

PERMIT COUNTER IMPROVEMENTS IN THE WORKS

Development may be booming in Vancouver, but not everyone has been smiling.

Why? Because city hall is not equipped to handle the increasing volume of building and rezoning applications, making a trip to the permit counter even more frustrating.

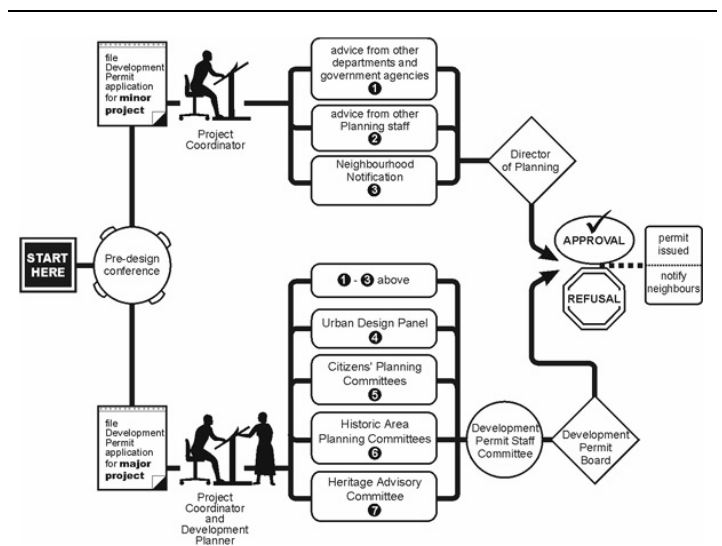
Now city staff members hope to improve that.

Council's city services and budgets committee is to consider a request from a group of senior staff for funds to hire 18 more employees.

A report to council says city hall needs a staffing increase across eight work groups that deal with applications (development services, planning, engineering, real estate, facilities design and management, legal services, fire and financial services). It says more staff is needed to make processing of rezoning, development and building applications timely and effective and to improve all stages of the permit process—including reducing wait times—to keep up with an increase in development activity.

The matter was on the agenda for last Thursday but council meetings that day—after the Stanley Cup riots—were postponed.

Staff says when the economy slowed in 2008, many larger projects were put on hold and staff dealt with applications for smaller jobs. At the same time, with pressures on the city budget, a hiring freeze resulted in fewer permit-processing staff departments focused on reviews of regulations and



A brief explanation of the development permit process

IMAGE: CITY OF VANCOUVER

policies and training. But that didn't last long.

"The economic downturn in development activity was, however, relatively short-lived," the report notes. "In the later part of 2009, application activity of all types rose sharply into and throughout 2010, reaching historic high levels."

A separate budget report from the city finance department for the first quarter of 2011 shows that trade permit fees are expected to be \$2.86-million above budget this year—a rise of more than 10 per cent.

CONTINUED PAGE 5

INSIDE

Burrard Gateway Highrise Project

Vancouver's Urban Design Panel has given unanimous support.

p 3

UBC hospice approved

Neighbours object to the plan.

p 4

Metro Vancouver News

Metro Vancouver holds sustainability conference on its future.

p 6

UPCOMING DATES

JUNE 20

Vancouver city council city services and budgets committee, 1 p.m.

JUNE 22

Vancouver park board town hall meeting on its new five-year strategic plan. Hillcrest Centre, 4575 Clancy Loranger Way. 7 to 9 p.m.

JUNE 23

Vancouver park board town hall meeting on its new five-year strategic plan. Marpole-Oakridge community centre, 990 West 59th. 7 to 9 p.m.

JUNE 24

GVRD board meeting, 9 a.m., Metro Vancouver boardroom, 4330 Kingsway, Burnaby.

JUNE 25

All day: Metro Vancouver's 2011 Sustainability congress, Future of the region: Building a shared roadmap. Fairmont Waterfront Hotel, 900 Canada Place Way.

June 29

Development Permit Board, 3 p.m.

JUNE 28

Vancouver city council transportation and traffic committee, 9:30 a.m.

Vancouver city council regular meeting, 2 p.m.

Vancouver park board town hall meeting on its new five-year strategic plan. Creekside community recreation centre, 1 Athletes Way (Olympic Village). 7 to 9 p.m.

JUNE 29

Vancouver City Planning Commission, 12:15 p.m.

Urban Design Panel, 4 p.m.

NOVÆ res urbis

VANCOUVER EDITION

IT TAKES A VILLAGE...

A redevelopment plan for the Arbutus Village shopping centre is to go to public hearing.

Dialog, on behalf of **Larco Investments**, has applied to amend the CD-1 zoning of the site at 4255 Arbutus, to permit a mixed-use development in four buildings with 500 units of residential development, including 100 units of non-market housing, and 269,000-square feet of commercial development.

The site was developed in 1972 as part of a comprehensive 30-acre development comprising residential apartments and townhouses, a special-care facility, and Arbutus Village Park, a staff report says.

The current application is to redevelop the commercial core, consisting of a two-level building—shopping on the ground floor and offices above. Surface parking covers five acres, mostly to the west of the

mall.

Dialog's new application proposes an eight-storey mixed-use building, with retail and office along Arbutus Street and a seniors' day care and neighbourhood house, which would be built first. A new mews would separate it and a second, shorter mixed-use building to the south, to be built in a second phase. The final phase would be two six-storey residential blocks to the west.

The old centre would also be demolished in stages. Safeway, which currently anchors the mall, would remain open during construction until a new store is complete.

The Urban Design Panel gave the project its support in January, subject to some design changes, but neighbouring residents have had concerns about height, density and impacts on traffic, parking and views. **nrp**

4255 Arbutus Street—
Perspective view to south-east

IMAGE: CITY OF VANCOUVER



Ian A.R. Graham, Publisher
iang@nrublishing.com

Karenn Krangle, Writer/Editor
karennk@nrublishing.com

Jeff Payette, Layout
jeffp@nrublishing.com

Kristine Janzen, Circulation/Advertising
kristinej@nrublishing.com

SALES/SUBSCRIPTIONS
circ@nrublishing.com

Annual subscription rate is \$315 + HST(BC).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

NRU Vancouver Edition is not to be redistributed without the written consent of the publisher.

NRU Vancouver Edition is published 45 times a year by NRU Publishing.

NRU Publishing Inc.
Vancouver Editorial Office
1350 Burrard Street, Suite 368
Vancouver, BC V6Z 0C2
T: 604.779.6135
TF: 1.855.360.1304
F: 416.979.2707

Billings Department
46 Old Bridle Path
Toronto, ON M4T 1A7
Tel: 416.440.0073
Fax: 416.440.0074

nrublishing
CITY OF TORONTO • GREATER TORONTO • VANCOUVER

BURRARD GATEWAY HIGHRISE PROJECT SUPPORTED

Vancouver’s Urban Design Panel has given unanimous support to the Burrard Gateway project, a proposed multi-tower development at Drake and Hornby that would feature the highest building in the south part of downtown.

The panel, which on April 20 sent the rezoning application for the site covering 23 city lots at 1290 Burrard and 1281 Hornby back for design changes, agreed last week the new submission for a mixed-used development was vastly improved.

“I think a lot of the changes made since the last review have been very positive,” panel member **Alan Endall** said.

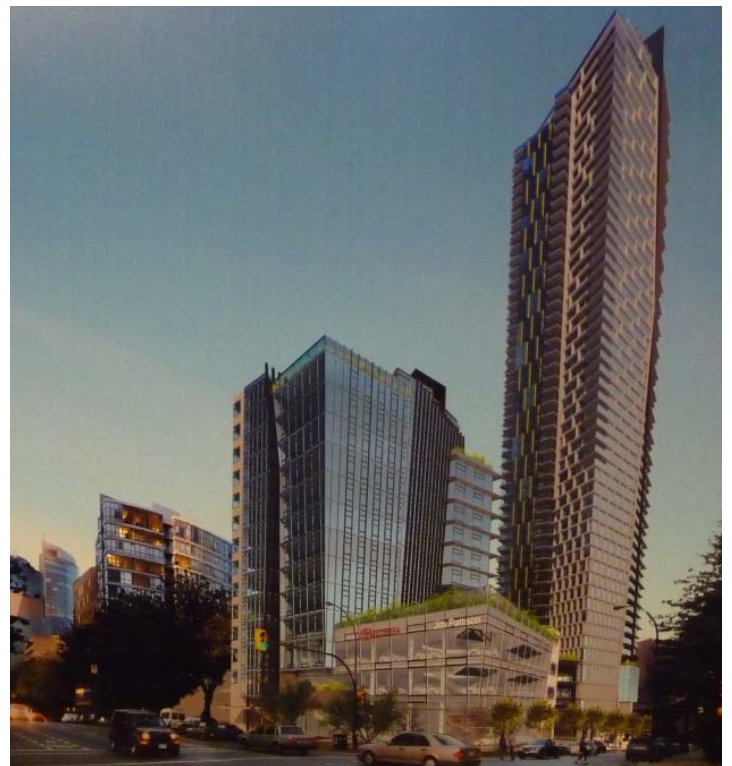
IBI/HB Architects, Reliance Properties and the **Jim Pattison Group** have applied to rezone the site from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposed mixed-use development comprises 54-storey and 36-storey towers, with office, retail and 619 residential units (including 79 market rental apartments); a 13-storey office tower behind a three-storey car dealership, and a two-storey retail component along Burrard. The project has a proposed floor space ratio (FSR) of 11.96 and a maximum height of 535 feet.

Current zoning allows a maximum height of 300 feet, but the city’s general policy for higher buildings has identified this site as a place where a taller tower could be located, providing a “gateway” at the entry into the downtown from the Burrard bridge. The FSR allowable under current zoning is 5.0.

“I really think this tower is in the right sport and having it as a major entry point is very strong,” panel member **Jim Huffman** said. “I thought it helped the skyline.... I think this is (also) a good precedent for the Cambie bridgehead.”

City planner **Ralph Segal** said there have also been improvements in setbacks and the applicant has addressed one of the earlier criticisms that the two larger towers looked too much alike.

“From a staff perspective, we are very pleased that several substantive moves have been made,” Segal said. “We now have a differentiating expression of towers to avoid it feeling like a large project.”



Top: Burrard Gateway site from Hornby and Drake.

NRU PHOTO

Bottom: Architectural drawing of proposed Burrard Gateway project showing car dealership, office tower and tallest residential tower.

HOSPICE GETS GO-AHEAD

The University of B.C.'s board of governors has approved a 15-bed hospice on its Point Grey campus despite objections from neighbouring residents of Asian origin, whose beliefs make it uneasy for them to live next to a palliative-care facility.

"The facility's design has the character of a large residence, reflecting a home-like character. This is typical of free-standing hospices," an executive report to the UBC board said, noting the university's advisory urban design panel strongly supported the project at Stadium Road and West Mall.

The 13,378-square-foot facility, designed by **Rositch Hemphill Architects**, is sponsored by UBC's faculty of medicine and the Order of St. John, and is to be operated by the Vancouver Coastal Health Authority. It will also have a "contemplative garden," parking and working space for

students and faculty from the Faculty of Medicine.

Some residents of the 18-storey promontory condominium building had urged UBC to relocate the facility because they were afraid of living near dying people, believing ghosts of patients who die there would haunt them.

The report says UBC listened to residents' concerns and reported back to the community, and worked with the immigrant-support group SUCCESS to reach out to new Canadians living adjacent to the 30,000 square-foot site who were opposed to the project. The university also decided to plant a tree screen to make the hospice less visible to neighbours.

But the neighbours have now written to B.C. Premier **Christy Clark** asking for the approval to be revoked. Clark is MLA for Vancouver Point Grey, which includes UBC. [nru](#)

BURRARD GATEWAY GETS NOD

CONTINUED FROM PAGE 3

Panel chair **Scott Romses**, who called the high-rises "elegant, inventive and unique," agreed: "The signature tower is now reading much more strongly as an individual tower (but) I like the fact that it's not completely different."

Although the applicant had made some design changes to the new Toyota showroom at the corner of Burrard and Drake, some panel members remarked that they'd like to see it be more of a glass "jewel" box.

Changes also include modification of the earlier design's seven-storey podium along Hornby Street. Panel members said they prefer the way the towers now come down to grade.

"I think one of the most beautiful aspects of this project, this new design, is how the signature tower kisses the sidewalk," said **Helen Besharat**.

Segal noted that the project also must meet the city's green building policy.

"From a sustainability standpoint, a 40 to 50 per cent reduction in energy levels from 2010 will be required in the project," he said.

Project architect **Martin Bruckner** told the panel the

project will meet that energy reduction target.

City planner **Karen Hoes** told the panel that an art gallery and day care originally specified in the Burrard Gateway project are now not included because staff did not feel there was a need in that location, but will be looking for some other kind of amenity.

"We'll be looking at this as part of a public benefit strategy for the downtown south," she said.

The property, at the south end of downtown, is currently home to one of Pattison's car dealerships, some lower-rise commercial buildings and some old houses on Hornby. Of the 23 lots, Reliance owns 14 and business magnate Pattison owns nine.

City staff held an open house on the project April 14. The application next goes to the development permit board and then on to a public hearing before city council, which approved the higher building policy earlier this year.

The three-year-old Shangri-La hotel on Georgia, at 62 storeys (659 feet) is Vancouver's tallest building, but the new policy allows for a tower of up-to-700 feet downtown. [nru](#)

PERMIT COUNTER IMPROVEMENTS

CONTINUED FROM PAGE 1

Now, with permit applications and revenue from them back up above 2008 levels, staffing has not kept pace, and has “now reached a level making it impossible to maintain application processing times at an acceptable level,” the report says. “Customers leaving without service, customer complaints, staff processing times are all increasing, often resulting in staff overtime.”

Staff indicates the city is reviewing how permits are processed, and is focusing on streamlining business processes and modernizing the technology platform so it can improve customer service.

“While these benefits will be realized over the next few years, it is important to continue to ensure timely attention to current permit processing for the homeowner who is renovating/ building a single family home or a developer proposing a major downtown development,” the report says. “Delays in processing have financial implications for all developments, regardless of scale.”

But before improvements can be made, the city says, 18 more staffers are needed in the following areas:

- **Development services:** Counter service for simpler types of permits, attention to the details of complex applications and coordination between departments.
- **Planning:** Design development details of rezoning, development and building permits.
- **Engineering:** Provision of sewer and water connection design information as part of the pre-application process for development permits, attention to enactment conditions on rezoning applications and design coordination with applicant consultants, particularly for future city assets.
- **Fire and rescue:** Oversight on building access and egress, availability of rescue service associated with new forms of construction and complex mixed-use projects.
- **Real estate:** Advice on financial formulas and calculation of community amenity contributions for rezoning applications and density bonused projects.
- **Facilities, design and management:** Advice on construction requirements for community amenity contributions on rezoning



and density-bonused projects and ongoing construction oversight for future city assets.

- **Financial services:** Financial strategies associated with the public benefits through development to ensure alignment with capital/operating budget processes.
- **Legal services:** Preparation of legal agreements to secure public benefits associated with the increase in development activity particularly at rezoning.

The report said the emphasis will be on reducing waiting times, coordinating the work among departments, improving business processes and modernizing infrastructure.

“The ongoing challenge will be to undertake these important measures while balancing reasonable processing times for customer service, especially if volumes continue at current levels, since the same staff that process applications must also be involved in these improvement initiatives.

The staff report estimates that any costs associated with hiring more employees will be offset by increased revenue from permit fees and, therefore, will not mean a net rise in the city’s operating budget. An additional 18 staff would cost about \$1.7-million annually, with the pro-rated 2011 costs estimated at \$700,000, plus another, one-time \$100,000 for furniture, equipment and supplies. New staff members are expected to be on board by August 1. [nru](#)

METRO VANCOUVER NEWS

A tale of two futures

Borrowing a little from Charles Dickens, Metro Vancouver asks: "Imagine the future: Is it the best of times? Or the worst of times?" as it invites interested residents to next weekend's 2011 sustainability congress on the future of the Greater Vancouver region.

Metro says participants in the event, on Saturday June 25, will weigh in on the impact of five global uncertainties "profoundly shaping our lives and our region—energy, food, climate change, dematerialization and security." It describes the event at Fairmont Waterfront Hotel as a "shared roadmap for a sustainable region—a greater understanding of the actions required to realize the future we want for ourselves, our children, our communities and our globe."

The congress' objective is to engage citizens in an examination of the future of the region in the context of five global uncertainties and consideration of alternatives for moving forward.

The event opens with a panel of community leaders, moderated by Vancouver Sun columnist **Vaughn Palmer**, and featuring Vancity CEO **Tamara Vrooman**, UBC external vice-president for legal and community relations **Stephen Owen**, Vancouver Foundation director **Tung Chan**, Port Metro Vancouver CEO **Robin Silvester**, and architect **Bing Thom**. Metro commissioner and CAO **Johnny Carline** will give a talk entitled Reflecting on the Road Ahead.

Metro chair **Lois Jackson** will give a talk to wind up the day. The event, which runs from 9 a.m. to 2:30 p.m., also features breakout groups and plenary discussions.

For more information and registration, visit Metro Vancouver's website, www.metrovancouver.org.

Talking about community

The Vancouver Foundation is holding a series of "community conversations" on how to foster a sense of trust and social connection among residents. Three have already taken place but three more are scheduled: June 20 at White Rock public library; June 23 at New Westminster's Centennial Community Centre; and June 28 at Heritage Hall, 3102 Main in Vancouver. All are from 6 to 8:30 p.m. (Registration required. Call 604

688-2204 or visit www.vancouverfoundationvitalsigns.ca/community-conversations/).

OCP for NVD A-OK

North Vancouver District council has unanimously approved the municipality's new official community plan. Council earlier this month gave third reading to the OCP, the result of two years work and consultation with about 5,000 residents.

The district, which estimates a population increase of about 20,000 by 2030, has set out in the OCP about 10,000 new housing units, consisting of 55 per cent detached and 45 per cent attached.

It also sets out a "network of centres"—in Lynn Valley, Lower Lynn, Maplewood and Lower Capilano—containing a mix of uses, 75 to 90 per cent of which would be new residential units.

The plan also foresees a 33 per cent increase in employment, an estimated 36,000 new jobs while targeting a drop of about one-third in greenhouse gas emissions.

The district's 166-page OCP, its first in 20 years, goes to the Metro Vancouver board for approval June 27.

Starts not stopping

May housing starts in Greater Vancouver increased over the same month in 2010 particularly in Vancouver, Richmond and Surrey, Canada Mortgage and Housing reports.

May's seasonally adjusted annual rate of urban starts increased by 33.3 per cent across B.C., CMHC said.

"An increase in residential building permits during the latter half of last year and the first quarter of this year resulted in increased housing starts compared to 2010 levels," CMHC senior market analyst **Robyn Adamache**, said in a news release. "So far this year, the increase in housing starts has been concentrated in multiple family dwelling types (semi-detached, row and apartment) in the Vancouver CMA (census metropolitan area)."

Meanwhile, CMHC's spring rental market survey showed the average rental apartment vacancy rate in 35 major Canadian centres decreased slightly between April 2010 and

PARK BOARD PLANNING UNDERWAY

The Vancouver park board is updating its five-year strategic plan and is looking for ideas from users of its parks and facilities—residents, visitors, partners and the public.

The board is holding four town-hall meetings throughout the city this week and next to explain the need to update the plan and “review key accomplishments” of the existing plan.

An online survey will also be available at <http://vancouver.ca/parks/info/strategy/strategicplan>.

The current 2005-2010 plan has five themes: greening the park board, engaging people, working together, managing resources and meeting future challenges.

The board will review a “framework” for a new plan later in the summer and it also plans to do a major organizational restructuring. Board chair **Aaron Jasper** said the plan is to move away from a district model of managing city parks and recreation facilities.

The board will develop an action plan from mid-January to the end of April.

Jasper said the board is also working on its five-year capital plan that will be put to voters this fall and will be making a formal presentation on it June 27. [nru](#)



METRO VANCOUVER NEWS

CONTINUED FROM PAGE 6

April 2011, but monthly rents were up.

The survey showed Vancouver (at \$1,181) had the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada’s major centres, followed by Toronto (\$1,124). Victoria (\$1,024) was sixth.

Onward and upward for Park Royal

West Vancouver’s Park Royal shopping centre plans to expand its outdoor “village” mall to “attract a new tier of luxury U.S. retailers” and is considering residential towers nearby on the centre’s south side.

“Architects are currently working on possible concepts for two 22-storey residential towers that will mirror the scale of the Westroyal complex located on the municipally-owned property at 300 Taylor Way,” Park Royal vice-president **Rick Amantea** says. The company is also planning to bring back a movie theatre complex to Park Royal; the previous cinema was demolished when the village, which opened in 2004, was

constructed. The 1.2-million square foot centre, which straddles Marine Drive, originally opened in 1950 as the first covered shopping centre in Canada. It sits on land owned by the Squamish First Nation, which will consider the new Park Royal plan later this year. The new development, designed by **Musson Cattell Mackey Partnership**, is expected to be completed next year. Plans are displayed in the south side of the mall.

Have your say on Musqueam Marina Plan

The **Musqueam Band** and **Bastion Development** have applied to **Port Metro Vancouver** for a new commercial marina and boathouse at Richmond Slough and Richmond Island. The proposal includes water moorage for about 175 boats, dryland storage for another 240 boats, related amenities, a pedestrian and bicycle path and marine habitat compensation. An open house and information session is set for Wednesday, June 22 at the Fraser Arms Hotel lobby, 1450 Southwest Marine, 4:30 to 7:30 p.m. [nru](#)

VANCOUVER IN BRIEF

A darling house

Vancouver city council heard an application last week to designate the 106-year-old Darling Residence at 1090 Nicola as a protected heritage property.

“The building is a good example of the type of housing which appealed to upper-middle class immigrants of British ancestry prior to the First World War,” a city staff report says. “The building has been occupied by the Darling family until very recently.”

The house sold last fall for \$2.2-million.

Other than an addition in 1947, the building and its interior has changed little over a century, the report says. The Arts and Crafts-style building was

constructed in the then-prominently single-family West End by **Francis and Frances Darling** in 1905, but the architect is unknown.

The designation means the building itself cannot be demolished but a development plan submitted by **Ann Murphy, AK Murphy Architect Ltd.** proposes moving the house to the southwest corner of the site, converting it into five housing units and building eight new townhouses on the 65.5 by 132-foot site.

Vancouver’s heritage commission gave unanimous support to the proposal in March, and local residents also support the proposal.

“**West End Neighbours** (WEN) supports the protection of this West

End heritage gem, and supports the nature of the re-development proposed in conjunction with the heritage designation,” the group said in a letter to council. “The proposed heritage restoration and townhouse construction stand as an example of development that respects existing zoning and existing West End development guidelines and will be an asset to the neighbourhood.”

Earthquake preparedness for schools

Vancouver school board is reviewing earthquake preparedness in all city schools as it continues its schedule of seismic upgrading in older buildings. Community meetings are set this week for two west-side elementary schools that need to be brought up to standard.

It can take up to two years to rebuild a school to new seismic standard, and Vancouver has the oldest stock of schools in the province. School board and city staff and **CitySpaces**, the project consultant team, will review plans and answer questions at General Gordon elementary, 2896 West Sixth, on June 21 from

3 to 7 p.m. and at Queen Mary, 2000 Trimble, June 23 from 3 to 7 p.m.

Addressing homelessness

City council is revising its strategic plan for homelessness and affordable housing, with a view to ending street homelessness by 2015. The city earlier this month held public workshops, including a renters’ round table and an “unconference” to gather public ideas.

Recommendations for a plan are expected to come before council later this summer.

Street bikes

The city wants to know if Vancouverites are interested in a self-serve bicycle system such as the Bixi Bikes now on offer in Toronto and Montreal.

City staff is holding public meetings next week to gauge public interest and to gather suggestions on such a system.

Information sessions will be held June 29 from 7 a.m. to 2 p.m. at Library Square and June 30, 11 a.m. to 8 p.m. at Pendulum Gallery, 885 West Georgia. [nru](#)

The Darling Residence’ at 1090 Nicola Street as it appeared in 1912 (view from Nicola Street looking north-east). The house to the north no longer exists.

CITY OF VANCOUVER



JOIN THE CITY ON THE ROAD AHEAD

How easy will it be to get around town over the next three decades?

The City of Vancouver is seeking public input to that question as it prepares for an update of its transportation plan.

The first phase of Transportation 2040, which began last month, is aimed at gathering ideas from residents on transportation successes and challenges. It also looks at concepts, best practices and proposed transportation goals and targets for the next 29 years. The last transportation plan was done in 1997.

During the fall, city staff will draft a new plan. Phase 2, from January to March, will involve gathering public feedback on that draft.

Meanwhile, **Greenest City Conversations**, a **University of B.C.** and **Simon Fraser University** research group. (www.gcc.ubc.ca), has already taken up the challenge. It set up what it calls a two-week Facebook conversation for people to advise the city on ways to shape its transportation in the city.

“We all get around the city,” says outreach assistant **Spencer Rasmussen**. “What will be the easiest, safest, most sustainable and affordable ways to travel? This online event will help set direction for the next 30 years of Vancouver transportation.”

The discussion, which ended last week, gathered a number of topics, with several on bicycling and transit, as well as public space, pedestrian use, land use and density.

A sampling of ideas:


- “Address the negative opinion some people have about public transportation as ‘the loser cruiser’ and help increase people’s support and use of cycling and walking.”
- “Concentrate new development in the neighbourhoods close to downtown to support cycling and walking to work,” or “Concentrate development near intersections with transit service (nodal development) to make daily needs a part of transit travel;” or “Concentrate development along corridors (linear development) as a goal of getting all residents within a five-minute walk to basic amenities and transit.

- “We shouldn’t be afraid to have more car-free zones, which foster a sense of community because of the increased face-to-face contact. This in turn encourages people to frequent these areas.”
- “Ensure that separated bicycle lanes don’t slow down buses, otherwise you’re just inconveniencing one sustainable transport mode, for another.”

Readers are invited to comment on the various topics.

Read more at <https://apps.facebook.com/VanTransportFuture>.

To find out more on transportation planning, watch Transportation 2040 video on the city’s website (vancouver.ca), take an online survey or attend one of several public information sessions taking place throughout the city until mid-July. Sessions are as follows:

- June 20, 7 to 8:30 p.m., Britannia Community Centre, 1001 Cotton;
- June 29, 7 to 8:30 p.m., VanDusen Gardens;
- July 6, 7 to 8:30 p.m., Martin Luther Church, 505 East 46th;
- July 7, 11:30 a.m. to 1:30 p.m., Vancouver Public Library’s central branch;
- July 13, 11:30 a.m. to 1:30 p.m., Hyatt Regency Hotel. 



To subscribe or advertise in NRU Vancouver Edition, please go to www.nrupublishing.com or call toll free 1.855.360.1304.

NOVÆ res urbis
VANCOUVER
EDITION

REZONING APPLICATIONS

[4500 Oak Street \(Children's and Women's Health Centre\)](#)

The firm of **dys architecture** has applied to amend the CD-1 (comprehensive development) to permit development of an one-storey child care centre, as well as family-stay and respite housing comprising several buildings between 3.5 storeys (fronting Heather Street) and four storeys (fronting the interior ring road of the Children's and Women's Health Centre of BC). The application seeks to increase FSR from 0.72 to about 0.76. The existing CD-1 allows 0.85 FSR.

[1650 Quebec Street](#)

Bosa Properties Inc. has applied to rezone 1650 Quebec St. from M-2 (industrial) and FC-1 (commercial) to CD-1 (comprehensive development) for development of an 18-storey residential strata building on Quebec and an eight-storey building on Main with ground floor retail uses and seven floors of rental housing under the Short Term Incentive for Rental (STIR) program.

[6311 Cambie](#)

GBL Architects on behalf of **Cedar Development Corporation** has applied to rezone 6309-6337 Cambie Street from RT-1 (two-family dwelling) to CD-1 (comprehensive

development) for a six-storey building containing four commercial units on Cambie Street with 51 residential units over two levels of underground parking.

[138 East Seventh](#)

The **Wolverton Foundation** has applied to the City of Vancouver to rezone the site from I-1 (industrial) to CD-1 (comprehensive development) to permit the existing building to be used as a studio and an arts school for children who do not have access to creative learning opportunities at a greater density than currently permitted by the I-1 zoning.

The density proposed is 3.2 floor space ratio (3.0 is permitted in I-1) and the height proposed is 18.3 metres (60 feet) to enable the addition of a future third storey.

[Boundary and Vanness](#)

GBL Architects has applied to rezone 32 individual parcels from CD-1 #220 and #224 to a new CD-1 bylaw (comprehensive development district) for three new residential towers of 29, 31 and 32 storeys. The proposal is for 1,173 dwelling units at a density of 5.69 FSR, parking for 1,327 vehicles and community amenity space, with access from both Boundary Road and Ormidale Street. [nru](#)

[A Message from the Publisher](#)

By Ian Graham

Welcome to the first issue of **Novae Res Urbis Vancouver Edition**.

NRU Publishing is excited to be able to provide municipal and development related news to the Vancouver market. In case you didn't know, NRU Publishing has been offering a weekly news service in the City of Toronto and the Greater Toronto Area for those markets since 1997 and 1998, respectively. Our first editor and writer of the Vancouver edition is Karenn Krangle, who has a wealth of knowledge and experi-

ence in writing about planning and development matters in the City of Vancouver as a former writer and editor with The Vancouver Sun.

Karenn will provide a weekly review of the salient municipal news related to planning, urban design, policy, and Vancouver City Council decisions—as well as this year's municipal elections—in a “heads up” service via email on Monday mornings. We encourage you to see our first year's publication schedule at www.nrupublishing.com.

Novae Res Urbis is a Latin translation of the phrase “New Things of the City”. The focus of the publication is to provide those in the private and public sectors, community organizations, and

any others interested in municipal issues, with a straightforward information resource on matters that are important, significant, interesting and relevant. The news service's mandate is to produce a timely, well-written, accurate and concise publication on a weekly basis (45 issues per annum). Based on our Toronto experience, we anticipate that subscribers to Novae Res Urbis Vancouver Edition will be derived from the development industry, real estate industry, planning and development community, municipal public sector, provincial public sector, environmental organizations, community groups, land interest groups, architects, planners, engineers, and academia, to name just

a few. Our goal is to provide a useful source of information, as well as a means for a variety of interests to communicate their issues. Our only source of revenue is from subscriptions and limited advertising. We represent no particular group and receive no public funding.

We encourage you to take a good read of our newsletter and pass it along to someone else who might find the service useful. All of our articles are researched and written in house. We hope you enjoy reading Novae Res Urbis Vancouver Edition and look forward to the opportunity of earning you as a loyal subscriber to our service. [nru](#)