

Resume

Andrejs Skaburskis

EDUCATION

- 1966 B. Arch., McGill University
- 1970 M. Arch., University of California, Berkeley
- 1972 MCP, University of California, Berkeley
- 1977 Ph.D., University of California, Berkeley

EMPLOYMENT

- 1995- Professor, School of Urban and Regional Planning, Queen's University
- 1984-95 Associate Professor, Queen's University
- 1991 Visiting Scholar, Department of Urban Studies and Planning, MIT
- 1982 Visiting Lecturer, Department of City and Regional Planning, U.C. Berkeley
- 1980 Visiting Lecturer, Department of City and Regional Planning, U.C. Berkeley
- 1978-79 Visiting Lecturer, Faculty of Commerce, Univ. of British Columbia
- 1985 - Principal, Urban Research Associates
- 1973-85 Principal, Vischer Skaburskis Planners
- 1973 Consultant, RAND Corporation, Washington, D.C.
- 1969-70 Architect, Gorman & Associates Architects
- 1967-69 Urban Designer, Affleck, Dimakopoulos, Lebensold Architects
- 1966 Architect and Urban Designer, Jean Claude LeHaye, Urbanistes
- 1965 Urban Designer, Harold Spence-Sales.

PROFESSIONAL & ACADEMIC AWARDS

- 2008 selected best Canadian article for Dialogues in Urban and Regional Planning
- 2007 keynote speech, Canadian Housing and Renewal Conference, Vancouver
- 2006 Rapkin Award for best article in J. Planning Education and Research Vol. 25
- 1994 - Member Canadian Regional Science Association
- 1996 - Member Urban Affairs Association
- 1992-99 Member American Real Estate and Urban Economics Association
- 1969-75 MPQAA Province of Quebec Association of Architects
- 1969-75 MRAIC Royal Architectural Institute of Canada
- 1977 AIP Award for "Outstanding Academic Ability"
- 1971-75 Central Mortgage & Housing Corporation Fellowship
- 1966 Dunlop Travel Scholarship
- 1960-66 McGill University Scholar
- 1965 Prize in Social Facilities Competition
- 1964-66 McGill Scarlet Key Honour Society Member

EDITORIAL RESPONSIBILITIES

- 2005 - North American Editor, Urban Studies
2002 Associate Editor J of Architectural and Planning Research
2001 Editorial Advisory Board, Housing Studies

REFEREED JOURNAL ARTICLES

McGirr, E. Skaburskis, A. and T. Donegani (in press) "Expectations, Preferences and Satisfaction Levels among New and Long-term Residents in a Gentrifying Toronto Neighbourhood", *Urban Studies*

Skaburskis A and K Nelson (in press) "Filtering and Gentrification in Toronto: Neighbourhood Transitions In and Out from the Lowest Income Decile Between 1981 and 2006", *Environment and Planning A*

Skaburskis, A (2012) "Gentrification and Toronto's Changing Household Characteristics and Income Distribution", *Journal of Planning Education and Research* 32: 191 – 203,

Skaburskis A and M Moos (2012) "The redistribution of residential property values in Montreal, Toronto, and Vancouver: examining neoclassical and Marxist views on changing investment patterns? (edited by H Bartel and G Arbuckle) *Readings in Canadian Real Estate*, 5e,

Moos M and A Skaburskis. (2010) "The Globalization of Urban Housing Markets: Immigration and Changing Housing Demand in Vancouver". *Urban Geography*. 31:6. 724 – 749,

Skaburskis A (2010) "Gentrification and the Rent Gap in the Context of 'Risk Society' " *Environment and Planning A* 42(4)_895- 913,

Moos M and A Skaburskis, (2010) "The Changing Settlement Patterns of Home-Workers and Commuters in Canada", *Urban Affairs Quarterly*, 32:1 25-53

Moos, M. and Skaburskis, A. (2009) Workplace restructuring and urban form: The changing national settlement patterns of the Canadian workforce. *Journal of Urban Affairs*, 32(1), 25-53.

Moos M and A Skaburskis, (2008) The Probability of Single-family Dwelling Occupancy: Comparing Home Workers with Commuters in Canadian Cities, *Journal Planning Education and Research* 27(3) 319-340.

Skaburskis, A., (2008) "New Urbanism and Sprawl: A Toronto Case Study" in (Harper, Yeh and Costa, editors). *Dialogues in Urban and Regional Planning*. Routledge London, 106 – 133,

Skaburskis A and M Moos, (2008) The Redistribution of Residential Property Values in Montreal, Toronto and Vancouver: Examining Neoclassical and Marxist Views On Changing Investment Patterns, *Environment and Planning A* 40, pp 905 – 927

Moos M and A Skaburskis, (2007) “The Characteristics and Location of Home Workers in Montreal, Toronto and Vancouver”, *Urban Studies* 44(9) p 1781 – 1808.

Skaburskis "New Urbanism and Sprawl: A Toronto Case Study" *Journal of Planning Education and Research*, 25: 233-248, 2006.

Skaburskis "Filtering, City Change and the Supply of Low-priced Housing in Canada" *Urban Studies*, 43:3, pp. 533-558, 2006

Meligrana J and A Skaburskis “Extent, Location and Profiles of Continuing Gentrification in Canadian Metropolitan Areas, 1981-2001" *Urban Studies*, 42(9), 1569-1592, 2005.

Skaburskis “Canada’s Increasing Housing Affordability Burdens” with Eric Moore, *Housing Studies*, 19:3, pp. 395-414, 2004.

Skaburskis “Decomposing Canada’s Growing Housing Affordability Problem: Do City Differences Matter?” *Urban Studies*, 41:1, pp. 117-149, 2004.

Skaburskis "Pricing City Form: Development Cost Charges and Simulated Markets", *Planning Practice and Research*, 8:2-3, pp. 197-211, 2003.

Skaburskis A and M Teitz “Forecasts and Outcomes”, *Planning Theory and Practice*, 4:4, pp. 429-442, 2003

Skaburskis "Generational Differences and Future Housing Markets," *Canadian Journal of Regional Science*, XXV:3, pp. 377-403.

Tomalty R and A Skaburskis "Development Charges and City Planning Objectives: The Ontario Disconnect", Joint Issue *Canadian Planning and Policy/Canadian Journal of Urban Research*, pp. 142-161, 2003.

Skaburskis “Housing Prices and Housing Density: Do Higher Prices Make More Compact Cities,” *Canadian Journal of Regional Science*, XXIII:3, pp. 455-480, 2000 issue published in 2001

Skaburskis and R Tomalty “The Effect of Property Taxes and Development Cost Charges on Urban Development: Views of Toronto and Ottawa Developers, Planners and Municipal Finance Officials”. *Canadian Journal of Regional Science* XXIII:2, pp. 303-325, 2000 issue published in 2001.

Skaburskis and R Tomalty "How Can Property Taxes and Development Charges be Used to Shape Cities" *Plan Canada*, 41:1 pp 24-34, 2000.

Skaburskis A. and D Mok "The Impact of Withdrawing Subsidies for New Rental Housing in Ontario" *Journal of Housing Studies*, 15:2 pp. 213-238, 2000.

Skaburskis "Modelling the Choice of Tenure and Building Type," *Urban Studies* 36:13 pp. 2199-2215, 1999.

Skaburskis and B Bonner "The View of Canadian Planners on Growth Problems and Growth Management Strategies" *Plan Canada*, 39:3 pp. 26-32, 1999.

Skaburskis and R Tomalty "Land Value Taxation and Development Activity: The Reaction of Toronto and Ottawa Developers, Planners and Municipal Officials," *Canadian Journal of Regional Science*, XX:3 pp. 401-417, 1997.

Skaburskis A and C Fullerton, "The Lure of Exurbia" *Canadian Journal of Urban Research*, 7:2 pp. 245-259, 1998.

Tomalty R and Skaburskis "Negotiating Development Charges in Ontario: Average Cost versus Marginal Cost Pricing of Services" *Urban Studies*, 34:12 pp. 1987-2002, 1997.

Skaburskis and D Geros "The Changing Suburb: Burnaby B.C. Revisited" *Plan Canada*, 37:2 pp. 37-45, March 1997.

Skaburskis "Gender Differences in Housing Demand", *Urban Studies* 34:2 pp. 275-320 , 1997.

Skaburskis "The Consequences of Land-Value Taxation", *Journal of Planning Literature*, 10:1 pp. 3-21, August 1995.

Skaburskis "Resisting the Allure of Large Projection Models", *Journal of Planning Education and Research*, 14:3, pp. 191-202, 1995.

Skaburskis and M Pilon "The House Price Effects of the Canadian Constitutional Crises", *Canadian Journal of Regional Science*, XVII:2, pp. 217-232, 1994.

Skaburskis "Determinants of Canadian Headship Rates", *Urban Studies*, 31:8, pp. 1377-1389, 1994.

Skaburskis and G Hack "Designing Alberta's Contemplated Housing R & D Program", *Journal of Architectural and Planning Research*. 10:1, pp. 23-39, Spring 1993.

Skaburskis "Goals for Restructuring Local Government Boundaries: Canadian lessons", *Environment and Planning C*, 10, pp. 159-172, 1992.

Skaburskis and M Qadeer "Empirical Estimation of the Price Effects of Development Impact Fees", *Urban Studies*, 29:5, pp. 651-666, 1992.

Hack G and Skaburskis "Lessons from Canada's Housing R & D Experiences", *Environment and Planning C*. 10:1, pp. 61-76, 1992

Skaburskis and F Collignon "Cost-Effectiveness Analysis of Vocational Rehabilitation Services", *The Canadian Journal of Program Evaluation*, 6:2, pp. 1-24, 1991.

Skaburskis "The Design of Development Cost Charges", *Journal of Property Research*, 8, pp. 83-98, 1991.

Skaburskis "The Burden of Development Impact Fees", *Land Development Studies*, 7, pp. 173-185, 1990.

Skaburskis "The Differential Impacts of a Uniform Access Improvement", *Environment & Planning A*, 22:5 pp. 689-693, 1990.

Skaburskis "Options for Developing Resource Towns: The Effects of Increasing Government Involvement in New Town Development", *The Journal of Architectural and Planning Research*, 6:4 pp. 321-344, 1989.

Skaburskis "Inversions in Urban Density Gradients: A Brief Look at the Vancouver Metropolitan Area's Density Profile", *Urban Studies*, 26, pp. 397-401, 1989.

Arnott E and Skaburskis "Measuring Ontario's Increasing Housing Affordability Problem", *Social Indicators Research*, 21, pp. 501-515, 1989.

Skaburskis "The Cost of Alternative Settlement Patterns," *Impact Assessment Bulletin*, 7:1, pp. 61-73, 1989.

Skaburskis "Architectural 'Gems' Versus 'Vital Markets': An Evaluation of New Town Centre Options for Remote New Towns" *The Journal of Architectural and Planning Research*, 6:2, pp. 91-117, 1989.

Skaburskis "Impact Attenuation in Non-conflict Situation: Price Effects of a Nuisance Land-Use", *Environment and Planning A*, 21, pp. 375-383, 1989.

Skaburskis "Rental Residential Rehabilitation Decisions", *Housing Studies*, 4:1, pp. 58-71, 1989.

Skaburskis "A Comparison of Suburban and Inner-City Condominium Markets", *Canadian Journal of Regional Science*, XI: 2, pp. 259-285, 1988.

Skaburskis "Criteria for Compensating for the Impacts of Large Projects", *Journal of Policy Analysis and Management*, 7:4, pp. 668-686, 1988.

Skaburskis "Speculation and Housing Prices: A Study of Vancouver's Boom-Bust Cycle", *Urban Affairs Quarterly*, 23:4, pp. 556-580, 1988.

Skaburskis "The Nature of Canadian Condominium Submarkets and Their Effect on the Evolution of the Urban Spatial Structure", *Urban Studies*, 25, pp. 109-123, 1988.

Skaburskis "The Regional Development Implications of Settlement Plans: New Towns Versus Long Distance Commutes", *Canadian Journal of Regional Science*, X:2, pp. 189-202, 1987.

Skaburskis and J Bullen "Measuring the Impact of Waste Disposal Sites", *Impact Assessment Bulletin*, 15:1, pp. 25-35, 1987.

Skaburskis "Cost-Benefit Analysis, Ethics and Problem Boundaries", *Evaluation Review*, 11:5, pp. 591-611, 1987.

Skaburskis "Rationalizing Government Programs: The Rationale for the Canadian Residential Assistance Program", *Evaluation Review*, pp. 518-536, 1986.

Skaburskis "Externalities and Property Prices: A test of the Schall Hypothesis", *Journal of Regional Science*, 22, pp. 213-223, 1981.

Skaburskis "Determinants of Housing Stock Losses", *American Real Estate and Urban Economics Association Journal*, 19, pp. 181-184, 1981.

"Growth and Change in Buildings", *RAIC Journal*, 1966

Books

Keating, Teitz, Skaburskis, Rent Control: Regulation and the Rental Housing Market CUPR Press (Rutgers University, New Brunswick, NJ), 1998.

MONOGRAPHS

Tomalty, R and A Skaburskis Government imposed charges on new housing in Canada CMHC Ottawa (85 pages) 2007

Skaburskis and Meligrana The Efficacy of the Filtering Process in the Supply of Housing to Lower-Income Canadian Households (267 pp.) CMHC Ottawa, 2004.

Skaburskis and Meligrana The Gentrification Process in Canada CMHC Ottawa 2004

Moore E and Skaburskis Shelter Costs in Canada: Social and Geographic Implications, National Secretariat on Homelessness, Ottawa 2002

Skaburskis and C. Warren Intergenerational Differences as a Basis for Housing Policy (240 pages) CMHC Ottawa 2001.

Skaburskis The Effect of Development Cost Charges on Urban Form, (102 pp.), CMHC Ottawa, 1999.

Multifamily Housing for Community Sustainability with Quadrangle Architects Limited, *et al.*, CMHC Ottawa (100 pp), 1998.

Characteristics of Market Demand for Different Building Types in the Larger Cities in Ontario, (64 pp.), CMHC Ottawa, 1997.

Gender Differences in Housing Demand, (146 pp.), CMHC, 1995.

"Recapturing of Unearned Increment Land Taxes and Betterment Levies", (with Mohammad Qadeer), (202 pp.). Prepared for Canada Mortgage and Housing Corporation, 1993.

Headship Rate Determinants and Forecasts, (with T. Burch), CMHC, 5 volumes, Ottawa, (approx. 300 pp), Dec. 1992.

An Assessment of Development Cost Charges, BC Ministry of Municipal Affairs, Victoria, (HD 319.B7S52), (58 pp.), 1993.

Objectives and Approaches to Planning the Restructure of Local Governments in British Columbia, BC Ministry of Municipal Affairs, Victoria, (77 pp.), 1987.

National Condominium Market Study - 7 Volumes, published by CMHC, (669 pp.), 1985.

Spatial Implications of Provincial Grants and Subsidies to Local Areas, Queen's Printer (HD 319.B7563), Victoria, (107 pp.), 1981.

Rural Residential Subdivisions in British Columbia, Queen's Printer (HD 319.B7R87), Victoria, (142 pp.), 1981.

Post-occupancy Evaluation of False Creek Area 6 Phase 1 (with J.C. Vischer), CMHC, Ottawa (321 pp.), 1980.

Alternate Methods of Financing and Developing Resource-Based Communities, B.C. Government Publication (HJ9352BB T5), Victoria, (176 pp.), 1977.

BOOK CHAPTERS

Skaburskis A. and M. Moos, (in Press) "Urban Economics: the factors Shaping the value of Land", in Filion, Bunting and Walker (editors) *Canadian Cities in Transition 3rd edition*, Oxford University Press

Skaburskis A and M. Moos (2010) "The Economics of Urban Land", in Filion, Bunting and Walker (editors) *Canadian Cities in Transition 3rd edition*, Oxford University Press, 225 - 247

Skaburskis (2008) "New Urbanism and Sprawl: A Toronto Case Study" in (Harper, Yeh and Costa, editors). *Dialogues in Urban and Regional Planning*. Routledge London, 106 – 133,

Skaburskis and D Mok (2006) "Cities as Land Markets", in Filion & Bunting (editors) *Canadian Cities in Transition 3rd edition*, Oxford University Press,

Skaburskis A (2004) "Goals for Municipal Restructuring Plans" in J. Meligrana, ed., *Re-Drawing Local Government Boundaries: An International Study of Politics, Procedures and Decisions*, Vancouver, UBC Press.

Tomalty R and Skaburskis, (2003) "The Politics of Average versus Marginal Cost Pricing of Development Charges: A Canadian Case Study," in F. Ennis (ed.) Infrastructure Provision and the Negotiating Process, Ch. 6, pp. 95-116, Ashgate.

Skaburskis Review of Land Value Taxation (1999) by Dick Netzer, Journal of the American Planning Association, Vol. 65:4, pp. 446-447.

Skaburskis, "Condominiums," in N.L. Shumsky (ed.) Encyclopedia of Urban American: Cities and Suburbs pp. 202-204, ABC-CLIO, Inc. Oxford, 1998.

Skaburskis, "An Overview of Regional Planning Instruments," in McNeil, A. and T.A. Hutton, (eds.) Expanding The Planning Tool Kit: Options for Growth Management in a Context of Structural Change and Sustainable Development, Centre for Human Settlements, UBC, Vancouver. pp. 25-36, 1994.

Skaburskis, "Overview of Growth Management in the Context of Strategic Planning: Roles and Objectives," *ibid.* pp. 17-19.

Skaburskis, "Net Change in the Postwar Housing Stock" in: House, Home, and Community: Progress in Housing Canadians 1945-1986, editor J. Miron with Bourne, Fallis, Skaburskis, Steele, and Streich. McGill - Queen's University Press, Montreal. 1993, pp. 155-172.

Moore E and Skaburskis, "Measuring Transitions in the Housing Stock" *ibid.* pp. 173-187.

OTHER ARTICLES

Skaburskis "Gentrification and the Risk Society", Wharton Real Estate Review, 15(2) 2011

Skaburskis "New Urbanism and Sprawl", Wharton Real Estate Review, XIII(2) p84 – 96 2009

Skaburskis "Shame, Guilt and Remorse: the Drivers of Housing Policy", Housing Policy Debate 19:2 413 – 417, 2008

Skaburskis "The Origin of 'Wicked Problems'" Planning Theory and Practice 9:2 277 – 280, 2008

Skaburskis "The Chasm", acceptance speech for the Rapkin Award, J of Planning Education and Practice , 26:3 365-366

Skaburskis "My Work and Practice" Zen Gong, 14(2): 31 - 32, July 2006

Skaburskis "Finding Manjusri, Zen Gong", 13(1): 12 - 15, July 2005.

Skaburskis and R Tomalty "Can Property Taxes and Development Charges Help Shape Metropolitan Areas?", Wharton Real Estate Review, VII:2, pp. 54-61, 2003.

Skaburskis "Writing for the Zen Gong", Zen Gong, 11(1):29, July 2002.

Skaburskis "Starting Home Practice", Zen Gong, Vol. 9:2, pp. 26, November 2000.

Skaburskis "Evaluating the RRAP Evaluation", Canadian Housing, pp. 43-44, 1985.

Skaburskis "Condominium Demand: How the Market Evolved and Changed", Habitat, 27:4, pp. 41-45, 1984.

BOOK REVIEWS

Finding Room: Policy Options for a Canadian Rental Housing Strategy, David Hulchanski and Michael Shapcott (eds.) Toronto: Centre for Urban and Community Studies, University of Toronto, 453 pp., 2004.

Creeping Conformity: How Canada Became Suburban 1900-1960, Richard Harris, Toronto: University of Toronto Press, 294 pp., 2004.

Red Tape and Housing Costs: How Regulation Affects New Residential Development, by Michael Luger and Kenneth Temkin, Canadian Journal of Urban Research. 2001.

Land Value Taxation by Dick Netzer, Journal of the American Planning Association, 64:4 pp. 446-447, 1999

TECHNICAL PAPERS

The Incidence and Impact of Taxes, Fees and Exactions on New Housing CMHC Ottawa (43 pages) 2007

Housing the “Boom”, “Bust” and “Echo” Generations (with Christine Warne) CMHC Ottawa, (55 pages) 2001

A Compendium Of Intergenerational Profiles And Their Interrelationship With The Factors

That Affect Housing Conditions And Markets, CMHC Ottawa, (180 pages) 2000

Assessing the Value of Railway Rights-of-Way. Canadian Pacific Railways, Calgary, 1999.

1991-1996 Comparison Of Earnings, Unemployment Rates, And Government Transfer Payments To High School, Other Post-Secondary Institution And University Graduates, Queen’s University, Kingston, 1999

An Assessment of Interest in Continuing Education Programs at Queen’s University in Occupational and Physical Therapy, School of Rehabilitation Therapy, Queen’s University, Kingston, (27 pp) 1998.

The Characteristics of Market Demand for Different Building Types in the Larger Cities of Ontario CMHC Ottawa, (64 pp) 1997.

Demand Profiles for Higher Density Housing CMHC Ottawa (42 pp) 1997.

Housing Choice and Density: A Study of Ottawa Residents CMHC Ottawa, forthcoming.

Gender Differences in Housing Demand, CMHC (150 pp) 1996.

The Environmental Consequences of Local Fiscal Instruments (with Ray Tomalty) Ministry of Environment, (160 pp) 1996.

Methods For Evaluating Homeownership, (with Marion Steele), CMHC, Ottawa, (71 pp.) 1994.

A Regional Planning Tool Kit, BC Ministry of Municipal Affairs, Victoria, (50 pp.) 1993.

Assessment of Rationale for CMHC Involvement in Housing and Planning Research, Information and Communications Programs. With Abt Associates of Canada for CMHC Ottawa. 1993.

Forecasting Long-Term Housing Requirements, Ministry of Housing, Toronto, Ontario, (60 pp.). 1990.

The Relative Importance of Condominium Markets to Families With Dependant Children, Ontario Human Rights Commission, Toronto, (48 pp.). 1988.

Policies for Financing the Rapid Expansion of Municipal Infrastructure, Vol. II and Vol. III, with R. Rabnett.

Rabnett & Associates and Sussex Consultants, Vancouver. (approx. 400 pp.) 1986.

Framework for Assessing Compensation\Mitigation Requirements Due to the Revelstoke Canyon Dam's Impact on Local Government Services and Finances, B.C. Ministry of Environment, Victoria. (68 pp.) 1986.

Multiple Transactions and Housing Prices: A Study of Speculative Activity in Vancouver: 1979-1981, CMHC, (38 pp.) 1986.

Non-Residential Property Taxation in British Columbia, B.C. Ministry of Municipal Affairs, (74 pp.) 1985.

Housing Needs of the Elderly in British Columbia, CMHC, (53 pp.) 1984.

Determinants of Rental Rehabilitation: A Study of Factors Considered by RRAP(P) Applicants, Canada Mortgage and Housing Corporation, (approx. 200 pp.) 1982.

Potential Impacts and Uses of Development Cost Charges, B.C. Ministry of Municipal Affairs, (60 pp.) 1981.

Alberta Housing Research and Development, Alberta Housing and Public Works, 4 Volumes, (approx. 300 pp.) 1981.

False Creek: Post Occupancy Evaluation, CMHC, (340 pp.) 1980.

Resource Community Planning: Economic Implications for Resource Developers of Settlement Options, B.C. Ministry of Municipal Affairs, (37 pp.). 1980.

Demolitions, Conversions, Abandonments, CMHC, 3 Volumes, (429 pp.) 1979.

Physical Plan, Tumbler Ridge Northeast Sector, B.C., "Town Centre Concepts" and, "Service Sector Housing", B.C. Ministry of Municipal Affairs, (approx. 80 pp.) 1978.

The Impact of BART on Property Values: A Case Study of the Rockridge Neighbourhood, HUD, DOT publication #WP-19-5-76, (89 pp.) 1978.

FHA Single Family Workload Forecasting, HUD, Region IX, (approx. 40 pages) 1975.

An Evaluation of the Costs and Effectiveness of Vocational Rehabilitation Service Strategies for Individuals Most Severely Handicapped, Berkeley Planning Associates, (approx. 60 pp.) 1985.

INVITED LECTURES

Presentations in the UK, Australia, Iran, China, United States, Canada, Italy, Sweden, Norway, United Kingdom, Nepal, Latvia. Details available.

CONFERENCE PRESENTATIONS

Two a year on average

CONSULTING PROJECTS

- 2006 The effect of taxes and fees on the cost and price of new housing in Canada, sub-consultant to Ray Tomalty. CMHC.
- 2004 (with John Meligrana) Gentrification in Canadian cities. CMHC.
- 2003 The efficacy of the filtering process in supplying affordable housing to lower income Canadians, CMHC.
- 2002 Trends and Profiles of Households with Severe Housing Affordability Problems. Background paper for Memorandum to Cabinet: National Secretariat on Homelessness
- 2001 CMHC- review of municipal strategies for reducing housing cost papers.

- 2000 CMHC- assessed the housing policy implications of intergenerational differences in potential market size, preferences, incomes, and financial opportunities.
- 1999 Municipal Development Strategies for Jurmala, Latvia. (CIDA)
- Developed methods for land value assessment for the Department of Land taxation, Ministry of Finance, Riga, Latvia. (CIDA)
- Developed methods for appraising railway corridors for the IBI Group, Canadian pacific Railway. Consultant to CPR.
- 1998 CMHC - assessed the use of development cost charges as a growth management tool.
- 1996 CMHC-assessed - The Characteristics of demand for higher density housing in Ottawa/Carleton: A collaborative project with Quadrangle Architects.
- 1995 Assessed the effects of a reduction in the income disparity between men and women on the Toronto and Vancouver housing markets for CMHC.
- Assessed the effect of property taxes and development cost charges on the density and pattern of development in Toronto and Ottawa for the Federal Ministry of Environment.
- 1994 Evaluated land taxes and betterment fees with Mohammed Qadeer for CMHC.
- Develop evaluation strategies for federal home ownership policies for CMHC.
- 1993 Regional Planning Strategies for Growth Management and Economic Restructuring for the B.C. Ministry of Municipal Affairs.
- Assessment of Rationale for the Federal Governments' involvement in housing and planning research, information and communication activities with Abt Associates of Canada for CMHC.
- 1992 Assessed factors influencing headship rates and prepared household forecasts for Canada and provinces 1991-2011 with Thomas Burch of Univ. of Western Ontario for CMHC.
- 1991 Ontario Ministry of Housing: Developed approaches and methods for forecasting long term housing requirements.

- 1990 Ministry of Municipal Affairs, B.C.: Developed and assessed alternative methods for financing municipal infrastructure.
- 1989 Ontario Human Rights Commission: Expert witness testifying on the effects of restricting condominiums to adult only households.
- 1987 Ministry of Tourism, B.C. Evaluation of alternative methods for financing the tourist based infrastructure of resort towns.
- Ministry of Municipal Affairs, B.C. Review of objectives and approaches for provincial involvement in planning local government restructure.
- 1986 Ministry of Municipal Affairs, B.C. Development of framework for evaluating proposed municipal boundary changes. Development of guidelines for resolving and reducing boundary disputes.
- Government of North West Territories (NOGAP). Methods for planning, developing and financing the potential forced growth of local communities.
- 1985 Ministry of Municipal Affairs, B.C. The expected impact of non-residential property taxes.
- Ministry of Environment, B.C. Framework for assessing the compensation/mitigation requirements due to B.C. Hydro's Revelstoke Canyon Dam.
- Ministry of Lands, Parks and Housing, B.C. Assessing Private Sector Housing Options for the Elderly.
- 1984 CMHC: national survey to assess the factors affecting the demand for condominiums and the risk associated with mortgage insurance.
- 1983 CMHC: national survey to identify the determinants of rental residential rehabilitation activity.
- CMHC: study on effects of speculation on Vancouver's housing prices during 1981-1987.
- CMHC: demographic changes and the housing needs of the B.C. elderly population.
- Ministry of Municipal Affairs, B.C.: Review of the Province's development cost charge legislation.

- B.C. Utilities Commission: testified regarding B.C. Hydro's proposal to compensate local municipalities for expected impacts of the proposed Site C-Dam, B.C.
- 1982 CMHC: Social and Economic Impacts of Inflation in Housing Prices.
CMHC: Expected Incidence of Shelter Allowances.
- 1982 Alberta Housing and Public Works: developed the rationale, agenda and structure for the Alberta Housing R & D Program.
- 1981 Capital Regional District Planning Department, Victoria, B.C.: framework for evaluating the region's master plan. Review of population projections, land-use and transportation infrastructure needs.
- 1980 Public Works, Canada, sub-consultant to Lavalin: benefit-cost assessment of alternative plans for federal office accommodation in Vancouver.

Ministries of Municipal Affairs, Land, Parks and Housing, B.C.: evaluated the structure of provincial grants to municipalities.

Canada Housing Design Council: The demand for rural residential subdivisions, design guidelines and development control.
- 1979 CMHC: The extent, determinants and impact of demolitions, conversion and abandonment in Canada.

CMHC: post-occupancy evaluation of the social mix, density and the design principles used in Vancouver's False Creek Phase I development.
- 1978 B.C. Ministry of Municipal Affairs: (i) evaluation of alternative new town centre concepts for new resource-based towns; (ii) evaluation of service sector housing options in resource towns; (iii) development of guidelines for planning the residential areas of resource towns.
- 1977 B.C. Ministry of Municipal Affairs: alternative methods for developing, financing and managing new resource towns.
- 1975 U.S. Department of Transport and the San Francisco Bay Area Metropolitan Transportation Commission: developed econometric models for identifying and measuring the Bay Area Rapid Transit System's land-use and price impacts.

1975 U.S. Department of Housing & Urban Development: analyzed the factors affecting housing starts and house purchases in California, Nevada, Arizona, and Hawaii. Developed econometric models and computer software modules to generate and update three-month forecasts of the demand for FHA mortgage insurance and the labour force requirements of FHA field offices.

Bay Area Metropolitan Transportation Commission: surveyed and evaluated U.S. data sources relevant to the analysis of land-use impacts of major public investment projects.

1974 Berkeley Planning Associates: assessed the cost-effectiveness of vocational rehabilitation programs offered to severely disabled clients in the State of Washington.

1973 RAND Corporation, Washington, D.C.: Consulted to a HUD task force determining the impact and incidence of federal housing programs as part of an overall evaluation of the agency. One of the studies I was responsible for looked for evidence of direct and indirect racial discrimination in public housing. Other studies estimated cost functions for apartment and single family buildings to determine whether or not subsidised developers were reaping undue profits as a result of the government housing programs.

Institute of Urban and Regional Development, University of California, Berkeley: responsible for the conceptual development of the studies aiming to assess the cost-effectiveness of vocational rehabilitation service delivery programs and agencies.

Greater Vancouver Regional District: consulted on research projects identifying social and economic consequences of proposed policies to affect the location of future growth in the region; assessed the implications of developing regional town centres.

ARCHITECTURE AND URBAN DESIGN PRACTICE

1969-70 Don Gorman and Associates Architects: leader of the design team for the proposed St. Cyril office, hotel, apartment and shopping complex in Quebec City.

- 1966-69 Affleck, Dimakopoulos, Lebensold, Architects: leader of the urban design team for a proposed 18,000-unit, multi-family residential project on the Atlantic coast just north of Miami Florida.
- Project designer on the proposed 700,000 square meter multi-use redevelopment project, 'Cite Concordia', in Montreal.
- Project designer for two proposed resort-convention centres in Northern Italy.
- Project architect for Place Bonaventure, Phase II, a proposed one hundred story, 200,000 square meter office, apartment, hotel, and commercial complex.
- Developed preliminary design and building programs for several proposed high-rise office and shopping complexes in Montreal and Toronto.
- Preliminary design for a proposed CNIB headquarters in Montreal.
- 1996 La Soci t  Jean-Claude LaHay, Urbanistes: urban design and building program development for the renewal of 80 acres of downtown Montreal. Assisted in preparing the preliminary urban design plan for the 'Place Desjardins' complex in Montreal.
- 1965 Harold Spence-Sales, City Planner, Managed the urban design team developing the plans for the "beautification" of Charlottetown, Prince Edward Island. Designer for townhouse development in Montreal.