

February 28, 2009

ISSUES, OPPORTUNITIES, IMPORTANT FEATURES AND ASPIRATIONS IN NORQUAY (NOTES OF ALL FOUR QUADRANTS)

SOUTHEAST

ISSUES

- Kingsway and Earles - multi-use not single use. Rhodes-Earles (Kingsway to Lane) land condition / sanitation. 2600 northside Kingsway between recycle and carlot, turn over in business.
- Royal Bank - land contaminated - derelict.
- Lacks a centre / a heart / no focus.
- Slovan & 34th - lane condition / sanitation.
- General lighting.
- Sidewalks.
- Ped xing - Kingsway/Duchess/Wales.
- Norquay Park Pool - refurbish.

OPPORTUNITIES

- Kingsway-Rhodes-Earles (southside) → contribute to park.

ISSUES

- Language barriers - business signage. Translate signs / menus etc... understand by all.
- 2536/2542/2544 store fronts - derelict appearance..... across street 2569.... in nice condition.
- Norquay Park....good view - no seating.
- Traffic circles in poor condition (plants)

OPPORTUNITIES

- Norquay Park - better use - public realm. More multi-use /all ages.
- Neighbourhood Greenway on C.O.V. R.O.W. 39th & 40th from Killarney to Earles - 38th Earles → Dundee (greenway)
- Have a bank.
- Development to happen gradually, with diversity, development types.
- *Norquay days.*
- A decent coffee shop.

ASPIRATIONS

- Historic plaques.
- Gateway structure / monument at Purdy's
- Building setbacks.
- Wider sidewalks.
- Second storey terracing.
- Running path through Norquay Park.

- 37th & Norquay Park - tennis courts.
- Liked Duchess Court appearance and street - Duchess Westside.
- Norquay Park art market (Sundays).

ISSUES

- conflicts between commercial and residential across lanes.
- Number of empty storefronts (empty leases).
- Norquay Park - lacking activity - vibrancy - accommodates all ages.
- Architectural mish-mash - Kingsway commercial area / residential area.
- Earles St. south of Kingsway (traffic)...arterial → neighbourhood collector.
- No banking.
- Type of trees planted in some areas problematic (pruning/insects/lifting)
- Graffiti.
- Crime and prostitution around park and commercial areas.

OPPORTUNITES

- Changing how a lane functions behind commercial areas - dbld fronting commercial.
- Wales (38th - Kingsway) - close street - 100k at commercial and residential on top (low rise/mix use) facing park (Greece) cobblestone pavement treatment.

IMPORTANT FEATURES

- Historical link to dairy.
- Harveys → oldest family store.
- Karate bldg. oldest comm.. bldg on street.
- Kingsway more specifically - Norquay is one of the oldest areas.

ISSUES

- Use strip mall - single storey - crime - sanitation condition - lane condition
- FOCAL POINT
- Under use at Norquay Park
- Kingsway crossings - pedestrians

OPPORTUNITES

- Parks → greenways
- History - Let the World know - theme
- Redevelopment

IMPORTANT FEATURES

- Oldest department store in Canada
- Still Creek
- Avalon Dairy
- Oldest bldg.
- Neon signs like Wally's and 2400 Hotel sign, Dragon Inn.

ASPIRATIONS

Specific new features:

- Art Centre/community gardens.
- Focus - heart and theme - preserve history/mature trees.
- 2400 sites.

- Norquay Park - new amenities for park.
- Pedestrian only areas.
- Multi-use rather single use on Kingsway.
- Ability to get across Kingsway.
- Seniors facilities/amenities - community centre, seating area, commercial facilities - coffee/bank/shuttle buses
- Services - grocery stores, banks coffee shops

How do we get there? - **DIRECTIONS**

1. Theme based design guideline "Mission Statement"
2. Development on Kingsway - encourage mixed use on Kingsway.
3. Community organization (schools, neighbourhood) to start greening initiatives.
4. Allow for a variety of housing types for now and to accommodate futures housing requirement.
5. Connections and links to hubs.

Neighbourhood Centre "Live/Play Live/Work/play

Office? Services? Groceries, banks, professional, coffee shops? Bakeries? Ice cream shops?

Public spaces - public streets, vendors, markets, food entertainment

NORTHEAST

OPPORTUNITIES

- Still Creek: much of it is buried; it could be opened up to connect with the ravine and provide a greenway through the community. (The City's Property Endowment Fund already owns a lot).

ISSUES

- Vanness: Heavy, fast traffic; poor and inadequate lighting; drug use around station; - sidewalks in poor condition → BC Bikeway Planning Process
- Pedestrian crossing and sidewalks (bulges).
- Ideal pedestrian/transit route between the station and Kingsway?

ASPIRATIONS

- Kingsway is too "long" and spread out: Earles at Kingsway is a good location for a neighbourhood village/node

- Don't want to "repeat" Kingsway @ Tyne
- Is there enough population?
- Major traffic route / not walkable?
- Crossing safety?
- Bulges, benches trees: make it more pedestrian friendly?

Higher density residential development around 29th Avenue Skytrain to improve safety (community garden)

- city-owned vacant lot
- empty store-fronts at Earles & Vanness
- coffee shop for commuters? Police station?
- dog park and community garden to get more people in right away?
- townhouses and duplexes are more palatable to the residents than towers; infill housing is not realistic as most lots are too shallow. → By facing them towards the stations, we improve safety (community police station).
- Improvements to Vanness would help with Skytrain safety; lighting, sidewalks, traffic-calming, "crime pathway", needle box (?) etc.

NORTHWEST

Tour notes:

Kingsway/Slocan

- noise
- downtown view
- 2400 Motel - heritage or change costly
- tunnel Kingsway

Nanaimo/Kingsway

- KingsMall - negative
- Auto service falling into disrepair
- 2242 Kingsway apartment debate
- Canadian Tire okay?
- SCENE - 4 storey apartments and townhouses
- & S.F. lots - what next change zone?
- veterans and gym parking cut into laneway
- lane = street north of the "SCENE" development build it as roadway?
- street end vista to west
- City set up design control offer (Grant)

BROCK PARK

- Daylight stream
- garages face park - too bad
- lane to east has good views used as walkway
- question of roofs over sun deck
- some lot use not amenable to laneway housing

Kamloops neat Skytrain

- deterioration streetways
- 27th has lots of traffic. Why?

Nanaimo & 27th

- no safe-crossing for 5 blocks

Kamloops/26th

- lanes dead end to Skytrain okay?
- old character trees
- controlled change from Vancouver specials to

Penticton Children's Place

- unkept unsafe haven for drug dealers in trees
- black hold under "bridge"
- trees along train line now an issue - haven for homeless and delinquents... block light on north side - litter

Bike path

- traffic claming or re-route threpath

Area character

- topographic relief - tiered housing
- stone walls
- walking lanes

4520 Clarendon

- Issue of frontyard parking
- lane parking issue...garages not used for vehicles
- roundabout - Clarendon and Brock
- issue → how much front yard?
- lost opportunity roadway northway end of Norquay school
- Sequence and rate of change
- Use laneway to change to more density.
- use conversion to fee-simple rowhouse and lane to road

ISSUES

- needs social gathering
- pedestrian comfort - access
- safety - Skytrain access, lane dead ends and dark areas, crime (focal points)
- upkeep - cleanliness - litter, landscaping

OPPORTUNITIES

- parking as vehicle use influence
- non-strata infill
- rowhouse - fee simple
- pilot green and sustainable ideas
- improve parks
- transit improvement e.g. Kingsway
- other zoning on Kingsway

IMPORTANT FEATURES

- views
- topographic relief → tiering → retaining walls
- laneways
- existing quality retail
- curved and bending streets
- low profile - light Access
- trees and green (space)
- Skytrain
- character houses

ASPIRATIONS

- human scale streetscape
- street car
- quality construction
- model green and sustainable
- essential services in walkable amenities
- diversity - people, character, age, social

SOUTHWEST

ISSUES	OPPORTUNITIES
33 RD : busy, narrow sidewalks: need light at 33 rd & Gladstone	33 rd : denser development
Traffic onto + @/33 rd needs to be dealt w/eg right turn lanes @ Nanaimo/left turn arrows	VISTA N/W from Kingsway + irregular shape lots 30 th - 32 nd - might be good transition zone, townhouses.
Lots of traffic on Gladstone (bikeway)	Laneway housing is opp./or affordable rental housing
Laneway housing has drawbacks re:impact on neighbours	
Strip Mall	

ASPIRATIONS	FEATURES
Better traffic management @ 33 rd & Nanaimo	Ornamentation /character (green shrubs)
<p>Stepback development from Kingsway</p> <ul style="list-style-type: none"> o Create "village" parallel to Kingsway where less traffic o Shops face 30th (like Aurora in Seattle) total:7-12-14 storeys on Eldorado + Motel site o Walkways to break up long blocks along Kingsway o Tonwhomes surround the higher density village zone o Affordable housing o Maybe social housing & seniors housing along Kingsway o Family housing on the backside of Kingsway or behind it. o Affordable housing along Slokan b/w Kingsway & Norquay Elementary o Green parking lots o Design guidelines are o Design guidelines are key ! o Large grocery store - but it shouldn't look like a big box o Parking on streets that run perpendicular to Kingsway o Trees on Clarendon o Removing powerlines throughout areas o Services/garbages need to be screened/cleaned up o Don't rezone the rest of the SF areas - stop rezoning b/w 33rd & 34th o Maybe future townhouses on shallow lots Nanaimo/Highgate/St.Margaret's but later o Some group members: need RS-1 guidelines o 3 storey townhouse on Mannering 	2400 motel: heritage, worth protecting (some...?)

<ul style="list-style-type: none"> o C-2 max 6 storeys on north side of Kingsway o Extend "green" treatment north to at least 34th Ave o Work with school board to make Cunningham a better green space o Put cycling facility on 33rd to connect new Village with west 	

Directions - How do we reach our aspirations.	
<ul style="list-style-type: none"> o Any area that gets re-zoned needs design guidelines o Make better use of existing city resources and programs o Don't create wall of buildings along Kingsway - step back - higher densities on backside that gradually decrease into the neighbourhood o With services/parking throughout o 7 + storeys to avoid wood frame upper limit: 12 storeys (14 in certain locations) o Walk able "market area" / village on the backside of KW (between 30/32nd) o More small green spaces throughout the neighbourhood 	