



British Columbia

# Annual Report

Prepared By :

ULI BC Executive Leadership

2023



# Land Acknowledgement



Duffey Lake located in British Columbia

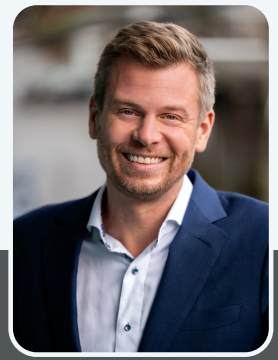
ULI British Columbia is committed to the process of decolonization, and reconciliation with First Nations and Urban Indigenous communities.

We acknowledge ULI BC is on unceded traditional Indigenous and First Nations territories.

In particular, many of us are coming from the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>ə́əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and Sel̓ílwitulh (Tsleil-Waututh) Nations.

This acknowledgment is a reminder of the discriminatory, racist, and colonial practices that have had a lasting legacy, and continue to create barriers for Indigenous peoples and communities.

# Message from our Chair



I am delighted to return as Chair of ULI British Columbia (ULI BC) in 2024 and pleased to share our 2023 Annual Report. This report outlines key insights and data throughout the past year highlighting various initiatives and impacts of our local District Council. As you will see throughout the report, ULI BC afforded an opportunity to our membership and guests to engage in over 45 events and initiatives. The events, both in-person and virtual, covered various topics and content regarding thought leadership, city building, and local impact (including climate change, mentorship, and more) throughout the year. Late in 2023, ULI BC was awarded grant funding from ULI's Greenprint Centre to participate in cohort 3 of the Net-Zero Imperative - an initiative to accelerate decarbonization in the built environment and is a significant aspect of ULI's work to advance its net zero mission priority. This year, we continued our engagement in the Partnership for Health Equity initiative wrapping up our virtual series on breaking down the systemic barriers to housing and jobs for Indigenous populations within BC. Additionally, we also continued with the global initiatives of UrbanPlan and the Etkin Scholars Program.

I would personally like to recognize and share my appreciation to our amazing leadership teams for their continued support and dedication. It is due to their leadership and passion, that ULI BC is able to offer timely events, allow for collaborations and partnerships, and provide quality content for our audience. Each volunteer member in their leadership role within ULI BC oversees a number of member volunteers whom I would also like to recognize. The various ULI BC Committee members, including our Young Leaders Group and Women's Leadership Initiative, continue to offer unique programming, and once again, had a successful year with many events being sold out while maintaining a waitlist. Well done!

I would be remiss without thanking our annual sponsors and event sponsors. As a non-profit organization, it is due to their support that we are able to continually offer programming and content in BC that aims at making an impact, locally and globally. We appreciate their belief in us and in the partnerships they allow us to build as we continue to strive towards being exceptional leaders in city building and sharing of best practices in the real estate industry.

And a significant achievement for ULI BC in 2023 was doubling our team. Shannon Paterson has been with us for nearly 11 years managing all the behind-the-scenes logistics and tasks, and in October we welcomed Opreet Kang to our staffing team. We are thrilled to have Opreet join Shannon and our Executive Leadership as we work together to take ULI BC to the next level in the industry here in BC.

In conclusion, I would like to thank all those who joined us and contributed to the many successes ULI BC achieved in 2023 and look forward to the year ahead!

A handwritten signature in dark ink, appearing to read 'Duncan Wlodarczak'.

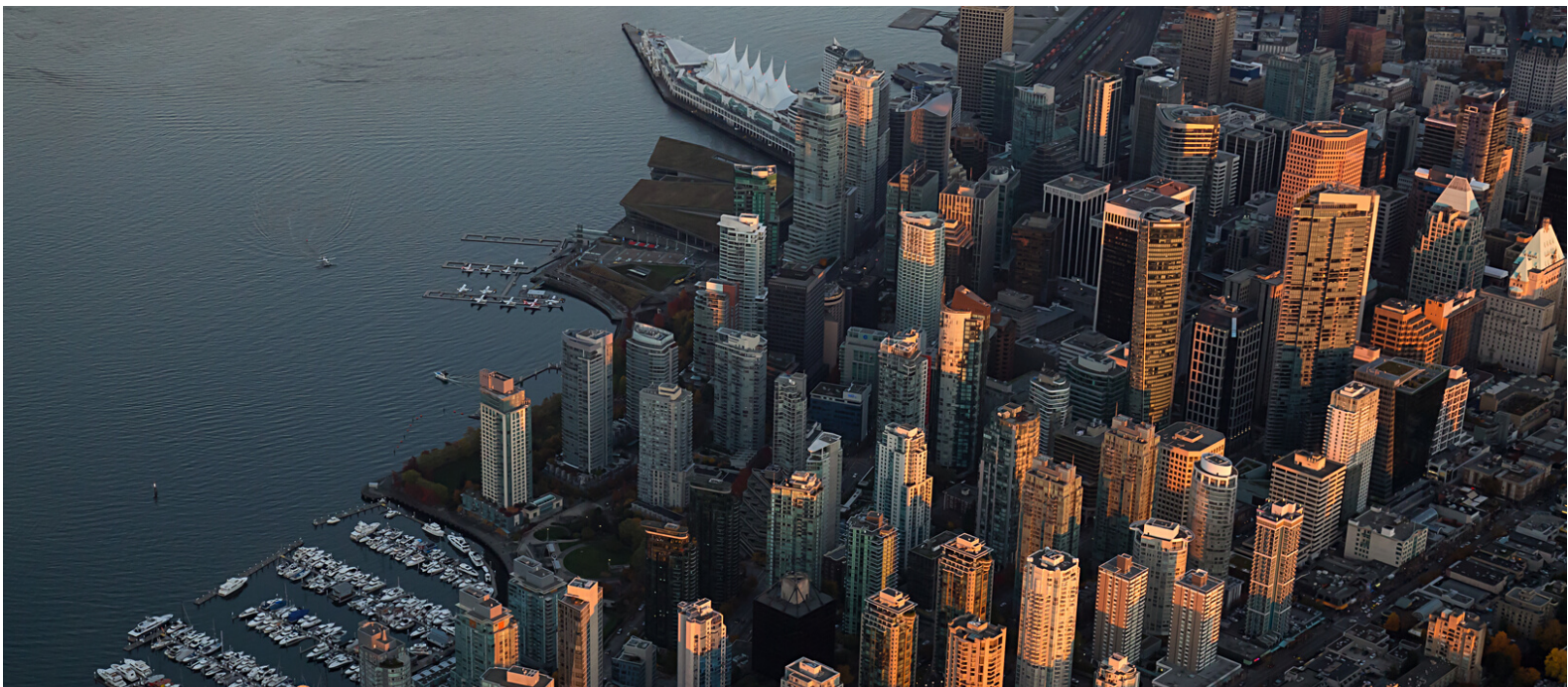
Duncan Wlodarczak, ULI BC Chair



## About ULI & ULI BC

ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. ULI is its members—delivering the mission, shaping the future of the industry, and creating thriving communities around the globe.

ULI BC brings together multi-disciplinary professionals with a range of experiences and expertise. We offer non-partisan, unbiased content that lends itself to be the leading organization in the region dedicated to excellence in city building and best practices. Through thought leadership, developing the leaders of tomorrow, leveraging ULI's global network, and being fully engaged in our communities, we are committed to tackling the greatest urban challenges we face as cities, regions, a province, and the country.



ULI is a global network of professionals in every sector of real estate development and land use, from private enterprise to public service.



# ULI Mission

Shape the future of the built environment for transformative impact in communities worldwide

*45,000+ members*



## Mission Commitments

### CONNECT

active, passionate, diverse member through the foremost global network of interdisciplinary professionals

### INSPIRE

best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

### LEAD

in solving community and real estate challenges through applied collective global experience and philanthropic engagement

# ULI BC by the Numbers

# 2023



**Volunteer Leadership**  
45+ Volunteer Members  
67% female | 33% male

## 455+ Members



**45+ Events & Initiatives**



**2,300+ Registrants**  
75% are members



**55+ Speakers/Moderators**



### Social Followers

	2242
	1905
	1.8K
	917



**1K+ posts**  
**210K+ impressions**  
**6%+ engagement rate**



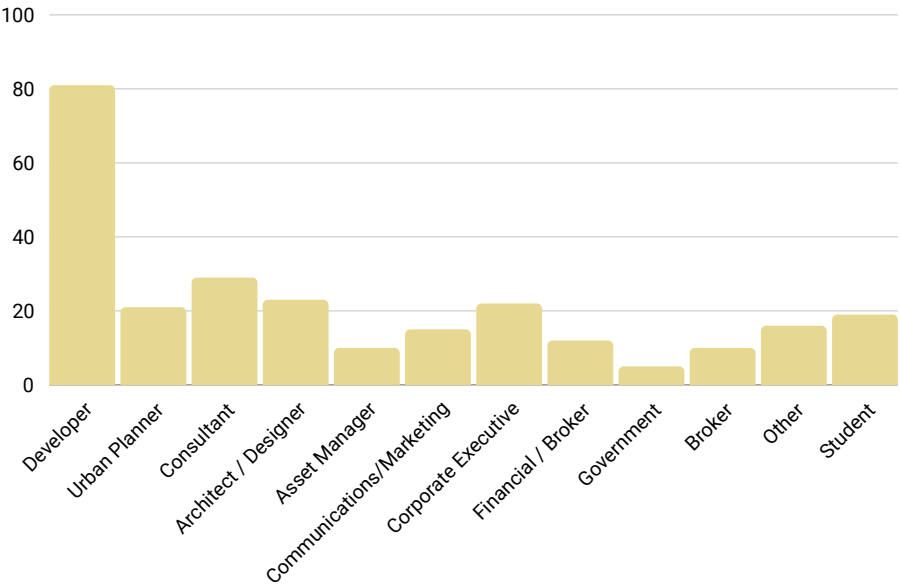
**155+ E-Communications**  
**2,600+ recipients**



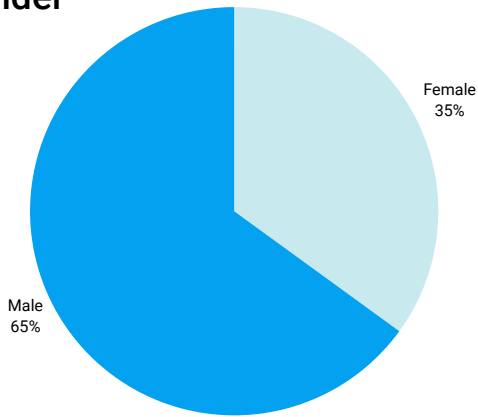


# ULI BC by the Numbers

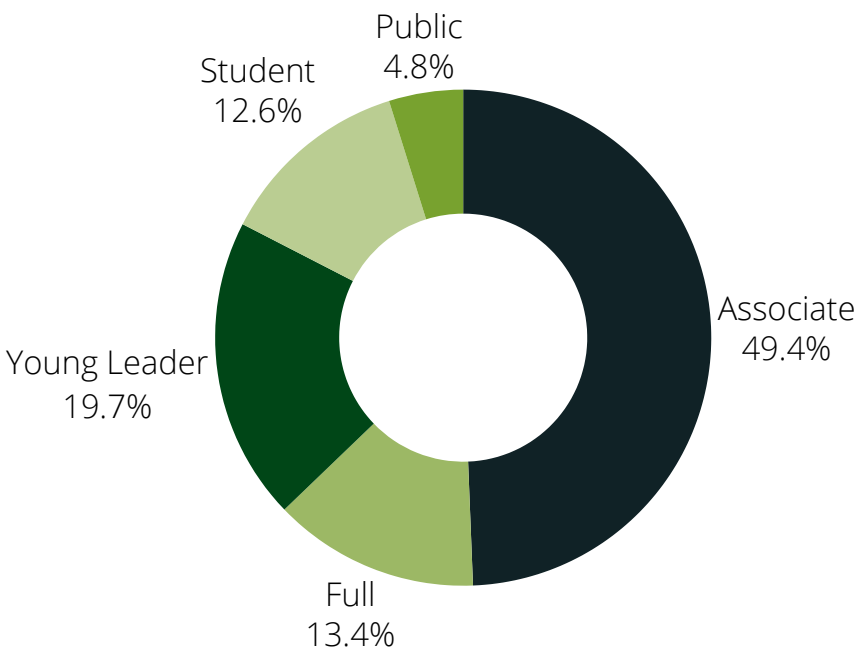
Membership by Sector & Discipline



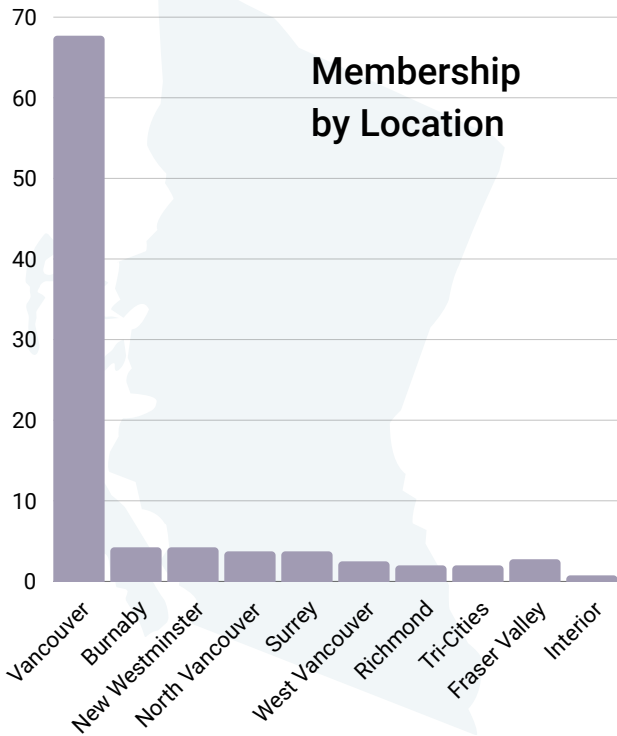
Membership by Gender



Membership by Type



Membership by Location



# ULI BC Sponsors & Acknowledgements

## PLATINUM

CONCERT®

  
GROSVENOR

  
onni<sup>®</sup>  
group

## GOLD

 BC HOUSING

DIALOG®

  
LOWTIDE  
PROPERTIES

  
PCI  
DEVELOPMENTS

 POLYGON

  
real estate  
foundation  
BRITISH COLUMBIA

  
STRAND

## WLI BC

  
Centurygroup  
LEADING BY DESIGN

## YLG BC

 QuadReal™

## SILVER

Anthem	Intracorp
BDO	ITC Construction Group
BentallGreenOak	Keltic
CBRE	Ledcor Group
Cushman Wakefield	Rize
Gracorp	

## PRINT SUPPLIER

Dominion Blue  
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## Series, Event & Initiative Sponsors & Partners

Axiom Builders	Lead 8
B&A Studios	PGL Environmental Consultants
BCIT	Pinchin
CMHC	Spark Real Estate Software
CIRES	Urban Strategies
Hovercraft	WPM Warrington PCI

A very special thank  
you to all 2023 ULI BC  
sponsors and  
supporters!



# ULI BC Executive Leadership



Duncan Wlodarczak  
Chair  
Chief of Staff  
Onni Group



Wendy Waters  
Chair of Mission Advancement  
VP, Research Services  
& Strategies  
GWL Realty Advisors



Suky Cheema  
Treasurer  
Partner &  
Regional Leader  
BDO Canada LLP



Lilian Kan  
WLI BC Co-Chair  
Director of  
Development  
Colliers Strategy & Consulting



Nicole Yang  
WLI BC Co-Chair  
Senior Development  
Manager  
Create Properties



Chad Boorman  
Business Development  
Co-Chair  
Chief Financial Officer  
Rize Alliance Properties



Michael Burak  
Business Development  
Co-Chair  
Vice President, Development  
Grosvenor



Rachel Thexton  
Communications Chair  
Principal  
Thexton PR



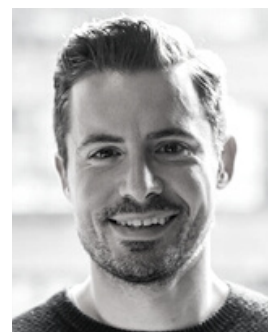
Zoe Brook  
YLG Co-Chair  
Principal  
Brook Development



Monika Rau  
YLG Co-Chair  
Sales Advisor  
Ace Project  
Marketing Group



Katie Maslechko  
DEI+R Chair  
CEO  
Rental Protection Fund



Adam Mitchell  
NEXT Chair  
Director, Asset Management  
& Development  
Low Tide Properties



Patti Glass  
Vice President,  
Corporate Marketing  
& Communications  
Grosvenor



Opreet Kang  
Executive Director  
ULI BC



Shannon Paterson  
Coordinator  
ULI BC

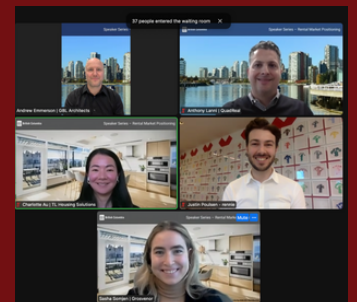
# A Year in Review

Virtual programming continued to offer an abundance of opportunities for cross-collaboration and partnerships. It remained a significant part of our programming for educational, informative, and thought-leading discussions. Due to interest and demand, we will continue to offer our membership and guests a variety of programming, including both virtual and in-person in 2024.

ULI BC offered a variety of programming through its various Centres and Initiatives led by ULI Global, ranging from dialogue around climate change and mass timber through to programming for students to engage in the industry as part of the Etkin Scholars Program (see YLG section). Throughout 2023, a number of in-person networking and socials, along with leadership opportunities, mentorship discussions, and project/site tours were offered, many of which were sell outs!

**40+ Events & Initiatives**

**8+ Specialized Programs  
& Initiatives**





# Women's Leadership Initiative



British Columbia

Women's Leadership  
Initiative



Lilian Kan

WLI BC Co-Chair  
Director of  
Development

Colliers Strategy & Consulting



Nicole Yang

WLI BC Co-Chair  
Senior Development  
Manager

Create Properties



Kendall Andison

Junior Development Manager  
Community Land Trust



Mahsa Banaei

Associate  
Colliers International



Judy Husen

Development Manager  
WCPG



Leah Harvey

Head of Business  
Development  
UrbanLogiq



Diana Lam

Manager, Financial  
Planning & Analysis  
Alabaster Homes



Jessica Leung

Manager, Investments and  
Operations  
CIBT Education Group



Kaela Schramm

Director of Projects &  
Planning  
M'akola Development

# WLI BC

## Outstanding Leadership Recognition Program

- This initiative officially launched in 2020, and in its second year, WLI BC proudly recognized Tegan Smith with Channel Consulting as an Outstanding Leader!
- The WLI BC Leadership Recognition Program is proudly sponsored by Century Group



## Environmental Development Certificate Series.

- Workshops with reputable speakers and professionals in the industry.
- a comprehensive exploration of sustainability and green building design in development and construction.
- marking a pivotal step towards fostering environmentally conscious practices within the industry.



## Championship Series

- Events profiling prominent and emerging leaders
- This series allows members and non-members to network and discuss curated topics with executive-level industry leaders in an accessible format
- Champions in the Spotlight 'Champions' are provided a platform in which to highlight career achievements and speak with WLI members about industry trends and market conditions





# WLI BC

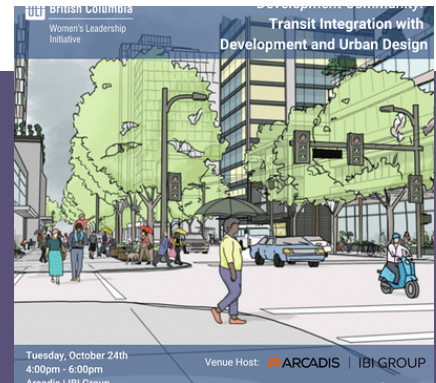
## Fireside Chat

- A new series of regular, small meetups focused on bringing together women leaders in real estate to discuss pertinent, compelling topics.
- Fostering connections, sharing knowledge and experience, and facilitating mentorship in an approachable and intimate environment.



## Leadership Certificate Program

- Workshops, seminars, or resources to provide knowledge and skills related to career and personal development.
- Included in its Leadership Building initiatives is WLI BC's Certificate Series
- Topics addressed during these sessions include the "missing middle," transit-oriented development, and the integration of Artificial Intelligence in real estate practices.



# Young Leaders Group



Zoe Brook  
YLG Co-Chair  
Principal  
Brook Development



Monika Rau  
YLG Co-Chair  
Sales Advisor  
Ace Project Marketing Group



T'Brenn Kelly- Mckinnon  
YLG Executive Member  
Rental Protection Fund



Katrina May  
YLG Executive Member  
Catalyst Community Development Society



Robyn Gerry  
YLG Executive Member  
BC Housing

## YLG Committee Members

Charlotte Au, Speaker Series & Professional Development, TL Housing

Meghan Garland, Socials & Happy Hours, Grosvenor

Kim Gieves, Etkins Student Initiatives, PGL Environmental

Gio Gunawan, Walking Tours, Townline

Kelly Hager, Speaker Series & Professional Development, KB Growth Partners

Claire MacDonald, Socials & Happy Hours, Lowtide Properties

Chris Kuno, Coffee & Conversations, Colliers International

Randolf Lee, Speaker Series & Professional Development, Laurentian Bank

Jason Liu, Etkins Student Initiatives, Nicola Wealth

JB McEown, Speaker Series & Professional Development, BC Housing

Daniel Saxton, Mentorship Series, CitySpaces

Sasha Somjen, Speaker Series & Professional Development, Grosvenor

Amanda Tang, Socials & Happy Hours, Rize Alliance

Oliver Tennant, Walking Tours, CitySpaces

Cayley Van Hemmen, Walking Tours, Turner Construction

Adam Mattinson, Coffee & Conversations, BA Studios

Duncan Wade, Mentorship Series, Anthem Properties

Eduardo Tanc, Mentorship Series, Colliers International

Sandra Aeng, Mentorship Series, Bosa Properties

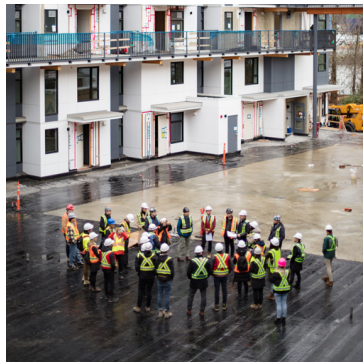
Aisha Damji, Coffee & Conversations, Hovercraft Builders





# YLG BC

In 2023, YLG was happy to return to offering in-person programming to our membership and guests while maintaining core educational components virtually. YLG hosted a **total of 17 events** across the span of walking tours, coffee and conversations, socials, professional development, mentorship, and special initiatives focused on outdoor movement and collaboration such as cycle club and ski day in partnership with NAIOP Vancouver.



YLG had the privilege of hosting the Cascadia Regional Conference (CRC) in Vancouver in July, 2023 with fellow district council ULI Northwest (Seattle and Portland). The Conference focused on exploring adaptive reuse and land partnerships and welcomed **over 120** YLG members, 20 speakers, five walking tours, five sponsors, yoga, an economic forecast, a keynote speech, networking receptions, and socials. On the topic of land partnerships lies central the process of decolonization and reconciliation with First Nations and Urban Indigenous communities. We were honoured to have Chief Ian Campbell of Squamish Nation open the conference with a land acknowledgement and welcome, storytelling, and a panel discussion on Indigenous Lands particularly relating to the Granville Island 2040 Plan and coastal adaptation strategies.

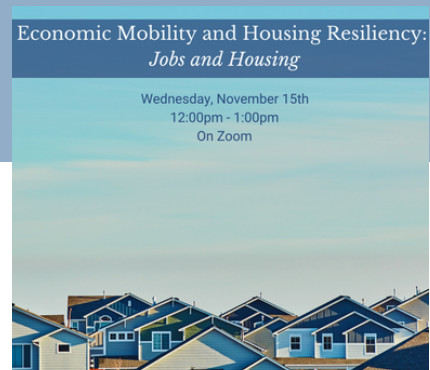
**2023 CASCADIA REGIONAL CONFERENCE**

Exploring Adaptive Reuse and Land Partnerships

# Global & Local Initiatives

## Partnership for Health Equity (PHEP)

- ULI BC's PHEP Program approach was one of guided learning, discussion and development of a resources toolkit for members who are looking to augment their reconciliation journey and whom aspire to evolve their business by addressing chronic barriers to housing for Indigenous persons.
- Our event series\* are fireside chats and panel discussions that are broadcast to members. We started with an overview of how we arrived here – "Our Shared Canadian History and Urban Indigenous Context". We then looked at what we can do as a sector with a panel discussion of "Building Better: Partnering with First Nations", and then finally we ended with "Economic Mobility and Housing Resiliency: Jobs and Housing". And lastly we have our [ULI BC Health Equity Resource Hub](#), a digital library filled with links and references for members, including case studies, additional readings, podcasts, and a plethora of Indigenous based businesses, development companies and links to First Nations communities.



## UrbanPlan

- UrbanPlan is an engaging simulation exercise in which participants—high school students, university students, public officials and community members—learn about the market and non-market forces that shape real estate development in our communities. Participants experience the challenging issues, private and public sector roles, complex trade-offs, and fundamental economics in play when proposing realistic land use solutions to vexing growth challenges
- ULI BC launched UrbanPlan in the fall of 2021 and completed its 2nd full academic year in 2023
  - 18+ volunteers
  - 4 teachers / 5 high school classes
  - 1 professor / 1 university class
  - 125+ high school students
  - 15 university students
- We aim to continue growing the UrbanPlan program and bringing this important curriculum tool to local schools in our Province





# Global & Local Initiatives

## BCIT Next

- The mission of the BCIT Next Program is to provide students studying in areas adjacent to real estate development the opportunity to learn from, and network with, esteemed professionals in Metro Vancouver's real estate industry
- BCIT partnered with ULI BC for a 2nd year in order to provide their students with the opportunity to tap into ULI BC's vast network of construction and development professionals in Metro Vancouver's real estate industry
- BCIT Next presented by ULI BC is championed by ULI members Winnie Ng and Amy Calcutt



## Etkin Scholars Program

- ULI BC participated in the ULI Etkin Scholars Program for a 2nd year in 2023. The program introduces college and university students to the resources available through ULI membership and seeks to integrate those students into the ULI path of learning
- 48 participants made up of students, mentors and our Etkin Scholars Leadership team (Kim Geeves, Jason Liu, and Danveer Chatha)
- The students supported through this program shall be recognized as Etkin Scholars



## Net-Zero Imperative

- ULI BC was awarded as a recipient in late 2023 to participate in cohort 3 of ULI's Net-Zero Imperative - an initiative to accelerate decarbonization in the built environment and is a significant aspect of ULI's work to advance its net zero mission priority.
- ULI BC's focus is on decarbonizing older below-market buildings as key to an electrified, equitable, and stable housing market. We will collaborate with building owners to understand how to track life-cycle embodied carbon in retrofitting key affordable housing stock. We'll also investigate how to meet emerging public-policy initiatives relating to carbon reduction and climate change. Stakeholders from non-profits, private companies, and the public sector will be brought together to consider the future of housing and embodied carbon.



# Communications & PR

In 2023, ULI BC Communications Chair Rachel Thexton supported our organization's profile, and expanding awareness for the organization, via media relations and securing coverage for ULI BC related content, events, and initiatives. Coverage appeared in media outlets including Business in Vancouver, Daily Hive, Western Investor, RENX, North Shore News, etc.

Our Communications Chair also dedicated time to developing event concepts, securing diverse panellists, and leading the execution of these events. Rachel Thexton joined our Chair of Mission Advancement, Wendy Waters, and Coordinator Shannon Peterson, to apply for and secure, the Net Zero Cohort Grant. This grant was awarded to two North American chapters, and it is an honour to have the funds and tools to assemble those most passionate about sustainability to research, share best practices, and develop potential solutions to decarbonizing older, non-market rental stock in British Columbia.

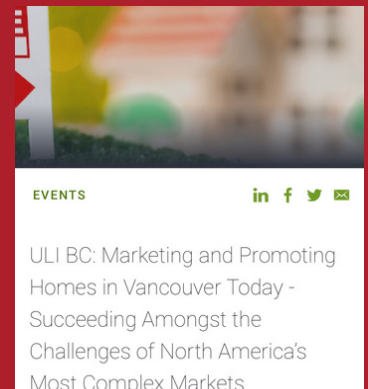
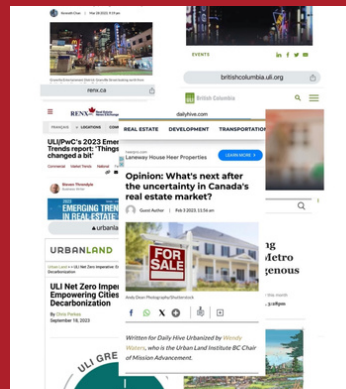
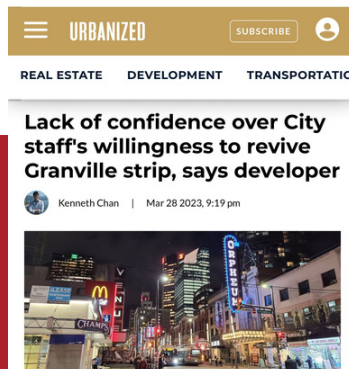
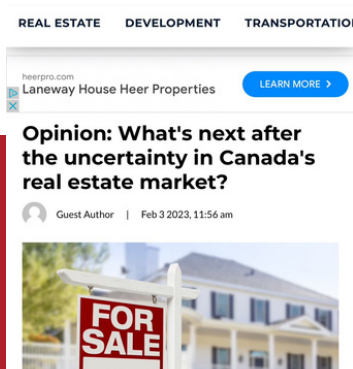


15

media hits

19

interviews







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