



NORQUAY VILLAGE

Neighbourhood Centre Program

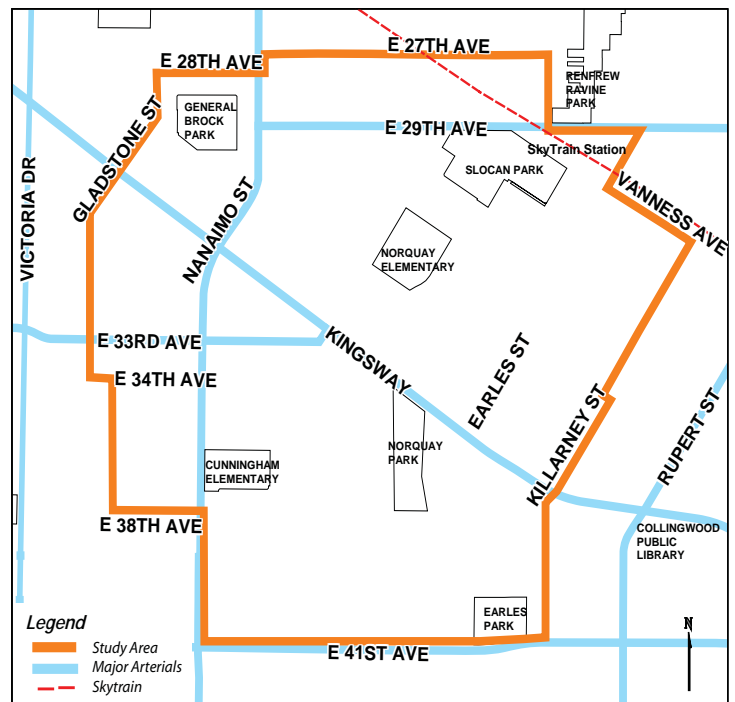
Spring 2008

Hello Community Members!

Program Background

CityPlan, Vancouver's broad vision for the City's future, was adopted by Council in 1995. It envisions a city of neighbourhoods, with neighbourhood centres serving as the 'heart' of communities. The Renfrew-Collingwood Community Vision was endorsed by Council in 2004; it identifies the Norquay area centred along Kingsway as a future mixed-use Neighbourhood Centre where people will find local shops, jobs, services, public places, and new forms of housing.

The program to plan for the Norquay Village Neighbourhood Centre began in early 2006. City of Vancouver planners have worked with local residents and business owners since then to develop proposals for street improvements along Kingsway, greening and pedestrian routes, and new zoning to allow a greater variety of housing.



Neighbourhood Centre Study Area

We've been listening... Here's what we've heard

By writing comments on survey forms, through dialogue at various meetings, and by contacting Planning Department staff, the people of Norquay have provided feedback on the previously proposed plan for Norquay. The summary of feedback presented here will help guide future planning. With the outstanding land use issues identified, staff will continue to work with the community to address them and revise the Neighbourhood Centre proposal.

Scope of Proposed Rezoning

We heard that some people felt that the proposed area for rezoning to permit new types of housing is too large. Others believe that more housing would benefit the community and help bring more services to Kingsway.

Duplexes and Small Houses

We heard comments both for and against duplexes and/or small houses in rear yards. Some saw these housing forms as opportunities to accommodate extended family members or as an income generator, while others did not want Norquay to change.

Courtyard Rowhouses

Some people commented that courtyard rowhouses were not supported in the Renfrew-Collingwood Community Vision and should not be considered in Norquay. Several people mentioned that other forms of multi-family housing may be considered, particularly near the Skytrain stations.

Neighbourhood Character and Landscaping

People commented about the need to improve the quality of new development generally. They felt that more should be done to ensure higher quality design and building standards, and to add to the landscaped character of the neighbourhood.





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Need For Local Amenities

Many people have expressed that amenities need to be improved to accommodate an increase in population. It is evident, however, that the term “amenities” means different things to different people. Amenities such as improvements to parks, expanded community centres and pools, an arts centre, and daycare spaces were mentioned by some people. Others spoke about the need for more and improved public spaces, street trees, benches, and safe crosswalks to help better connect the community. Some people also mentioned a grocery store and better local shopping and services as valued neighbourhood amenities.

Change on Kingsway

Many people supported change and higher densities along Kingsway in order to bring in additional retail and services, improve the area’s image, and make it the heart of the community. Some noted that increasing redevelopment opportunities on Kingsway would be a way to achieve neighbourhood amenities.

Other Concerns

Some people expressed concern about the rate of redevelopment in Norquay. Others noted that new housing should lead to more affordability. We also heard concerns about a possibility of higher property taxes. Several people felt that additional parking and traffic could change the character of Norquay Village.



Let us know what you think!

The City is committed to continued work with the Norquay community to develop a Neighbourhood Centre Plan for Norquay. Please help us to make an accurate list of comments, so that we can work to address all of the concerns raised.

We want to hear from everyone in Norquay...

Do you have further comments? Do you have questions or ideas?
Would you like to become more involved in the program?

Please contact us: c/o Abigail Riley, Planning Analyst
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Do you want to provide your comments in Chinese? Please call Angela Ko at 604.871.6598.

Watch for information updates about Norquay on the City’s website at vancouver.ca/norquayvillage.