Buffalo

**Kodjo Efu** Supervisor, Community Development Planning, Regional Municipality of Wood Buffalo

Communities throughout the world are facing ever-growing challenges such as climate change, housing affordability, the ageing population, and more. These challenges are increasing expectations of the role of planners as enablers of socially, economically, and environmentally thriving communities. The solution to many of these challenges will require accurate, timely and location-ready data that can be analyzed to generate insights for timely and evidence-based planning. In the aftermath of the 2016 Horse River wildfire, faced with the challenge of rebuilding and addressing the impact of the region's changing economy on its long-range planning, the Planning and Development Department of the Regional Municipality of Wood Buffalo conducted its first inventory of land use in the region. In 2022-23, the land use inventory was updated with approved Development Permits from 2016 onwards using FME, a powerful spatial data processing tool. This land use inventory generated a comprehensive dataset of current land use that accurately represents the actual conditions in the region. Evaluating the existing land use patterns, densities, and relationships helps determine future generalized development concepts and land available to meet the region's future land use needs. Creating this land use inventory required tremendous efforts and overcoming many challenges.

**Abul Azad** is a planner with over fifteen years of experience, having completed work in areas such as policy development, including Area Structure Plans, subdivision development, and land use planning. Azad is a graduate of the University of Calgary and has experience in smart city, geo-information system, data analytics and machine learning. He is also experienced in spatial planning framework and is interested in integrated land use and infrastructure planning. Azad acted as the key technical team leader to develop RMWB's land use inventory project.

**Kodjo Efu** is an economist with many years of experience in socio-economic policy development and analysis. Kodjo is experience in spatial and non-spatial data analytics and machine learning as it applies to location intelligence in economic policy development. Kodjo is a graduate of Dalhousie University, and a seasonal instructor in the Bachelor of Business Administration program at Keyano College in Fort MacMurray.

MONDAY

## 3A Reimagining Lacombe: Taking New Life to Old Plans

**Guy Lapointe** Director of Community Services, City of Lacombe

**Matt Knapik** Urban Designer, Associate, O2

Over the last two years, O2 and the City of Lacombe have collaborated to revive a decade-old downtown plan—without revising the plan itself. Their process was anchored by a committee of community leaders and supported by purposeful facilitation and design. In a short time, they have successfully delivered on a range of implementation measures, including new landmark elements, greenspace upgrades, an updated downtown visual identity, and a full-block plaza conversion.

This session will tell the story of how the collaboration grew, showcase some of its award-winning outcomes, and map out a series of insightful and transferrable lessons, including:

- tips for working with aging plans.
- strategies for involving the community in capital prioritization.
- establishing appropriate administrative leads to drive the process.
- enabling elegant transfer processes from concept to construction.

Planners who oversee good but dusty plans, or who are working with clients that own good but dusty plans, will benefit from this interactive hour. Following the presentation, a facilitated discussion promises to prompt broader conversations about the increasing demands for implementation within local plans, steering through the uncertainties of implementation, and the powerful role communities can play in owning and guiding the application of plans in their neighbourhoods.

Guy Lapointe is a dedicated civil servant who enjoys working with a diverse range of stakeholders to facilitate the development of a well-balanced and sustainable community. He believes in facilitating growth through excellent customer service, innovative solutions, and collaboration. Prior to becoming Director of Community Services in 2021, Guy spent 10 years managing Lacombe's Community and Economic Development. He oversaw the development of Lacombe's Downtown Area Redevelopment Plan Capital Project Recommendations, including a lead role supporting the Citizen Advisory Committee.

Matt Knapik is an associate urban designer based out of O2's Calgary office. He is a purposeful and enthusiastic project leader who brings his extensive facilitation experience and thoughtful design sensibility to bear on projects in planning, landscape, and urban design. He is constantly seeking new ways to animate complex ideas and integrate emerging technologies in the design process. Matt led O2's collaboration with Lacombe, helped develop the capital prioritization process, and facilitated citizen advisory sessions throughout the project's duration.

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## 3B Heritage Detour in the Yellowhead

**Madison Sharman** Heritage Coordinator, Yellowhead County

**Margaret Schultz** Operations and Programming Manager, Northern Rockies Museum of Culture and Heritage

Join the Northern Rockies Museum of Culture and Heritage and Yellowhead County Heritage Program on a journey through the Yellowhead Corridor. Discover the fascinating development of this region and how simple trade routes transformed into one of Canada's most important transportation corridors.

Presented by two local heritage buffs, this crash course into regional history will keep you entertained and inspired to learn further. Attendees will interact with replica fur trade items, artifacts and more from the travelling museum suitcase. Be prepared to think about hypothetical scenarios and how small changes in history would impact the current state of the corridor.

**Madison Sharman** has been studying the heritage of Yellowhead County for over ten years. She has been fortunate enough to work at multiple incredible regional museums including: Red Brick Arts Centre, Galloway Station Museum and Northern Rockies Museum. Her work with Yellowhead County now takes her across the region, celebrating the varied and colourful heritage there.

**Margaret Schultz** is the Operations and Programming Manager at the Northern Rockies Museum of Culture and Heritage in Hinton. She holds an MA in Public History from Western University and a BA in History from the University of Alberta. She oversees all operations and programs for all ages at the NRM. Highlights from the past year include the successful Peterson Papers archive project, many school programs, a pretty epic axe-throwing event, and vacuuming the floor approximately 1000 times.

## GALA RECEPTION AND BANQUET

Entertainment yet to be determined, stay tuned!

MONDAY

**TUESDAY, OCTOBER 17**

**PLENARY 2 Provincial Paramountcy – Impact on Municipal Planning Jurisdiction**

**Jeneane Grundberg** KC – Partner, Brownlee LLP

**Chloe Case** Lawyer, Brownlee LLP

Municipal planning approvals often overlap with approvals from other regulatory agencies, including many provincial regulatory bodies. The law of provincial paramountcy will impact a local municipality's jurisdiction. This in-person session will review the impacts of approvals from regulatory bodies such as: Alberta Transportation, Alberta Environment and Protected Areas, and the Alberta Utilities Commission. Session attendees will learn the role planners can play in ensuring local planning perspectives are heard and taken into consideration at the provincial level. Participants will also learn about municipal participation before/within various provincial agencies and boards. This topic represents both rural and urban issues and is relevant to both public sector and private sector planners working with multiple regulatory bodies.

**Jeneane Grundberg** brings unparalleled experience to her practice in the areas of municipal, planning and administrative law. With more than 120 reported decisions on multiple aspects of municipal, planning and administrative law at all levels of the Alberta Courts, Jeneane leads legal teams on complex litigation as well as policy and bylaw development. Her work has been recognized as having important precedential value, helping inform future court decisions and municipal actions; she is often a consultant to the provincial government on planning and development matters. Jeneane has litigated the issue of provincial paramountcy both before various boards (SDABs, NRCB, AUC, MGB/LPRT) and in the Alberta Court of Appeal. Jeneane has been privileged to speak at the APPI Conference on multiple occasions, and understands the attendees' interests, and range of experience/expertise.

**Chloe Case** commenced her employment with Brownlee LLP in 2020 as a summer law student. After completing her articles with Brownlee LLP in 2023, she joined Brownlee's Municipal Law practice group. Chloe has a bachelor's degree in education from the University of Alberta/Campus St. Jean, and a Law Degree from the University of Alberta. Chloe maintains a general municipal law practice, including planning and development, planning enforcement matters, expropriation, and property taxation and assessment.

TUESDAY

#### 4A Beaumont's Downtown Vitalization: Lessons learned from ARP Implementation

**Joannes Wong** RPP, MCIP Manager, Long Range Planning, City of Beaumont

**David Schoor** RPP, MCIP Senior Planner, ISL Engineering

**Dnyanesh Deshpande** RPP, MCIP Green Space Alliance

In March 2020, the City of Beaumont completed their revised Centre-Ville Area Redevelopment Plan (CARP) to establish a long-term vision for development/ redevelopment of the downtown. The CARP identifies a few short and long-term priorities to reinforce this area to achieve the vision and enhance the unified sense of place. In addition, the City also developed Beaumont Urban Design Guidelines to establish design expectations for future developments downtown and other areas of the city.

**Joannes Wong** is currently Manager of Long Range Planning with the City of Beaumont. His 25+ years of planning career has taken him through several municipalities as well as with the Ministry of Alberta Municipal Affairs. He has worked on many strategic long range plans as well as legislative and policy development. He is passionate about the planning and development processes as well as how legislation and policies may impact municipal operation. He is a full member of the Canadian Institute of Planners and a Registered Professional Planner in Alberta.

**David Schoor** has 22 years of experience managing multi-stakeholder, municipal, and private, and urban and rural land use planning projects. In the last 15 years with ISL Engineering and Land Services Ltd. He has managed more than 100 projects and had developed a highly effective communicative approach and collaborative environment with his client and stakeholders. During the formative years of David's career, he worked with the City of Edmonton and the City of Winnipeg. David has also facilitated land use planning courses for the Elected Officials Program, Municipal Affairs, City of Edmonton, and Edmonton Real Estate Board.

**Dnyanesh Deshpande**, GSA's founding principal, has extensive public as well as private sector experience in Canadian and international projects involving urban design, policy planning and stakeholder consultation. His diverse experience affords him a unique understanding of all aspects of urban development, from architecture to urban design to land use policy planning. Prior to establishing Green Space Alliance, Dnyanesh has worked as Edmonton Office Lead for Planning Alliance, Principal Urban Designer for the City of Edmonton and Senior Planner at Strathcona County.

TUESDAY

## 4B Creating Safe & Brave Spaces to navigate change in uncertain times, focusing on Diversity, Equity and Inclusion (DEI)

**Shefali Khoja** MBA Speaker, Facilitator Public Engagements, Mediator, Consult with Us  
**Sal Khoja** Consultant and Facilitator, Consult with Us

Join us in a thought-provoking conversation around Diversity Equity and Inclusion as a business advantage where we will aim to:

- Unpack the buzzwords around diversity and inclusion and explore what it can mean to you as a planner for your organization.
- Discuss practical ways on how diversity and inclusion positively affect business outcomes and return on investment.
- Explore the role you can play in creating a welcoming, safe, and inclusive space by embedding diversity and inclusion lens into your work.

We may not always be able to adjust or control the degree of change, uncertainty, and complexity we face. As planners the recent experiences of uncertain events or for that matter the present and future advances in new technology with AI, ChatGPT, climate change, focus on equity diversity and inclusion leaves us wondering where do we focus and how do we navigate and what may be coming next?

Through the lens of Diversity, Equity and Inclusion (DEI), we will focus on emerging topics and trends, best practices and innovative ideas to support planners in navigating uncertain times and complexity.

**Shefali Khoja** has obtained her Masters' degree in Community Development, Certification in International Association for Public Participation (IAP2) and is Canadian Certified Inclusion Professional (CCIP) certified and the President for PLAN (Planned Lifetime Advocacy Network) Edmonton. Her 15 years of experience include speaking on topics of Inclusion, Managing Difficult Conversations, Equity Diversity and Inclusion, Sustainability and Succession Planning and other Leadership topics. Some of her volunteer work involve mediation for Strathcona County Mediation Society; She is a Crucial Conversations trainer; leading Training & Engagement for Settlement Portfolio. She has facilitated and delivered speaking assignments to many diverse groups including professionals, executive leadership, and volunteers at national and international forums.

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**Sal Khoja** is a consultant and facilitator who brings in over two decades of experience working with all three levels of government in various managerial and leadership positions. She has also worked for a leading private sector bank and as an instructor at post-secondary institutions instructing soft skill and technical subjects. As an advisor to key decision makers in the government and having closely worked with project managers, planners, engineers, architects, geologists, environmental specialists in the areas of real property, infrastructure, and capital projects, she is well aware of the issues and challenges faced by planners and managers who deliver infrastructure projects. Sal volunteers and facilitates the Quality of Life program working with vulnerable sectors of the community and as an interpreter (she is fluent in five international languages).

## CLOSING REMARKS

Conference closes at 12:15 pm

TUESDAY

**JOIN US AT FAIRMONT JASPER PARK LODGE!**

