

van Hemert & Company

James van Hemert

Principal

1967 Koksilah Road
Cowichan Bay, BC V0R 1N1
T 250-597-7575
E james@jamesvanhemert.com
www.jamesvanhemert.com

Profile

With 25 years of community and regional planning experience, James has a successful track record in empowering communities to create resilient and healthy futures. His practice focuses on healthy community strategies, implementation tools such as zoning bylaws and brownfield renewal incentives, and facilitating public engagement. He is a thought leader in planning healthy communities and co-authored the Planning Healthy Communities Practice Guide for the Canadian Institute of Planners and developed and taught one of the first graduate level courses on planning healthy communities at the University of Colorado. He led the creation of the Health Profile for Our Cowichan Community Health Network, the development of an Age Friendly Plan for the City of Duncan, BC and has conducted walking audits for communities in both BC and Colorado. He directed the prestigious Rocky Mountain Land Use Institute in Denver where he convened conferences on critical planning themes and developed innovative tools to help local governments and developers implement plans for healthy and sustainable futures. He has worked with citizens and stakeholders in developing community and neighbourhood plans in Ontario, Mississippi, Colorado, and British Columbia. His planning efforts in Colorado earned the Town of Fowler a governor's award for sustainability.

Employment History

Principal, van Hemert & Company; Cowichan Bay, BC -- July 2014 to present

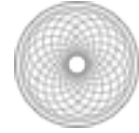
Leads a practice with a focus on creating healthy community strategies, designing implementation tools such as zoning bylaws and brownfield renewal incentives, and facilitating public engagement.

Senior Planner, Golder Associates Ltd. (initially part of a merger with HB Lanarc Planning Consultants); Nanaimo, BC -- 2011 - 2014

Provided a broad range of community and regional planning services, including sustainability strategies and plans, environmental strategies, implementation tools such as zoning bylaws, special studies, and practice guides.

Director of Planning, Town of Lake Cowichan; Lake Cowichan, BC --2010 to present (currently as consulting planner)

Provide a full suite of planning services. Developed long range planning, development review, and community engagement. Completed the Town's new Official Community Plan, managed the concept design of a new town square, developed revitalization tax exemption bylaw, and oversaw updates to the town's zoning bylaw.



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Director of Development Services, City of Duncan; Duncan, BC -- 2010-2011

Responsible for development reviews, special planning studies, community engagement, and managed all planning, code enforcement, and building activities. Highlights included overseeing the development of an urban forest plan, climate action strategy and targets, sustainability checklist, new zone districts, and an innovative "car-free" zoning bylaw district.

Executive Director, Rocky Mountain Land Use Institute, University of Denver; Denver, CO, USA--2004-2009

Responsible for directing conference, research, and outreach programs of the institute, a nonpartisan interdisciplinary educational forum for critical land use and environmental issues in the Rocky Mountain West. Led the development of the Sustainable Community Development Code, an innovative Land Use Bylaw framework

Adjunct Professor, University of Denver; Denver, CO, USA--2008 - 2009

Taught a class at the Sturm College of Law on an international perspective on urban planning, law and sustainability.

Adjunct Professor, University of Colorado at Denver; Denver, CO, USA--2006 - 2009

Developed course curriculum and taught a class at the School of Urban and Regional Planning. Course on planning the healthy community, one of the first developed at the graduate level.

Development Review Manager/Chief Planner, Douglas County; Castle Rock, CO--1996-2004

Manager for residential development review and major long range planning projects. Responsibilities included negotiating major land development proposals, supervising staff, and training of planning commissioners.

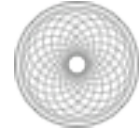
Director of Planning and Development, City of Southaven; Southaven, Mississippi--1994-1996

Responsible for administering a full range of planning services, including current and long range planning, zoning administration, code enforcement, architectural and site plan review.

Project Director, Christian Reformed World Relief Committee; Manila, Philippines--1986-1992

Responsible for establishing and nurturing nonprofit community development organizations in the areas of leadership, fund raising, identification of grant funding sources, management training, housing, income generation, and health care programs. Directed and organized a complex multi-agency project with funding from the Canadian International Development Agency for the post-typhoon reconstruction of a village on the island of Leyte.

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Planner, McNaughton, Hermsen Planning; Kitchener, ON--1986-1987

Responsible for planning research, land use studies, regional facility impact studies, site and subdivision planning, comprehensive plan and zoning ordinance preparation for a variety of private and public clients.

Project Experience– Healthy Community Strategies

Health Profile

Our Cowichan Community Health Network, Duncan, BC

Managed and facilitated the creation of a community health profile based upon the Public Health Agency of Canada's 12 Key Determinant of Health. Profile included current health status, asset mapping, and recommendations for community action. Primary and secondary data were used, including a community survey, community workshops, and key informant interviews.

Healthy Communities Practice Guide, Canadian Institute of Planners, Ottawa, ON

Led and co-authored the Healthy Communities Practice Guide for the Canadian Institute of Planners, a practical guide for practitioners with case studies, recommended practices, and an interdisciplinary perspective.

Food and Agriculture Strategy, Capital Regional District, Victoria, BC

Managed the creation of a comprehensive regional food and agricultural strategy focusing on the economic strength of farmers, the food system, agriculture, and urban farming. The strategy is coordinated with and informs the draft Regional Sustainability Strategy.

Age-Friendly Plan, City of Duncan, BC

Supervised the development of the City's first age-friendly plan involving a broad range of community stakeholders.

Project Experience– Community and Neighbourhood Plans

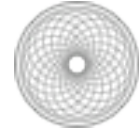
Town of Lake Cowichan Official Community Plan, Lake Cowichan, BC

Created the Town of Lake Cowichan Official Community Plan, which will be used to achieve the community's long term vision for a vibrant and sustainable community, and guide development.

Waterfront North Plan, City of Port Alberni, Port Alberni, BC

Senior planner for a multiparty planning effort between the City of Port Alberni, the Port Authority, the Hupacasath First Nation (HFN), and Tseshaht First Nation (TFN). Land use analysis, engagement, and planning efforts.

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Franktown Area Plan Douglas County, CO, USA

Managed the development of an area plan for the community of Franktown. Facilitated all public engagement including stakeholder steering committee meetings, public open houses and forums, and design charette. Undertook background research including socioeconomic research and policy development.

Highlands Ranch Open Space Conservation Area Plan, Colorado, USA

Led and facilitated the development of a multi-agency plan governing the future land uses of a 12,000 acre open space and conservation area plan on the southern edge of the Denver Metropolitan area. The innovative plan allows for a wide range of agricultural, recreational, institutional, and wildlife habitat uses and established long term management guidelines. Development of the plan involved a wide range of stakeholders including the Cherokee Cattle Ranch, Highlands Ranch Community Association and the Tall Bull Memorial Association, a unique consortium of native American tribes from across the American West who lease an area for powwows and vision quests.

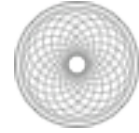
Highlands Ranch Town Centre Plan, Colorado, USA

Directed and facilitated the development of a multi-use, "New urbanist" town centre for a community of 100,000. Engaged a wide range of stakeholders, conducted community meetings and public hearings, codeveloped design guidelines, and prepared zoning standards.

Castle Pines Village Area Plan (Planned Development) Castle Rock, CO, USA

Led the development of planning policy, design guidelines, and zoning bylaw amendments over the course of several years, representing significant change in a rapidly growing area of Douglas County while serving as the Chief Planner/Development Review Manager.

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Project Experience – Bylaws and Guidelines

Town of Lake Cowichan Development Permit Area Guidelines, Lake Cowichan, BC

Prepared development permit area guidelines for urban design (form and character), natural hazards –including flood plains, riparian areas, green house gas reductions.

Town of Lake Cowichan Zoning Bylaw, Lake Cowichan, BC

Review and comprehensive rewrite of the Town's zoning bylaw for consistency with new Official Community Plan.

City of Port Alberni Zoning Bylaw, Port Alberni, BC

Prepared a Land Use Bylaw sustainability assessment and code audit according to objective standards and consistency with the Official Community Plan.

City of Southaven, Mississippi, USA

Prepared a comprehensive Zoning Bylaw update and rewrite to implement new community plan.

Town of Orangeville, Ontario

Prepared comprehensive Zoning bylaw update.

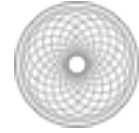
City of Duncan Zoning Bylaw Amendments, Duncan, BC

Prepared a variety of Zoning (Land Use) Bylaw updates, including: preparation of a high density, amenity bonus oriented, mixed use residential zone district (RM-6-A High Density [six story] Residential Commercial [Bonus]); review and updating of definitions; permitted commercial uses, map updates; consistency review for Official Community Plan policies; analysis and recommendation of numerous rezoning applications.

Douglas County Zoning Code (Bylaw), Douglas County, CO, USA

Led, wrote, implemented and/or reviewed the following Zoning (Land Use) Bylaws (serving as Development Review Manager for Douglas County):

- *Rural Site Plan* (Agricultural zoning) Land Use Bylaw
- *Stonegate Village* Planned Development Land Use Bylaw - mixed use, multiple zone districts



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- *Highlands Ranch* Planned Development bylaws – numerous, including Town Center Zoning Bylaw, open space and recreation zoning, neighbourhood zoning for single family and multiple family areas, business park zoning
- *Chatfield Farms* Zoning Bylaw - primarily low density rural residential
- *River Canyon* Zoning Bylaw - compact, residential zoning with substantial natural areas protection
- *The Pinery* Planned Development Zoning Bylaw - compact village style zoning and tree preservation
- *Castle Pines Village* Planned Development Zoning Bylaw - medium density residential with substantial wildlife movement corridor protection
- *Wildfire Hazard Overlay* District - substantive early contributions to a bylaw that is similar to development permit area guidelines in BC
- *Roxborough Village* Planned Development Zoning Bylaw
- *Daniel's Gate* Planned Development Zoning Bylaw
- *Castle Pines North* Planned Development Zoning Bylaw

Project Experience--Regional Planning

Regional Sustainability Strategy, Capital Regional District; Victoria, BC

Managed the update to the Regional Growth Strategy as a sustainability strategy incorporating themes of growth management, transportation & mobility, housing, infrastructure & utilities, energy systems, emergency preparedness & natural hazards, economic development, employment lands, natural environment, natural resources & primary industry, community health & well-being, and food & agriculture systems.

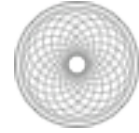
Industrial Lands Supply and Demand Study, Regional District of Nanaimo; Nanaimo, BC

Prepared a sustainability analysis for industrial opportunities identified in a region-wide industrial lands supply and demand study. Led stakeholder engagement.

Project Experience--Special Studies

Shoreline Protection Approaches, Islands Trust, Thetis Island Local Trust Committee; Thetis Island, BC

Designed and facilitated an engagement event with citizens and stakeholders on approaches taken to protect shorelines, including zoning, development permit area guidelines, incentives, and education. Follow up report summarized responses and identified options for moving forward. Presented report to the committee in a public meeting.



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**Shellfish Aquaculture Regulations, Denman Island Local Trust Committee;
Denman Island, BC**

Undertook research and report preparation on the options available to the Local Island Trust Committee in regulating shellfish aquaculture activities on island shorelines. Presented options to the committee in a public meeting.

Land Use Gap Analysis, Penticton Indian Band; Penticton, BC

Managed and prepared a land use inventory, land use plan gap analysis and supervised GIS mapping of environmental constraints.

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Project Experience--Brownfield Redevelopment

**Brownfield Redevelopment Incentives, Ministry of Forests, Land, Natural Resource
Operations, Province of BC; Victoria, BC**

Managed and wrote the Brownfield Redevelopment Incentives Guide for Local Government for the BC Brownfields Renewal Program. Project included stakeholder engagement and incorporation of economic analysis.

**Incentivizing Brownfield Redevelopment, Federation of Canadian Municipalities
(FCM); Ottawa, ON**

Conducted a webinar and created and PowerPoint on the benefits, barriers, and approaches to incentivizing brownfield redevelopment for FCM's peer learning program.

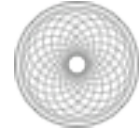
**Developing Effective Local Government Incentives for Brownfield Redevelopment,
Federation of Canadian Municipalities (FCM); Ottawa, ON**

Directed writing of a knowledge product for Canadian municipalities discussing benefits and barriers to effective brownfield redevelopment, the role of local government, and methods to evaluate the impacts of incentives on project profitability.

**Project Experience--- Sustainability Strategies and Research
- Tools & Guides**

City of Burnaby Environmental Sustainability Strategy, Burnaby, BC

Project manager for the City of Burnaby's Environmental Sustainability Strategy, incorporating a community vision, a broad range of themes, guiding principles, case studies, educational material, and robust community and stakeholder engagement. This strategy serves to complete a trilogy of social, economic, and environmental policy and strategy.



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Project Experience--Engagement, Consultation & Facilitation

Capital Regional District, Communication and Engagement Plan; Victoria, BC

Facilitated and prepared the Capital Regional District Communication and Engagement Plan to support the development of the Regional Sustainability Strategy. The Engagement Plan will be a foundation of inter-municipal and regional cooperation for sustainable land use policies.

Regional Environmental Sustainability Strategy, Cowichan Valley Regional District; Duncan, BC

Developed and facilitated the stakeholder engagement program to support the development of the strategy. Activities include key informant interviews, workshops, appreciative inquiry, and a public open house.

Highlands Ranch Open Space Conservation Area Plan, Colorado, USA

Led and facilitated the development of the Highlands Ranch Open Space Conservation Area Plan, a multi-agency effort governing the future land uses of an 8,000 acre open space and conservation area on the southern edge of the Denver Metropolitan region. The innovative plan allows for a range of agricultural, recreational, institutional, and wildlife habitat uses and established long term management guidelines. Development of the plan involved a wide range of stakeholders including the Cherokee Cattle Ranch, Highlands Ranch Community Association and the Tall Bull Memorial Association, a unique consortium of Native American tribes from across the American West who lease an area for cultural activities.

Education

M.A. Social Science, Azusa Pacific University, Azusa, CA, 1993

M.A. Regional Planning and Resource Development, University of Waterloo, Waterloo, ON, 1987

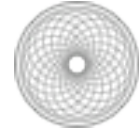
B.A. Sociology, Calvin College, Grand Rapids, MI, 1983

Professional Affiliations

Planning Institute of British Columbia, Registered Professional Planner

Canadian Institute of Planners, Registered Member

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Publications

Developing Effective Local Government Incentives for Brownfield Redevelopment, knowledge product of the Canadian Federation of Municipalities (FCM) (2014).

Planning Healthy Communities, a Practice Guide of the Canadian Institute of Planners (2012).

Planning Active Community Environments (PLACE), a Practice Guide and Experiential Learning Program Developed for the State of Colorado (2007-2009).

Development Impact Fees in the Rocky Mountain Region, The Rocky Mountain Land Institute (2006).

The Development Review Process: A Means to a Greater and Noble End, Zoning Practice, American Planning Association, 1.05 (2005), 1-11.

True West: Authentic Development Patterns for Small Towns and Rural Areas, American Planning Association (2003).

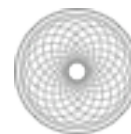
Presentations

Saving the World Through Sustainable Zoning: feature presentation for Alternative Solutions Resource Initiative (ASRI), Victoria, BC, March 2011; Planning Institute of BC, annual conference, June 2011; Rocky Mountain Land Use Institute, March 2010; Greenbuild, US Green Building Council's annual conference, Phoenix, Arizona, November 2009.

Climate Protection Strategies of American Cities, presentation made at the Climate Change and Spatial Planning symposium of the Centre d'études et de recherches sur le droit de l'aménagement, de l'urbanisme et de l'habitat (CERDEAU) of the University of Paris (Panthéon-Sorbonne), May 2008.

Planning Active Community Environments (PLACE), a practice guide and experiential learning program developed for the State of Colorado (2007-2009).

Can't We All Get Along? Achieving a Greater and Noble End Through the Development Review Process: Rocky Mountain Land Use Institute symposium, June 2006; American Planning Association National Conference, April 2006 (titled "Principles of Smarter



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Development Review”); Rocky Mountain Land Use Institute, 14th Annual Land Use Conference, April 2005.

Selected presentations on sustainable approaches to zoning: Planning Institute of BC annual conference (May, 2012), session titled “*Zoning for a Post-Carbon World*”; Local Government Management Association of BC annual conference (May 2012), session titled “*Zoning for Zucchini: Sustainable Community Development Framework.*”

Comparative Planning Practice: USA & Canada, The Rocky Mountain Land Use Institute’s 15th Annual Conference, March 2006.

Debate on the Impacts of the Gaming Industry in Tunica County, MS, joint Mississippi and Tennessee American Planning Association Chapters conference, Memphis, TN, September 1995.

Flexible Zoning, Western Planners Resources Annual Conference—presentation with Professor Ed Ziegler—Missoula, MT, August 2004.

Initiative and Referendum in the Land Use Process, presentation to the Utah Chapter of the American Planning Association, August 2005.

Integrating Planning and Public Health

- *Learning the Planning and Public Health Tango to Create Lively and Healthy Neighborhoods and Cities*—Toronto Case Study, Colorado Healthy Living Summit, March 2006, Denver, CO.
- *Creating Active, Healthy Communities in Collaboration with Local Government Planning Agencies*: Colorado Physical Activity & Nutrition Program and the Livable Communities Support Center, July 2005; Colorado Public Health Association, annual conference, September 2006.

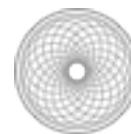
Planned Communities in the West, Idaho Planner’s Association, September 2004.

Planning in the Rocky Mountain West, Douglas County Planning Commission, January 2005.

Kelo, Eminent Domain, and Public Policy: A Planner’s Perspective, Montana Association of Planners conference, September 2006.

Legal Dimensions of Land Use, keynote address to the Montana Association of Planners, September 2006.

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Rural by Design Goes West: Colorado Chapter of the American Planning Association, Breckenridge, CO, September 2000; Rocky Mountain Land Use Institute, 10th Annual Land Use Conference, Denver, CO, March 2001; True West: Authentic Development Patterns for Small Towns and Rural Areas; Presentation to the Teton Valley Chamber of Commerce, Driggs, ID, August 2005; Presentation to Planning and Zoning Commission, Sublette County, WY, April 2005 (sponsored by the Sonoran Institute); Distinguished Lecture, School of Architecture and Planning, University of Colorado at Denver, April 2005; Preservation Colorado annual conference, Denver, CO, March 2003; National Trust for Historic Preservation National Conference, Denver, CO, June 2003; Keynote Address, Western Planning Resources Annual Conference, Las Vegas, NV, August 2003; Keynote address, Idaho Planning Association, Boise, ID, September 2003; Plenary address—RMLUI, October 2003.

Sacred Places and the Place of the Sacred: Colorado Chapter of the American Planning Association, September 2004; Western Planners Resources Annual Conference, Missoula, MT, August 2004; American Planning Association National Conference, Washington, D.C. April 2004.

Shaping Urban Patterns through Open Space Planning, American Planning Association National Conference, Seattle, WA, April 1999.

Sprawl Brawl panel participation at Colorado College, Colorado Springs, CO, April 2007.

Sustainable Community Development Codes: Erasmus University, Rotterdam, the Netherlands, May 2008; U.S. Green Building Council, Denver Chapter, February 2007; Colorado Preservation Inc., annual conference, February 2007; Denver Regional Council of Governments Planning Commissioner Training, March 2006; Saving the Planet with Sustainable Zoning, RMLUI 16th Annual Conference, March 2006.

Working with Faith Communities, APA National Conference, April 2006.

Referrals

Available upon request.