



# NORQUAY VILLAGE

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

**Existing housing character:**

- very varied
- inconsistent
- diverse
- uniformity of style needed
- trees needed
  - watch type - some problematic

**Design control discussion:**

- importance of sustainability should be considered
- multicultural community needs to be considered
- avoid “cookie cutter” design
- design controls shouldn’t make uniform development - like variety
- maintenance/cost of finishing materials need to be factored
- front yard setbacks should be reduced for all housing types
- articulation of front facades/houses - create interest
- densification happens anyways - would rather be proactive about how increased density happens (re: parking, safety, etc.)
- guidelines for new construction for areas rezoned
- RS-1 - explore improvements (re. articulation)
- guidelines shouldn’t restrict how people will want to use interior space
- design control can be costly/onerous
- need to consider that these new developments will be here for a long time
  - better design is important
  - better building materials
- arts & crafts/traditional style - unique to West Coast and would be appropriate to Norquay - with provision for variety, not “cookie cutter”
- important to have variety (set backs, coloration) within a rowhouse project
  - respect topography
- preserve heritage buildings
- laneway housing - quality of design important
- address homogeneity that happens under RS-1 - row of same design “Vancouver specials”
- wouldn’t want to see area blanketed with RT or RM zones - need to look at area holistically
- need to consider if you want to live beside some of the RS-1 houses that can result
- newer houses/“Vancouver specials” generally seem to have no backyard

- importance of neighbours/community having input in new development nearby
- element of cost relative to “bettered” designed houses
- poor design is reflection of builders’ maximizing profit
- provide incentive for builders to pursue better/quality design finishes
- room for both traditional & contemporary styles - it’s more about quality of aesthetics
- larger overhangs needed in West Coast environment - 14” insufficient
- concern about laneway houses affecting neighbouring views

**Affordability discussion:**

- question whether affordability affected by new zoning which could increase rate of redevelopment
- accept that density needed to house increasing population - need to keep affordability in mind at same time