**PROFESSIONAL SUMMARY**

Motivated and detail-oriented Candidate Member of the Appraisal Institute of Canada (AIC), currently completing the Diploma in Urban Land Economics (DULE) through UBC. Strong foundation in market research, land valuation, pro forma modeling, and highest and best use analysis. Seeking a position under the supervision of an AACI-designated appraiser to gain applied experience toward AACI designation. Eager to contribute to complex appraisal assignments with a high standard of professionalism and integrity.

### **EDUCATION**

**Appraisal Institute of Canada
Student Member – AACI Program** | *Education requirements near completion, Designation expected 2026*

**University of British Columbia** Vancouver, BC
**Diploma in Urban Land Economics (Development & Appraisal)** *Expected 2025*

* Courses: Land Use Controls, Real Estate Finance, Market Analysis, Development Feasibility
* Capstone: Financial pro formas and market analysis for a proposed mid-rise condominium redevelopment in Fleetwood, Surrey

**University of British Columbia** Vancouver, BC
**Bachelor of Arts, Psychology** *Completed 2023*

### **PROFESSIONAL EXPERIENCE**

**Realtor & Development Analyst** Metro Vancouver
**Independent / Licensed with Team 3000 Realty**  *2024 – Present*

*Real Estate Board of Greater Vancouver (REBGV) – BC Licensed*

* Specialize in advising on development land, zoning due diligence, and assembly projects.
* Collaborated with architects, city planners, and engineers to align vision with municipal policy
* Prepare development briefs, highest and best use assessments, and comparable sales analysis.

**Real Estate Development and Planning Intern***Student, University of British Columbia - DULE Program 2024 – Present*

* Conducted technical reviews of development applications including rezoning, strata assembly, and density analysis in alignment with Official Community Plans and bylaws
* Utilized GIS, COSMOS, and zoning maps to assess FSRs, lot consolidation potential, and OCP design guidelines for various urban infill and mid-rise proposals
* Drafted mock staff reports, neighborhood context studies, and land use policy overviews for educational and client presentation purposes
* Engaged in direct consultation with planning departments in Lower Mainland to understand rezoning conditions, design criteria, and referral requirements

### **TECHNICAL SKILLS**

* **Planning Tools:** COSMOS, BC Assessment, Autoprop (advanced), GIS, AMANDA (basic), Adobe PDF mark-up tools
* **Software:** MS Word, Excel, Outlook, Canva, Google Workspace
* **Research Tools:** REDMS (familiarizing), CityMap, iMapBC, Zoning Bylaws
* **Soft Skills:** Report writing, developer negotiation, site planning review, stakeholder communication

### **PROJECTS & HIGHLIGHTS**

**Fleetwood Land Assembly – Mid-Rise Condominium Redevelopment (Surrey, BC)**

* Modeled 2.5–2.75 FSR redevelopment scenarios and proposed density compensation strategies
* Prepared buildable area reports, CAC assumptions, and community benefit analyses
* Coordinated land use strategy with architects and planning consultants

**City of Mission – 6-Lot Land Assembly**

* Led feasibility research on OCP alignment, rezoning, infrastructure, and phased development potential
* Delivered a complete land use and pro forma package for a client presentation

**Mid-Rise Feasibility Study – UBC Capstone**

* Analyzed redevelopment potential of a six-storey building under Fleetwood Plan guidelines
* Completed zoning analysis, site context study, and a detailed financial model
* Worked on DVPs, rezoning scenarios, and mock committee presentations

### **CERTIFICATIONS & MEMBERSHIPS**

* **Student Member**, Canadian Institute of Planners (CIP)
* **Candidate Member**, Appraisal Institute of Canada (AIC)
* **BCRPA Certified**, Advanced Yoga Instructor
* **CPR & AED**

**REFERENCES AVAILABLE UPON REQUEST**