



British Columbia

Young Leaders Group

**CASCADIA REGIONAL
CONFERENCE VANCOUVER 2026
UNLOCKING POTENTIAL
CONFERENCE AGENDA**

2026
VANCOUVER | MAY 12-13, 2026

The Stories

**Museum of
Vancouver**

senákw



CASCADIA SPRING CONFERENCE 2026 SCHEDULE AT A GLANCE

DAY 1 | Tuesday, May 12

Theme: Progress in Policy and Practice

Location: Museum of Vancouver

6:30 AM - 8:00 AM

Morning Run (Optional)

8:00 AM - 9:00 AM

Registration & Breakfast

9:00 AM - 9:15 AM

Event Welcome - Chief Dr. Janice George

9:15 AM - 10:15 AM

Keynote - Changing the Provincial Policy Landscape

10:15 AM - 10:45 AM

Coffee Break

10:45 AM - 12:00 PM

New Practices and Opportunities in Transit-Oriented Development

12:00 PM - 12:45 PM

Lunch

12:45 PM - 2:00 PM

Delivering Affordable Housing in Changing Market Conditions

2:00 PM - 2:30 PM

Break

2:30 PM - 4:30 PM

Señákw Presentation and Site Walk

6:00 PM - 8:00 PM

ULI BC Spring Social and Cascadia Reception - Tap & Barrel, Olympic Village

DAY 2 | Wednesday, May 13

Theme: Innovation in People and Delivery

Location: Museum of Vancouver

6:30 AM - 8:00 AM

Morning Run (Optional)

8:00 AM - 9:00 AM

Breakfast

9:00 AM - 10:15 AM

Modern Methods of Construction

10:15 AM - 10:45 AM

Coffee Break

10:45 AM - 12:00 PM

From Talent to Influence

12:00 PM - 12:45 PM

Lunch

12:45 PM - 2:00 PM

Navigating Purpose-Built Rental

2:00 PM - 2:45 PM

Travel Break

2:45 PM - 5:00 PM

Walking Tours
(Choose One Option)

- Mount Pleasant Industrial Lands
- Granville Island
- The Stories
- South Flats

CASCADIA SPRING CONFERENCE SCHEDULE PACKAGE 2026

Exploring Policy, Practice & Innovation in Urban Development

We are delighted to welcome our speakers and sponsors to Vancouver for two days of meaningful dialogue, learning, and networking.

Tuesday, May 12

Theme: Progress in Policy and Practice

Location: Museum of Vancouver (MoV)

6:30 AM - 8:00 AM

Morning Run (Optional)

8:00 AM - 9:00 AM

Registration & Breakfast

9:00 AM - 9:15 AM

Event Welcome

Tuesday programming generally sponsored by CIMA+ | B&A





Welcome: Chief Dr. Janice George

Chepximiya Siyam' Chief Dr Janice George graduated from Capilano University, North Vancouver BC, and the Institute of American Indian Arts, Santa Fe, NM, USA. Chief George was awarded Honourary Doctorate of Letters from Emily Carr University. She feels her education at these schools helped her excel as a teacher, adding to her most important traditional teachings. She is a hereditary chief, cultural and traditional responsibilities trained museum curator and professor at Emily Carr University

9:15 AM - 10:15 AM | **Changing the Provincial Policy Landscape**

Keynote Address

Join us for a timely keynote from the Honourable Christine Boyle, Minister of Housing and Municipal Affairs, on how British Columbia is reshaping the provincial policy environment to unlock new housing and development opportunities. Minister Boyle will reflect on the province's recent legislative and regulatory initiatives affecting municipalities across British Columbia, with a focus on policy intent, implementation realities, and early indicators of success.

Drawing on lessons learned to date, the keynote will explore how provincial action is influencing local planning, accelerating delivery, and supporting more inclusive and resilient communities. Attendees will gain insight into what has worked, what continues to evolve, and what lies ahead for the development community.

The session will be hosted by Lilian Kan, Senior Director, Housing Strategy at Canada Lands Company, who will also moderate a question period following the keynote.

SPEAKER BIOGRAPHIES



Keynote: The Honourable Christine Boyle, Minister of Housing and Municipal Affairs, MLA Vancouver-Little Mountain

Christine Boyle was first elected MLA for Vancouver-Little Mountain in 2024 and was appointed Minister of Housing and Municipal Affairs in July 2025, following her service as Minister of Indigenous Relations and Reconciliation. She previously served as a Vancouver city councillor from 2018 to 2024, where she was a leading advocate for rental, co-op and non-market housing and built broad coalitions to advance housing delivery.

Before elected office, Christine worked in front-line social services and community outreach in East Vancouver and the Downtown Eastside, and led national multi-faith climate justice advocacy. She holds an undergraduate degree from the University of British Columbia and a master's degree from Berkeley. Christine grew up in Vancouver on the territories of the Musqueam, Squamish and Tsleil-Waututh peoples, where she and her husband are raising their two children.



Host: Lilian Kan, RPP, Senior Director, Housing Strategy, Canada Lands Company

Lilian is a development professional with over a decade of experience in affordable housing, transit-oriented development, and construction across Metro Vancouver. She is the Senior Director of Housing Strategy at Canada Lands Company, where she advances affordable housing and innovative housing solutions on federally owned lands. Lilian also serves as Board Chair of Entre Nous Femmes Housing Society and as a Board of Director with the Burnaby Housing Authority, helping to expand secure, purpose-built rental housing. She is a BIV Forty under 40 and 2024 Women in Real Estate Award recipient.

10:15 AM - 10:45 AM | Coffee Break

10:45 AM – 12:00 PM

New Practices and Opportunities in Transit-Oriented Development

Panel Discussion

Transit-oriented development is being reshaped by a rapidly changing policy and market landscape. Provincial legislation is redefining development requirements around transit, while public landowners with expanded mandates are increasingly looking to activate TOD assets in support of broader housing, climate, and community objectives.

This panel brings together public sector landowners, private developers delivering some of the region’s largest TOD projects, and design teams with experience shaping leading transit-oriented communities in the Lower Mainland and internationally. The discussion will explore how new legislative frameworks, evolving public-private partnerships, and design innovation are influencing project feasibility and outcomes.

Panelists will share candid lessons on creating meaningful, high-performing TOD projects in today’s challenging market conditions, with a focus on aligning policy intent, financial realities, and community impact as transit investments move from plan to place.



Moderator: Oliver Hartleben, Principal, Practice Group Manager - Placemaking, Arcadis

Oliver Hartleben is a Vancouver-based city planner with over 20 years of professional experience in urban master planning, strategic planning, transit-oriented development, mobility planning, and stakeholder engagement. He works across North and Latin America, teaches the “Designing Design Guidelines” and TOD courses at SFU’s City Program, and currently leads Arcadis’ West Coast Urban Planning and Urban Design Practice.



Panelist: Sabrina Hamidullah, Director, Real Estate Development, TransLink

Sabrina Hamidullah is Director of Real Estate Development at TransLink, leading TransLink’s real estate development program. With 20+ years across government and consulting—including leadership roles at TTC, Infrastructure Ontario and WSP—her expertise is transit expansion, and transit-oriented, community-centered outcomes.



Panelist: Gary Andrishak, Founder, TOD Practice, Arcadis

Gary Andrishak, collaborated more than a quarter century ago with Peter Calthorpe, the acknowledged father of Transit Oriented Development, on master plans for the City of Minneapolis. As a partner in IBI Group (Arcadis), Andrishak established a robust TOD practice across North American, witnessing its evolution from an emphasis solely on planning/urban design to a focus on implementation.



Panelist: Lucas Berube, Vice President, Development, Grosvenor

As VP Development at Grosvenor Properties Canada, Lucas oversees a diverse portfolio of projects, including Grosvenor’s Brentwood Block, a transit oriented, masterplanned development in Burnaby that will deliver approximately 3,500 homes, including 2,450 rental units, a multi-storey urban community centre, and 250,000 square feet of commercial space. Lucas has 15+ years of development experience across multiple asset classes, delivering multiple transit oriented, mixed-use projects.

12:00 PM – 12:45 PM | Lunch

Tuesday lunch brought to you by Mallen Gowin Berzins Architecture

12:45 PM – 2:00 PM | Delivering Affordable Housing in Changing Market Conditions

Panel Discussion

Delivering affordable and supportive housing has become increasingly difficult as market conditions shift and traditional delivery models come under strain. Both public and private sector partners are facing rising construction and financing costs, constrained funding programs, labour shortages, and growing regulatory and community pressures. At the same time, expectations for speed, quality, and long-term affordability continue to increase.

This panel brings together builders, planners, non-profits, and government leaders to examine how these challenges are reshaping affordable housing delivery and to share examples of how organizations are responding. Drawing on real projects and lived experience, panelists will discuss emerging approaches and evolving delivery models that reflect today’s market realities.

The discussion will focus on what is working, what remains difficult, and what needs to change to create realistic, durable pathways for affordable housing delivery over the long term. By looking beyond conventional market solutions, this session will highlight how collaboration across sectors can help unlock viable housing options for households that cannot be served by the open market, even in challenging economic conditions.



Moderator: Noha Sedky, Principal, CitySpaces Consulting Ltd.

Noha is a Principal of CitySpaces Consulting, a leading provider of community planning and development consulting in Western and Northern Canada. With over two decades of experience, she has led impactful projects in policy, planning, research, and development, focusing on affordable housing, homelessness, and community-based impact. She supports projects from early concept and feasibility, through design, approvals, construction, and completion. Together, Noha and the development team at CitySpaces have supported non-profits and public institutions in building hundreds of non-market housing units and community facilities throughout Western Canada and the Territories.



Panelist: Dan Garrison, Assistant Director of Planning, Housing Policy & Regulation, City of Vancouver

Dan Garrison is Director of Housing Policy and Regulation at the City of Vancouver. He joined the City in 2007 and has played an increasingly central role over the past 15 years in leading the City’s response to the significant housing challenges it faces. Dan has worked on housing and homelessness issues in British Columbia for 25 years at the Provincial, regional and municipal levels.



Panelist: John McEown, CEO, Burnaby Housing Authority

John Brendan McEown is the Chief Executive Officer of the Burnaby Housing Authority, where he leads the delivery of inclusive housing solutions that improve affordability and meet the needs of Burnaby residents. His work centers on pragmatic, partnership-driven development and building financially sustainable housing options in collaboration with the City, the private and non-profit sector, and senior government partners.



Panelist: Albert Huang, Partner, Terra Housing

Albert Huang brings extensive experience delivering affordable and social-purpose housing projects across the Lower Mainland and B.C. since joining Terra Housing in 2016. He works closely with municipalities, health authorities, and project partners through all stages of development, helping move complex housing projects from early feasibility through construction and completion. He combines this hands-on delivery experience with a strong background in urban economics and development analysis.

2:00 PM – 2:30 PM | Break



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2:30 PM – 4:30 PM | Senákw Presentation and Site Walk

Presentation and Walking Tour

Senákw Development

Sited adjacent to the Museum of Vancouver at the iconic Kitsilano Point, Senak'w has come to life with the first three towers nearing completion. The Nch'kay Development team will provide an overview of this landmark Squamish-led development at the Museum of Vancouver, followed by a site walk around to understand the context and siting of this landmark urban village in the heart of Skwxwú7mesh Úxwumixw (Squamish Nation) territory.

6:00 PM – 8:00 PM | ULI BC Spring Social and Cascadia Reception

Location: Tap & Barrel, Olympic Village, 75 Athletes Way, Vancouver, BC V5Y 0E4

Join us for the premier professional social event of the year hosted by ULI BC's Young Leaders Group. Set against the waterfront, this high-energy evening will bring together leading BC real estate and planning professionals, alongside ULI members visiting for the Cascadia Regional Conference.

Expect great conversations, meaningful connections and a standout atmosphere that only comes once a year.

Wednesday, May 13

Theme: Innovation in People and Delivery

Location: Museum of Vancouver (MoV)

6:30 AM – 8:00 AM

Morning Run (Optional)

8:00 AM – 9:00 AM

Breakfast

9:00 AM – 10:15 AM

Modern Methods of Construction

(Presented in collaboration with YLG Coffee & Conversations)

Panel Discussion

Modern methods of construction are moving from experimentation to expectation. This session dives into how approaches such as mass timber, prefabrication, and modular design are reshaping the way projects are conceived and delivered, and what that shift means for the future of building in the Cascadia region.

Panelists will share on-the-ground experiences from active projects, highlighting where innovation is driving real gains in speed, quality, and sustainability, and where challenges still arise. The conversation will explore decision-making around when and how to deploy these methods, the coordination required across design and construction teams, and the leadership mindset needed to push beyond conventional practice.

Wednesday programming
generally sponsored by CMHC



Moderator: Oliver Tennant, CitySpaces Consulting Ltd.

Oliver is a Development Manager with more than nine years of experience delivering projects across British Columbia, from early feasibility through to completion and occupancy. With experience across multiple asset classes and housing typologies, he is adept at navigating complex design processes, stakeholder coordination, and municipal approvals to achieve strong outcomes.

He is a committed advocate for well-designed spaces and a collaborative, solutions-oriented approach, bringing clarity, care, and intention to every project he leads.



Panelist: Kenny Dempsey, Project Director, Kindred Construction

Kenny has more than 20 years of experience leading complex projects across both project management and operations roles. He has played a key role in delivering some of Kindred’s largest and most complex multi-phased developments, bringing a steady, solutions-focused approach to every stage of construction.

A hands-on leader and mentor, Kenny is known for building strong teams, proactively tackling challenges, and keeping projects moving forward. His work supports Kindred’s position as an industry leader in innovative construction, including the delivery of mass timber projects.



Panelist: Ian Baird, Vice President of Construction, Caliber Projects

Ian Baird brings extensive experience leading large-scale residential projects, with a strong focus on construction planning, coordination, and delivery. His work at Caliber includes the successful integration of prefabricated building elements to improve efficiency, quality, and schedule certainty, applying a disciplined, process-driven approach to delivering complex projects at scale.



Panelist: Jamie Hutton, Business Development Manager, Tasu Construction Ltd.

Jamie leads Tasu Construction’s growth strategy in modular construction, spanning business development, client engagement, and marketing initiatives. With over 30 years of experience across the residential, commercial, and industrial sectors, he works closely with internal teams to develop strategic relationships, technical proposals, accurate costing, and client-focused solutions. Jamie brings a steady, integrity-driven approach to advancing Tasu’s position in the modular sector, connecting communities, partners, and project owners with a delivery model built for remote and complex environments.

10:15 AM – 10:45 AM | Coffee Break

10:45 AM – 12:00 PM | From Talent to Influence
(Presented in collaboration with WLI BC)

Panel Discussion

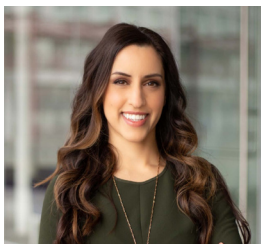
Moving from mid-career to senior leadership requires more than a stronger resume or deeper technical expertise. Advancement is often shaped by what happens behind the scenes: visibility in the right rooms, sponsorship from senior leaders, navigating organizational dynamics, and earning trust through demonstrated business accountability. This interactive session brings those realities to the surface through a live promotion exercise where participants step into the role of decision-makers evaluating candidates for a fictional Director of Asset Management role, revealing the unspoken criteria that influence leadership decisions.

Moderated by an industry leader, the session will include a panel discussion with real estate leaders and they share their experiences on how these behind-the-scenes factors show up in real career paths and how to navigate them with confidence and integrity. Designed for professionals ready to move from being recognized as strong performers to becoming trusted decision-makers and influencers, the session offers practical insights and takeaways that can be applied immediately, regardless of career stage.



Moderator: Jennifer Law, Senior Real Estate Specialist, Vancouver Fraser Port Authority

Jennifer Law is a real estate professional with over a decade of experience across leasing, asset management, and development. She currently works at the Vancouver Fraser Port Authority, where she manages a portfolio of major terminal assets and works across complex stakeholder and regulatory environments. Her experience spans both institutional and private-sector roles, and she is particularly interested in how thoughtful decision-making and stakeholder alignment shape real estate outcomes.



Panelist: Jaclyn Murphy, Vice President, Asset Management, Low Tide

Jaclyn has over 15 years of experience in leasing, asset management, and operations in both Vancouver and Calgary. In her current role, Jaclyn is responsible for all aspects of the commercial real estate portfolio in Vancouver including leasing, strategy development, and risk management. Prior to joining Low Tide, Jaclyn spent 8 years at Manulife.



Panelist: Wingar Tsang, Director, Allied Properties REIT

Wingar has over 15 years of commercial real estate experience specializing in asset management and portfolio operations with major real estate owner-operators and investors. Wingar held progressive roles in asset management where she was responsible for managing portfolios of complex assets exceeding \$1 billion in value of commercial properties across North America. Currently, Wingar is the Regional Director of Allied Properties REIT responsible for strategic asset management, portfolio performance, property management and user experience for a portfolio totaling over 1.6 million square feet of commercial real estate in the Vancouver market.



Panelist: Richard Costello, Partner, Highview Partners

Based in Vancouver, Richard leads HighView’s recruitment and talent search practice on the West Coast. Richard has been connecting people who perform in Canadian real estate since 2010, helping hundreds of professionals make the best next move in their careers across strategic, operational, and corporate roles.



Panelist: Kelly Tarry, Vice President, People & Culture, Marcon

Kelly Tarry is Vice President of People & Culture at Marcon, where she leads both the strategic and operational aspects of HR. She specializes in building high-performing teams through thoughtful approaches to talent, performance, and organizational development. She is passionate about creating practical, people-focused solutions that drive business outcomes.

12:00 PM - 12:45 PM | Lunch

Wednesday lunch brought to you by WHM Structural Engineers

12:45 PM - 2:00 PM | Navigating Purpose-Built Rental
(Presented in collaboration with YLG Speaker Series)

Panel Discussion

A surge of recently completed purpose-built rental projects is reshaping the market. This session will bring together different perspectives to unpack lessons learned from recent deliveries and examine how today's rental market is evolving rapidly. Drawing on real project experience throughout Metro Vancouver, this panel will explore what's working in current market conditions. The discussion will also provide an outlook on near-term risks, opportunities, and strategies shaping the next phase of purpose-built rental, including considerations around development and financing for new projects.



Moderator: Carla Guerrero, Founder & CEO, Purpose Driven Development

Carla is a real estate development leader with more than 20 years of experience and a track record of delivering over \$2 billion in complex, mixed-use and mixed-income projects. As Founder and CEO of Purpose Driven Development, she works with governments, First Nations, non-profits, and investors to transform challenging sites into sustainable, inclusive communities, including globally recognized projects such as Toronto's West Don Lands and North America's first housing for women, by women initiative. Widely recognized for her impact and leadership, Carla brings expertise in revitalization, risk management, and values-driven development to both her professional work and public service roles.



Panelist: Evan Allegretto, President, BC, Intracorp Homes

With over 15 years of development experience in varied roles, Evan is President, BC at Intracorp Homes - a fully integrated developer focused primarily on urban development. Intracorp has built over 30,000 homes and currently has a BC pipeline of projects with gross revenues totaling over \$3 billion. In his role, Evan oversees business development, business operations, and acquisitions strategy as well as managing the success of Intracorp's projects by overseeing project feasibility, product development and execution.



Panelist: Ryan Berlin, Head Economist and VP of Intelligence, Rennie

Ryan has spent the past 20 years helping some of British Columbia’s most successful organizations—across real estate, retail, and finance—navigate their toughest questions. He’s also collaborated with local, regional, and provincial governments across Canada, and with crown corporations, tackling challenges that are often big, and always nuanced. As Head Economist and Vice President of Intelligence at Rennie, Ryan leads a team that cuts through the noise using cutting-edge data and analysis to deliver clear, actionable insights. Ryan is a member of the Canadian Association of Business Economists and the Association of Professional Economists of BC, and firmly believes that economists are people, too.



Panelist: Shawn Punton, Senior Director, Property Management, Bosa Properties

Shawn is the Senior Director of Property Management at Bosa Properties, where he oversees a portfolio of 1,500+ multifamily rental units across the Lower Mainland and Vancouver Island. With experience across all real estate asset classes—including residential multifamily, commercial, and strata—he brings a practical, operations-driven perspective to asset performance, leasing strategy, and resident experience. Shawn also serves on the Board of Directors for LandlordBC and will share insights on what’s working in today’s purpose-built rental market from both a leasing and management standpoint.

2:00 PM – 2:45 PM | Travel Break

2:45 PM – 5:00 PM | **Walking Tours** (Choose One Option)



Mt Pleasant Industrial Lands Walking Tour

Mt Pleasant was first a residential neighbourhood in the 1930s and became industrial when zoning for the area subsequently changed. More recently, there have been significant new development under the amended industrial zoning bylaw provisions enabling new light industry / commercial buildings with tech uses including software and life-science sectors.

The profile of jobs in this eclectic area has changed over the last few decades, with loss of traditional manufacturing and growth of tech businesses, yet a number of old residential houses still remain.

You'll see examples of innovative multi-level industrial buildings combined with other employment uses; you'll hear from an industrial lands planner expert / connoisseur; and you'll learn about how light industry can fit into a modern urban form.



Granville Island Walking Tour

Granville Island 2040 is a planning project commissioned by Canada Mortgage and Housing Corporation (CMHC) to produce a comprehensive vision for Granville Island for the next quarter century.

Since its modern redevelopment in the 1970s, Granville Island has been regarded internationally as a model of vibrant urban placemaking. The past forty years have seen massive changes in Vancouver caused by population growth, immigration, increasing cultural diversity, and the economic disruptions of global trade, new technology and climate change.

Granville Island 2040 presents a vision of the future in which these challenges are met, initiating an exciting new phase of growth and development, fostering a renewed passion for creativity and innovation, and a rekindling of the love affair with the Island for new generations.



The Stories

The Stories is a major mixed-use, transit-oriented high-rise development by PCI Developments. The 39-storey tower is directly integrated with the future South Granville Station on the Millennium Line Broadway Extension, expected to be operational in 2027. It is the first residential high-rise towers to be completed under Vancouver’s newly adopted Broadway Plan and is among the tallest buildings outside of Downtown Vancouver.



South Flats - Transit-Oriented Mixed Use

PCI Developments (“PCI”) and Low Tide Properties (“Low Tide”) have submitted a rezoning application for the property adjacent to Emily Carr University and surrounding GNW-Emily Carr Station on Great Northern Way. This proposal encompasses three primary new buildings, providing approximately 426,000 square feet of commercial mixed-use development, including employment space in the form of offices, ground-activating retail, and childcare. In addition to commercial space, this application proposes approximately 440,000 square feet of new secured rental housing, 20% of which will be offered at 20% below citywide CMHC average rents.

This project has been coordinated closely with the Province due to close integration with the new Great Northern Way - Emily Carr Station which is being constructed on the site as part of the future Broadway Line. Organized around the future station, the project proposes an important new primary public open space for the benefit of the surrounding burgeoning community.

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We are grateful for your participation in shaping thoughtful conversations around policy, affordability, and innovation. **Thank you!**

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