



December 12, 2007

## RE: Planning Program for Norquay Village Neighbourhood Centre

Dear Norquay Village Resident, Business Owner, and/or Property Owner:

Since early 2006, the City of Vancouver Planning Department has been working with local residents and business owners on a **Neighbourhood Centre** plan in your area. The Norquay Village Neighbourhood Centre planning program is focusing on an area to the north and south of Kingsway, generally between Gladstone and Killarney Streets.

Two volunteer working groups made up of residents and local business owners have worked with City staff for more than a year to create a set of proposals that include street improvements to the shopping area, potential for larger scale development on Kingsway, and new zoning to allow a greater variety of small scale housing around it. These were presented to the broader Norquay community at Open Houses in June 2007. A survey was delivered to all households and businesses owners in the community to seek feedback on the proposals at that time. Unfortunately, the civic strike stopped work for most of the fall; despite this delay, City staff is now working to resume the Neighbourhood Centre planning process in Norquay.

The community has been providing feedback on the planning proposals and a number of questions and concerns have been raised. City staff are currently analyzing all of the community's feedback with a view to refining the proposals to address what we have heard. The City of Vancouver will continue to work with the community and its representatives in 2008 to appropriately refine the draft Neighbourhood Centre plan.

On the back side of this letter we have provided a list of the more frequently raised questions and concerns. Further information on each is provided for clarification.

We would like to thank the community for its interest in the planning program for Norquay to date and to encourage your continued involvement as the work continues. Please watch for future notices and information in early 2008 on the Norquay Neighbourhood Centre Planning program.

Yours truly,



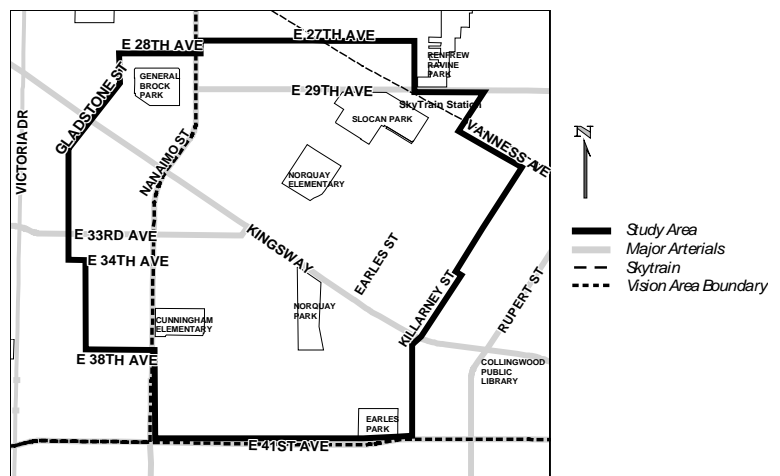
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Below is a list of some of the questions and concerns that have been frequently raised.

**Q Where did the idea to make a ‘neighbourhood centre’ in Norquay come from?**

**A** *CityPlan* was adopted by City Council in 1995 and is Vancouver’s comprehensive planning framework; it introduced the idea of Neighbourhood Centres. The *Renfrew Collingwood Community Vision*, which was adopted by Council in 2004, located a future Neighbourhood Centre in Norquay.

**Q If residential areas are rezoned, will that force me to leave my house?**

**A** No. You may continue to live in your house and use your property as before. A rezoning would only allow for additional development options, which you or future owners may or may not choose to pursue.

**Q Will my residential property taxes go up if my property is rezoned?**

**A** Property taxes are primarily influenced by assessed property value. While future property values cannot be predicted precisely, past experiences in the City indicate that an increase in property value attributable to rezoning would likely be near 5%.

**Q How many dwelling units can be built on a typical lot if it is rezoned to RT-10 (Small House/Duplex) or RM-1 (Courtyard Rowhouse)?**

**A** Three. The most typical residential lot size is in Vancouver 33 feet x 120 feet. Currently, an RS-1 (Single Family) zoned lot can have one house with one secondary suite for a total of two dwelling units. The two residential zones that have been proposed in Norquay each have unit density limits that permit a maximum of three dwelling units on a typical lot. It is noted that the maximum of three units may not be possible on all lots.

**Q If single-family areas in Norquay are rezoned to RT-10 and RM-1, how quickly will redevelopment happen?**

**A** In the past, when areas have been rezoned in this way, physical change has happened very slowly. Recent experience at Kingsway and Knight Street reveals that less than 2% of the rezoned properties are redeveloping each year.

**Q If the proposed plan for Norquay were to be adopted, will public amenities such as park improvements or community facilities be provided?**

**A** The plan proposal includes about \$1 million for streetscape and pedestrian safety improvements along Kingsway. Redevelopment and growth generate funds to pay for community amenities because builders pay a levy on every square foot of new development. In addition to any redevelopment in single-family areas, the proposed Kingsway Rezoning Area could also generate funds for additional amenities in the neighbourhood. We recognize that this is a concern that needs to be discussed further with the community.

Further information on questions and concerns that have been raised in the community is available on the City’s website at: [www.vancouver.ca/norquayvillage](http://www.vancouver.ca/norquayvillage).

If you would like a printed copy of this material or Chinese language assistance please call Ingrid Hwang at 604-873-7461.