

Head planner speech to UDI

JACKSON'S PARTING SHOTS

By Karenn Krangle

It wasn't entirely clear last week who **Brian Jackson** was aiming at in his lengthy speech to the **Urban Development Institute**, but Vancouver's outgoing head planner did draw a line in the sand when it comes to community amenity contributions.

Jackson made it clear that CACs were not likely to go away, but there are ways he could improve them by making the CAC negotiating process faster and more transparent.

"But there has to be a quid pro quo arrangement," he told about 500 people at the UDI lunch. "If we fix the CAC system, which we want to do, the development industry has to stop going to Victoria asking to take it away. Because if we do, we will have no choice in the city but to stop rezonings and will have to find other ways to pay for amenities and services.

"That wouldn't be a win for the development community."

While the audience for his often snarky speech was primarily developers, architects and others in the industry, Jackson lashed out at media, bloggers, former planners and community critics, speaking about the "haters" in the community, gossip, misinformation and innuendo.

CONTINUED PAGE 7 >

Penny Ballem dismissed

BIG CHANGES AT THE TOP

Speculation continues on the abrupt "conclusion" — as the mayor's office put it last week — of former city manager **Penny Ballem**'s tenure at Vancouver city hall, leaving the city soon with four top administrative jobs unfilled.

Mayor **Gregor Robertson** explained Ballem's immediate departure shortly after his office put out a news release saying council had voted to start a "senior leadership transition at city hall."

While praising Ballem for "amazing service" to the city over the past seven years as an "extraordinary city manager," he did not spell out exactly whether she was fired. But he said council had decided at an in-camera meeting to terminate her contract.

The three opposition Non-Partisan Association councillors said they had not been informed before the in-camera meeting that the dismissal was on the table.

Deputy city manager **Sadhu Johnston** becomes acting city manager.

As well as Ballem, the Vancouver is without a permanent city engineer (transportation director **Jerry Dobrovolny** is acting head) and a general manager of community services, and head planner **Brian Jackson** leaves in November.

"As we look toward making continued progress on Vancouver's most significant priorities, council has decided that our city's toughest challenges will benefit from a new approach and a fresh perspective," Robertson said

CONTINUED PAGE 3 >

INSIDE

Crowning glory

Unique feature on Melville tower

p 2 >

UBCM

Convention in Vancouver this week

p 4 >

St. Paul's

New hospital 'not just a building'

p 6 >

UPCOMING DATES

SEPTEMBER 21

Development permit board, 3 p.m.

Union of B.C. Municipalities convention to Sept. 25

SEPTEMBER 23

Vancouver city planning commission, 12:15

Urban design panel, 4 p.m.

SEPTEMBER 28

Vancouver park board, 7 p.m.

SEPTEMBER 29

Vancouver city council, 9:30 a.m.

SEPTEMBER 30

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

OCTOBER 2

Regional mayors committee, 1 p.m.

OCTOBER 5

Vancouver heritage commission, 11 a.m.

Development permit board, 3 p.m.

OCTOBER 7

Vancouver city planning commission, 12:15

Urban design panel, 4 p.m.

OCTOBER 9

Metro Vancouver board, 9 a.m.

OCTOBER 19

Development permit board, 3 p.m.

OCTOBER 20

Vancouver city council, 9:30 a.m.

Public hearing, 6 p.m.



33-storey Melville project

'CROWNED' TOWER PROPOSED

A tall new office building proposed for Melville between Thurlow and Bute features a “crown” on top that is meant to refer to the “layered landscape” of the North Shore mountains.

The 33-storey building, designed by **Kohn Pedersen Fox Associates** of New York, is the subject of a rezoning application shown at an open house last week.

Oxford Properties has applied to rezone 1133 Melville from DD (downtown district) to CD-1 (comprehensive development) for the 524-foot, stepped glass tower.

The applicants described it as “multiple, variably clad stepping volumes which culminate in a glass crown — a design unique to Vancouver.”

The building, with a glass and aluminum curtain wall and solar shading, is to have four rooftop terraces, a ground-level plaza on the east side, a cafe, restaurant and retail.

Oxford says its objectives

of the site are to enhance the skyline “through architectural excellence;” to improve the public realm, landscape and retail; to create significant employment-generating space; to lead is sustainable design.

The project is expected to achieve LEED Gold.



The tower's 'crown' is visible when viewed from the harbour and mountains to the north. NRU PHOTO

KFP, working locally on this project with **Kasian Architecture Interior Design and Planning Ltd.**, was also the architect of another Oxford building in Vancouver, the MNP Tower on West Hastings, behind the retained facade of the University Club. The firm worked on that building with **Musson Cattell Mackey Partnership**.

Rezoning planner **Linda Gillan** said the project is likely to go to the urban design panel next month but probably will not be presented at a public hearing before city council until the new year. [nrucity](#)

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

Karenn Krangle, Writer/Editor karennk@nrupublishing.com

Jeff Payette, Layout/Graphics jeffp@nrupublishing.com

Follow us on Twitter @NRUpublishing

CIRCULATION/ADVERTISING
irenak@nrupublishing.com
416.260.1304

Annual subscription rate is \$335 + GST(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
F: 416.979.2707

Billings Department
34B McMurrich Street
Toronto, ON M5R 2A2
Tel: 416.440.0073
Fax: 416.440.0074

Projects this week

URBAN DESIGN PANEL

A new Cambie corridor project and a second review of a building in the East Fraserlands are on the urban design panel's agenda this week.

[526-548 West King Edward](#)

A standard Cambie corridor project is reviewed for the first time this week.

Romses Architecture has applied to rezone the three-parcel site on King Edward just west of Cambie from RS-1 (single-family) to CD-1 (comprehensive development) for a six-storey building and five townhouses, totalling 69 dwelling units.

An open house on the project is scheduled for tonight from 5 to 8 p.m. at Douglas Park community centre, 801 West 22nd.

[3289 Riverwalk](#)

Shift Architecture returns with a revised scheme for a six-storey building for **Polygon** with 99 residential units on parcel 8B in the new River District.

The panel last saw the project in March and voted unanimously not to support the development application because of the massing of the proposed wood-frame, brick,

metal and cementitious panel-clad building and the legibility of the entrance, and some felt it was too conservative or suburban-looking.

The project on a new road near Kent and Kinross has been pared down from 108 units. [nru](#)



Model of revised project at 3289 Riverwalk.

NRU PHOTO

BIG CHANGES AT THE TOP

CONTINUED FROM PAGE 2

of the “global” search process for Ballem’s replacement and the rest. “With an experienced staff team and new leadership in the City of Vancouver administration, I am very confident that we can expand Vancouver’s success as one of the greenest, most innovative, and most inclusive cities in the world.”

While the city’s spin was that it was a chance to renew leadership, former city planning director **Ray Spaxman** took that idea and ran with it, suggesting the city “seek harmony and consensus” from residents, developers, architects, planners and academics on a new management team.

“The bonus is the opportunity for the city to benefit from a considered and shared position statement from all the

groups that have expressed shared concerns about the city management and especially the planning processes,” he said in an e-mail copied to council members, and suggested a conference on the issue.

Ballem, whom the mayor praised for her commitment and leadership, but who had been criticized for micro-managing and making city hall less accessible, will be given 20 months’ salary, valued at \$556,000, as severance.

Johnston, who has led the city on green initiatives, has been on the development permit board and has a number of other duties, appears to have a more collegial style. [nru](#)

Local resolutions on environment, housing

UBCM CONVENTION THIS WEEK

Environmental issues and homelessness are among Metro Vancouver municipalities' major issues of concern to be raised this week at The Union of B.C. Municipalities convention, which opens today.

Richmond is asking for the provincial government to enact a provincial environmental bill of rights in a resolution that says a healthy environment is linked to personal and community health.

The proposed bill would recognize every resident's right to clean air, clean water, clean food and vibrant ecosystems; provides for public participation in decision-making on the environment and access to environmental information; provides access to justice when environmental rights are infringed; and has whistle-blower protection.

The Lower Mainland local government association wants to see health impact assessments considered for all reviewable projects under the B.C. Environmental Assessment Act and provincially funded as part of the project review process;

Vancouver has brought a resolution calling on the provincial government to do its own environmental assessment of the Trans Mountain expansion project, saying the National Energy Board's assessment "has proven to be deeply flawed and undemocratic." Esquimalt and Colwood have brought similar resolutions.

Another resolution from Vancouver wants the provincial and federal governments to expand the scope of risk assessment and response planning for oil and hazardous and noxious substances to include all impacts and consequences on local communities and governments.

Vancouver has also submitted a resolution that says there should be a comprehensive provincial housing program that includes "measures to stimulate rental housing construction, maintain existing rental housing, reduce speculation, increase investments in social and non profit housing and expand opportunities for first-time home buyers."

Langley City has brought a motion calling for a province-wide homelessness plan and that also supports community-led initiatives.

Other local resolutions have to do with transit funding, agricultural land, marijuana, campaign contributions and community support for mental health and addiction.

Resolutions sessions are set for Wednesday and Thursday morning and possibly Friday morning.

The large urban communities forum on Tuesday morning focuses on affordable-housing initiatives in Vancouver and partnering on mental health in the cities.

The housing portion includes presentations from senior staff in the city's housing policy and projects office, including chief housing officer **Mukhtar Latif**, and a panel discussion on partnerships for supportive housing, featuring **BC Housing** CEO **Shayne Ramsay**, **Streethome Foundation** CEO **Rob Turnbull** and **Amelia Ridgeway**, acting associate director of **RainCity Housing Society**.

The mental-health portion will hear from four speakers: RCMP Corp. **Taylor Quee**, of Surrey's police mental health intervention unit; **Brian Jacobson**, ACT manager for Fraser Health; Const. **Sonja Blom** of the Prince George RCMP; and **Michelle Lawrence**, of Northern Health's Car 60 program.

Peter Fassbender, minister responsible for municipalities, addresses the forum at mid-point.

He also addresses the entire convention Wednesday afternoon.

Wednesday also sees various provincial cabinet ministers on panels on resource development, strong communities and strong economy and jobs.

Several sessions during the week deal with issues surrounding First Nations: a study session Monday called Moving Forward with First Nations; a plenary session on reconciliation; and a panel discussion Thursday on mutual prosperity of First Nations and municipalities. The topic is also addressed in a number of resolutions.

Provincial Opposition Leader **John Horgan**, of the NDP, addresses the convention Thursday morning and the event closes Friday morning with a speech from the premier. [nru](#)

Federal election

FOCUS ON CITIES, TOWNS, FCM SAYS

By Chris Rose

Leaders of federal political parties may have thought they were going to be discussing economic issues during Thursday's election debate but the president of the Federation of Canadian Municipalities said they really should have been discussing the needs of cities and towns.

"Thirty-three municipalities in Canada produce more than 70 per cent of the country's GDP," **Raymond Louie** wrote in a *Huffington Post* article. "Municipalities own 60 per cent of the public infrastructure including roads, bridges, public transit and water systems. And according to the Canadian Urban Transit Association, for every dollar invested in transit, three more are generated in economic growth."

Louie, whose group represents about 2,000 municipalities across Canada, said the economy is not an abstract concept to be debated like some complex math equation.

"It is the day to day moments of our life that tell us whether it is safe to dream of something better for ourselves and for our children," he said. "The truth is this: on Thursday night, if a party leader does not spell out a serious plan to work with cities and municipalities, then don't be fooled. They don't have a serious plan for jobs and the economy."

Since gridlock is grinding down the economic potential of this country, Louie, a Vancouver city councillor, said the leaders should be unveiling their plans to reduce traffic congestion in Canada's cities.

They should also explain their strategies to invest in municipal infrastructure over the long term, he said, because roads and bridges are essential pathways to prosperity for our country.

Noting that the Bank of Canada calls the high cost of housing in this country one of the economy's greatest domestic threats, Louie said the leaders should talk about plans to make housing more affordable and to increase the supply of social housing for the country's most vulnerable.

He added the politicians need to demonstrate their solutions to ensure the engines of Canada's economy are built to withstand the impact of climate change with its increasingly frequent weather-related disasters.

In addition, he said, the leaders should tell the public their ideas on bringing broadband infrastructure to rural and remote municipalities since they need to be globally connected to continue to grow.

"It is difficult to imagine how a serious discussion on the strength of Canada's economy can avoid a substantial debate over the future of Canada's cities and communities," Louie said.

Louie leads a workshop Thursday afternoon at the Union of B.C. Municipalities' convention on keeping municipal issues front and centre in the election campaign.

A number of UBCM resolutions relate to municipal-senior-government issues, including:

- Burnaby's resolution asking the federal government to reinstate the long-form census;
- Maple Ridge calling on the federal government to review tax structures and programs to provide incentives for investment that increases purpose-built rental stock;
- Maple Ridge asking the federal government to maintain the rent supplement funding for more than 20,000 low-income households in cooperative housing communities across Canada;
- North Cowichan's call for the provincial government to allocate 60 per cent of the Building Canada Fund directly to municipalities instead of 40 per cent. [nru](#)

THOUGHT YOU KNEW VANCOUVER?

To subscribe or advertise in **NRU Vancouver Edition**, go to www.nrupublishing.com

Get the information only the insiders know.

NOVÆ res urbis
VANCOUVER EDITION



St. Paul's Hospital move 'not about building'

FOCUS ON HEALTH CARE

By Chris Rose

When a new \$1.2 billion St. Paul's Hospital is up and running on an underutilized piece of land on the False Creek Flats it will signal a transformative change in how health care is delivered in British Columbia.

That's what two planners associated with the ambitious relocation project told about 60 people Thursday at a Simon Fraser University public meeting on the plan.

Providence Health Care, which owns St. Paul's in Vancouver's West End, announced in April it intends to build a new facility on an 18-acre site on Station Street, approximately three kilometres away.

Providence said at the time that a new facility would give "give state-of-the-art treatment to patients who need medical care inside and outside of an acute care hospital" as well as eliminating the need to spend more than 80 million in seismic upgrades for the current hospital, which has some buildings more than 100 years old.

The charity said the new hospital and an integrated health care campus will still deal with acute-care patients but also offer an assortment of other programs including 24/7 primary care, chronic disease management services, mental health and addictions services, a low-risk birthing centre and end-of-life care.

"Redeveloping St. Paul's at Station Street will allow for the construction of a high percentage of single rooms supporting the care needs of patients, opposed to the 48 per cent single patient rooms that could be developed at Burrard Street," a Providence news release said. "Single-patient hospital rooms reduce patient risk to hospital acquired infection and allow for increased privacy for patients and their visitors."

In discussing the plan at one of SFU's City Conversations, **Darlene MacKinnon**, the redevelopment project's chief clinical planner, and **Neil MacConnell**, chief project officer, repeatedly said the new facility would still care for acutely sick patients but also become a primary health care destination.

"This is a huge opportunity," MacConnell said. "This is truly about changing the way care is delivered. We have the opportunity to custom-build the right solutions."

MacKinnon agreed. "This isn't about a replacement for a building," she said. "The goal is . . . clinical transformation."

MacConnell said the hospital is currently working on a

business plan for the redevelopment. He said the provincial government has invested \$500 million in the new facility and Providence has vowed it will leverage its land to provide up to \$750 million.

MacKinnon added shifting from acute care to community care is "cheaper and the right thing to do."

Several attendees, including Vancouver Councillor **Adriane Carr**, asked if there were any plans to retain some of the current services at the existing site for residents of the West End and the downtown area.

MacKinnon said no decision has been made regarding the existing Burrard Street site and the services it currently provides.

The planners were asked about the soil at the new site and what affect liquefaction might have if a major earthquake strikes nearby. In addition, they were questioned about the strategy of locating the new hospital so near the ocean.

MacConnell said he was confident that engineers would be able to deal with any future sea level rise impacting the new low-level site due to climate change. "I'm confident we'll get the right solution and build on that site," he said.

About 4,000 people currently work at St. Paul's.

Providence hopes the new facility will be built by late 2023, depending on planning and funding. [nru](#)

METRO PEOPLE

Jim Bailey is the new planning director for the District of West Vancouver. Bailey, who had been a senior planner for Vancouver since 2008, will be in charge of planning, land development and permits. He previously worked in West Vancouver from 2002 to 2008. Bailey replaces **Bob Sokol**, who left

the district earlier this year.

Luke Gibson has rejoined CBRE as a vice-president focused on office sales and leasing in Metro Vancouver. He was previously leasing director at **Ivanhoe Cambridge** and has 19 years' experience in commercial real estate experience.

JACKSON'S PARTING SHOTS

CONTINUED FROM PAGE 1

He also gave repeated assurances — perhaps to assuage his many critics — that high density does not always mean highrises and that the city will be able to handle the projected population growth with the existing land base and zoning.

He also rejected the idea of a city-wide plan, saying the city has policy documents that “are more than enough to guide future growth in Vancouver.”

For the purposes of his UDI audience, Jackson did say a city-wide plan could freeze development for three years, involve lots of staff resources and could cost \$2 million to \$3 million a year.

On Vancouver’s perennial issue of the need for affordable housing, Jackson threw out the idea of developers owning social housing units, saying the city has to rely more and more on the private sector to provide them anyway.

“Until today, most of the social housing has been owned by the city or the non-profits,” he said. “If we really want to encourage social housing, we should study the possibility of developers being able to build and own these, not operate them, with a covenant to ensure affordability, ensure diversity of income levels and tenants. “At least we should try on a pilot basis to see if we can get more units built faster and with cheaper rents. Once fully implemented, I think we could deliver thousands of units of social housing.”

Jackson also answered critics who say there are too many rezonings.

“Yes, there’s been a small uptick, but not a remarkable uptick,” he said, adding that there have been a greater number in Surrey, Burnaby and Richmond.

Similarly spot zonings, which Jackson said are not out of control, and he gave the baffling number of three spot zonings in Vancouver five years.

“Spot zoning are always contentious and make people nervous because it makes it seem like change is happening everywhere,” he said.

Jackson also defended himself against the heavy criticism he received for the Grandview Woodland plan and his role in the Brenhill project.

But he spent a good deal of his hour-plus speech talking about accommodating growth in Vancouver, giving hard numbers about who could be housed where, and that many of of the large areas being redeveloped, such as Pearson

Dogwood, Oakridge, Langara Gardens, the bus barn site, Little Mountain, Jericho and the old RCMP lands on Heather and 33rd will absorb a large number of residents.

“If you redirect growth in the right direction or location it can help deliver public benefits with CACs,” he said. “It will help protect job space and heritage resources and it’ll deliver a sustainable development and support transit-oriented development.

“Simply put, the existing zoning bylaw and the capacity of the existing zoning bylaw will absorb growth.”

IN DEFENCE OF CACS

Jackson said taxes would have to go up 11 per cent or development cost levies, applied on all large projects, would rise 150 per cent if there were no CACs.

“I know there are many of you in this room who are critical of the city’s use of CACs, arguing that we’re addicted to them,” Jackson said, and he argued that CACs only apply to rezoning applications, and not all of them. “So while some have claimed that we’re addicted to CACs for infrastructure, it’s not correct.

“What CACs for large projects do is provide the kinds of services and amenities that could not be provided by the city without alternate sources of funds.”

Jackson argued for the benefits CACs provide, such as libraries, daycare, social housing and other services.

“There are many people who claim that there are [other] financial solutions,” he said. “We haven’t been able to find them. We’ve looked at the alternatives and we recognize that CACs make a contribution to the quality of life we have in Vancouver.”

Jackson said he has already made changes in CAC negotiations towards a fixed rate, but that the whole issue needs a further look.

“Council needs to examine the financial benefits to the city that it receives from CACs in the delivery of rental housing, office development and heritage,” he said. “Council has strong policies for wanting more rental housing, for wanting more office development and protecting heritage.

“We have to look at the benefit we’ve got from the CACs that we’ve achieved versus what those projects in and of themselves have benefited the city. We need to have that discussion with city council, the development community,

CONTINUED PAGE 6 ▶

JACKSON'S PARTING SHOTS

CONTINUED FROM PAGE 1

rental-housing providers, heritage advocates, office development and the public.

Jackson also received light applause when he said he thinks the city needs to fix the way CACs are calculated. "It takes far too long and is far too complicated," he said, adding that the mayor is on board with changing it. "It has to be fixed and soon."

AGAINST A CITY-WIDE PLAN

Jackson said Vancouver does not need a single city-wide plan to guide its growth.

"During the last civic election, many people talked about creating a city plan for Vancouver," he said. "It seemed to be the answer for affordable housing, how to accommodate growth, the answer for everything."

He discussed the amount of time and resources it would cost, as well as work on terms of reference and an implementation strategy and called it "a great employment plan for planners."

"This is a city that demands consultation," Jackson said. "This means extensive public consultation, options for consideration, more consultation, changes to reflect the consultation, a draft plan, more consultation, and finally, the plan."

"I know there are some people who suggested that the city plan could be done in a year with people sitting in a room and developing a concept, but frankly those people have not had the experience I've had and quite frankly, they don't have much of a grip on reality."

He showed slides of several piles of planning documents the city already has and said they're enough.

"Planning, by nature, is messy," he said. "And we need a whole bunch of policies to guide it, not one document."

"We don't need any more red tape. We don't need another document. We don't need more complexity than we already have. City plan is a nice to have, not a have to have."

But one of Jackson's predecessors, former co-planning director **Ann McAfee**, who oversaw the city's 1995 CityPlan set of directions, has taken the opposite view. She said at the **Planning Institute of B.C.** conference in 2013 that a city-wide plan would neatly incorporate the great sheaf of policy documents that govern planning in Vancouver, that they're not all in one place and should be.

And Jackson's comments last week may be sparking the

conversation again.

A piece in *The Tyee* by UBC urban design head **Patrick Condon** (http://m.thetyee.ca/Opinion/2015/09/19/Who-Vancouver-Top-Planner-Calling-Hater/?utm_source=nationalweekly&utm_medium=email&utm_campaign=1909) quickly made the rounds on the weekend.

"Jackson acknowledged problems with CACs but he doesn't share the view held by me and others that a city-wide plan would make things a lot better," Condon wrote. "Indeed, one reason why developers may be having less trouble in other [B.C.] cities when negotiating CACs is that every city in the region, with the exception of the exempted "charter city" Vancouver, has an actual city plan."

Councillor **Adriane Carr**, who led the charge during the election on the need for a city-wide plan, didn't respond to *NRU's* request for a comment on Jackson's remarks.

IN DEFENCE OF BRIAN JACKSON

Jackson spoke on the two issues he's received the most public criticism about: the Grandview Woodland plan and the Brenhill project and land swap in Yaletown.

Part way through the planning process for Grandview Woodland in 2013, residents became outraged at an emerging-directions document for the plan that suggested high-rise buildings at Commercial and Broadway.

"Fact: We know that Broadway and Commercial is one of the busiest transit hubs west of Toronto," Jackson said. "Fact: the emerging directions report was supposed to provide planning ideas for how the area could be changed."

"It wasn't a plan. It was airing ideas based on what we heard from the public, together with those very important council policies and objectives. Fact: there was no foot-stomping. There was no dramatic confrontation. Nobody threatened to turn blue. There was no political interference. There was a discussion of the various options."

He said staff prepared nearly 70 options for consideration on the densities and heights and regrouped and apologized after the community became angry.

He said the city then set up a citizens assembly, which made its report to council this year.

The Brenhill issue involved a land swap between developer and city, a tower in exchange for social housing.

CONTINUED PAGE 6 ▶

Development on arterials

MORE TOWNHOUSES NEEDED, JACKSON SAYS

By Karenn Krangle

Vancouver needs a policy for its arterial streets that encourages development of townhouses — a housing form in short supply, head planner **Brian Jackson** said last week.

As part of his long and wide-ranging speech to the **Urban Development Institute**, Jackson said the city has limited opportunities for townhouses, but has begun to provide it in Norquay and Marpole.

“There’s one missing component that I feel is necessary to guide growth and development in Vancouver and that’s townhouses,” he said. “We need an arterial-roads policy to guide redevelopment for townhouses and row houses.”

He said townhouses provide an option for more affordable housing those looking for single-family ownership.

Jackson, who previously worked in Richmond, said that city brought in an arterial roads policy “decades ago,” and that Vancouver currently does not have one to accommodate townhouses.

Calling it “uncharted territory in Vancouver,” he said there would not be a blanket rezoning for all arterials, but it would have to be considered carefully.

“It won’t be easy because you’re talking about development adjacent to single-family neighbourhoods,” he said. “It’ll be hard, gritty and messy and it’ll take some time, for we’ll be talking to people in our single-family neighbourhoods for a type of development they haven’t seen before.

“And in some neighbourhoods there’s going to be a conflict between saving our heritage and rental replacement and this arterial road policy.”

Jackson said areas with lanes and like the Cambie corridor have opportunities for townhouses beside higher density development. The city has recently begun phase 3 of the corridor plan, which calls for transitional areas with lower-density housing.

Townhouse development is also steadily replacing older single-family houses along Oak, although Jackson did not mention that street. He said in an earlier interview with NRU that although property is similarly being assembled along Granville, it is not likely to be permitted to develop that way.

[nru](#)

JACKSON’S PARTING SHOTS

CONTINUED FROM PAGE 1

The city and **Brenhill Developments** were subsequently and successfully sued by residents over alleged irregularities in bylaw language and other issue — but ultimately won on appeal.

However, the criticism of Jackson came when he appeared at the urban design panel, which did not support a first version of the tower, and recommended they support it at the second review.

“People accused the chief city planner of interfering in the city planning process, appearing at the urban design

panel, saying my appearance was unprecedented and extraordinary,” Jackson said. “Unprecedented? Check your facts. [Predecessor] **Brent Toderian** went six times to the urban design panel. [Toderian’s predecessor] **Larry Beasley** used to be on the urban design panel. So my appearance was indeed not unprecedented.”

He said he didn’t express his side of it to the media “because it prolongs the story, and more importantly, changes the focus.” [nru](#)

VANCOUVER BRIEFS

[Development permit board](#)

A project on the north side of the new East Fraserlands district that was twice not supported by the urban design panel goes to Vancouver's development permit board today.

The residential project at 3699 Marine Way, at the northeast corner of Marine Way and Boundary, features two, six-storey buildings with 273 dwelling units — possibly rental housing — and a two-storey amenity building.

In May, the panel voted 7-1 not to support the project's redesign, saying it was too conservative and unrelenting — a complaint it also had during the project's first review in December.

Panel members felt that because of its location at the southeastern entrance to Vancouver, the project should make a strong statement as a gateway at the eastern end of East Fraserlands.

The site is across Marine from the larger portion of the new neighbourhood, the former home of the White Pine sawmill on the north side of the Fraser River.

During the second review, architect **Raymond Letkeman** said the first design's two buildings

became four in an effort to break up what the panel had said was too-heavy massing, and glass was added to the middle and ends of the corridors, but most panel members said it still looked like two buildings.

Guidelines for the site, known as parcel 43 in the East Fraserlands plan, had called for an 18-storey tower on it, but the project team went for a lower building form.

The panel also also felt the colour palette could be stronger, was divided on whether it should face Marine Way and debated whether this project, should adhere to the design guidelines calling for references to the site's former life as a sawmill and to the working river.

Some of these comments are likely to be reflected in the board's conditions of approval.

[Shaughnessy decision delayed](#)

Vancouver city council has put off until Sept. 29 a decision on making Shaughnessy Vancouver's first heritage conservation area.

Council last week resumed the public hearing held in July and heard from dozens of residents speaking

on both sides of the issue.

Shaughnessy's official development plan would be replaced with a heritage conservation area official development plan, a new zoning schedule, a heritage procedure bylaw and a new heritage property standards of maintenance bylaw. That would protect houses built before 1940 by stopping their demolition and replacement with newer houses, which some residents have said do not fit the area's character.

Staff said there was an increase in demolition applications to demolish older houses in Shaughnessy before council approved a moratorium on demolition pending a decision on the conservation area.

Artist, author and heritage advocate **Michael Kluckner**, who is on a committee that recommends buildings for the heritage register, said the need for the new zoning is "clearly a failure of the zoning to manage change.

"I think not to go forward on it is effectively turning your back on 33 years of public policy."

Speakers opposed to making Shaughnessy a heritage conservation area called the move inflexible, said their property values

would suffer and that infill housing would ruin the landscape.

A few opponents described it as undemocratic and totalitarian and complained it would take away their freedom.

Area resident **Dallas Brodie**, who described the new houses as McMansions, said Shaughnessy should not be part of a speculators' game and that it is not an enclave for the super-rich. She estimated 17 old houses might have been demolished if the city had not brought in the moratorium on demolition.

The new policy could allow coach houses and infill buildings, although some who opposed the change said the infill could ruin the landscape.

[New Norquay zone](#)

The city holds an open house Wednesday on a proposed apartment transition area in Norquay. This would allow four-storey residential buildings and stacked townhouses on certain streets.

Council adopted the Norquay neighbourhood centre plan in 2010.

The open house is from 5 to 8 p.m. in the gym at Norquay school, 4710 Slocan. [nru](#)