



NORQUAY VILLAGE

Workshop #4 – Connections, Places & Character
April 28, 2009, Vancouver Alpen Club
Table Topic #4 Summery: Housing Character

Housing Character Comment Sheet Results

As of April 30, 2009 – 9 completed comment sheets received.

1. Describe the existing character of Norquay housing?

- Some really bad/smucky design, aesthetically UGLY!
- Hodge-podge; eclectic but not in a good way.
- How can we preserve the variety inherent in a multi-cultural neighbourhood while creating more neighbourhood character?
- Single family – Victorian with small bungalows interdispersed with Vancouver Specials.
- There isn't any character. It's "hodge-podge".
- Hotch Potch.
- Mixed & multi-cultural.
- Mixed.
- More energy efficient?
- Mix of everything.

2. Would you like to see the character of Norquay housing change? How?

- Density should be carefully considered, placed close to transit centres and commercial centres.
- New houses be built in a style similar to existing heritage housing (including post-war stucco bungalows).
- Big trees.
- Slight change; higher density Kingsway.
- No.
- Leave it.
- Smaller? Fit more families on one lot.
- Would like to maintain ability to have variety.

3. Do you believe design control could be useful? How? For what housing types?

- Yes! Better design for all housing types – single, duplex, multiple.

- Aesthetically well–designed, both Traditional & Contemporary are fine, as long as they are Good Design.
- Sustainability; architectural uniformity enhances neighbourhood character; preserves & respects heritage; increases property values.
- Yes for single family homes, and low–rise apartment buildings.
- For houses that are being built, should have design. NO! 6 house the same, in the block.
- R1 & R5 mixed.
- Depends; only exterior; multi–family hi density.
- No.
- More back yard.

4. How do you feel about existing residential landscaping? Could design control be useful? How? For what housing types?

- Plant smaller shrubs; not fast growing.
- Smaller trees, cherry blossoms, not fast growing needles.
- No.

5. Which aspect of design control most concerns you? Please Comment:

Form?

- Volume?
- Articulation.
- Lanes – diversified
- Diversified, lanes usage, parking

Character?

- Style? Aesthetically well–designed, both Traditional & Contemporary are fine as long as they are good design.
- Vancouver arts & crafts cottage style; but large enough to accommodate extended families/different cultures.
- Mixed.
- Mixed.

Landscape?

- Planting, how much?
- Larger backyard, smaller frontyard; encourage greenery/gardens.
- ? Grass.
- ? Grass.

Materials?

- Quality?
- ?
- Stucco, wood.
- Stucco, wood.

Other Comments:

- Note: due to the area hi density should be approve as in other areas.
- We need to build for sustainability & planned higher density.
- I like “articulation” – makes it more friendly & inviting.