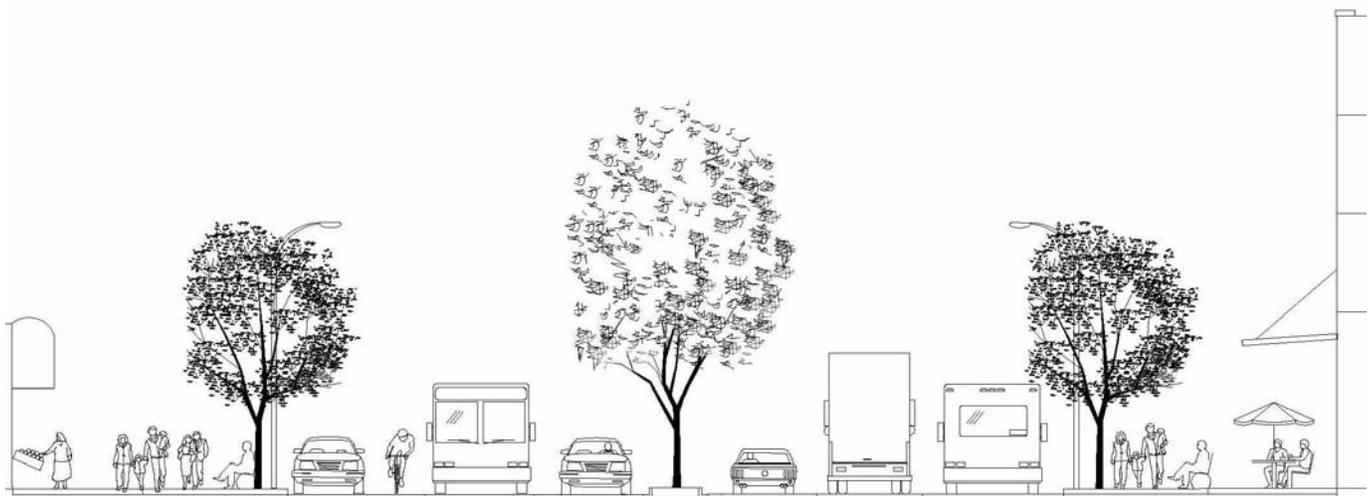




NORQUAY VILLAGE NEIGHBOURHOOD CENTRE: SHOPPING AREA: PUBLIC REALM AND TRANSPORTATION IMPROVEMENTS PLAN

Adopted by City Council Nov. 4, 2010



Norquay Village Neighbourhood Centre Shopping Area PUBLIC REALM AND TRANSPORTATION IMPROVEMENTS PLAN

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Acknowledgements

1. Introduction and Background

The Neighbourhood Centre Program is designed to deliver improvements to neighbourhood shopping areas and to plan for small scale housing around them. The Norquay Village area was identified as a Neighbourhood Centre in the Renfrew-Collingwood Community Vision in 2004. The shopping area should be developed, usually from existing shopping streets, to serve as the 'heart' of a community; that is to say, a place where people can find shops, jobs, services, public places that are safe and inviting, and an increased variety of housing types to meet the needs of residents at various age and stages of their lives. The Norquay Village Neighbourhood Centre Shopping Area: Public Realm and Transportation Improvements Plan (PRTIP) is one of the main elements of the implementation program for this Centre. This Plan was produced through a consultation process with the community undertaken jointly by the Planning and Engineering Departments. A Working Group provided ongoing advice throughout the process.

City staff held Open Houses on June 12, June 14 and June 16, 2010 so that the community could view and comment on proposals for the Norquay Village Neighbourhood Centre Plan. City staff presented proposals to revitalize Kingsway and increase flexibility for individual property owners and renters. Many attendees filled out comment sheets to provide feedback on the plan proposals which includes; a wider variety of housing options in the neighbourhood, revitalizes Kingsway into a diverse, pedestrian-friendly, mid-rise commercial street, and provides new community amenities and public spaces.

2. Purpose

The purpose of this Plan is to guide the redesign of Kingsway and intersecting streets from Gladstone to Killarney Streets over time, in a consistent manner, whether the work is undertaken by the City of Vancouver or as part of private development. Geometric changes, a landscaped median, sidewalk stamps, public art and other initiatives are to be brought together into a cohesive whole.

3. Vision

The changes are intended to achieve a number of design and community development objectives and to capitalize on opportunities to strengthen the shopping area by providing a wider range of retail goods and services for a diverse community. The Renfrew-Collingwood Community said that Norquay Village should be a more attractive and lively shopping area, and that there should be a mix of new housing around it for the community's families, seniors, and young people. Other directions include:

- Create More Attractive Parks, Streets, Lanes, and Public Places
- Create a Cleaner Community,
- Focus on Environmental Initiatives
- Enhance Community Safety
- Make Streets Safer
- Improve Community Involvement in Decision-Making

- Maintain and Enhance Single Family Neighbourhoods
- Enhance Community Services
- Add New Housing Opportunities
- Improve Walking and Biking Routes
- Norquay Village should be enhanced to act as the heart of their adjacent neighbourhoods.
- New housing should be added to help support the shopping areas.

Directions specific to Norquay Village include:

- Make commercial streets more convenient, safe and comfortable:
- Shops and services should be continuous along the ground floor of buildings
- More street trees and sidewalk merchandise
- Improve pedestrian safety
- Create convenient parking
- Create more attractive store fronts
- Maintain cleaner streets and lanes

4. Plan Overview

The Plan is composed of a series of interrelated changes that together will help achieve the objectives (Figure 1). The improvements include:

- A. On Kingsway, a landscaped median between Gladstone and Moss Streets
- B. Geometric changes to the intersection of 34th Ave, Wales Street, Duchess Street and Kingsway, creating an area for seating, an off-street cycling path, special planting, public art, a new pedestrian/cyclist-actuated signal, and shorter street crossing distances for pedestrians
- C. Installation of small landscaped corner bulges at Gladstone, Clarendon, Rhodes, Moss, and Dundee Streets, and Kingsway to provide shorter street crossing distances for pedestrians as well as improving sight lines for pedestrians and motorists
- D. New streetscape elements including improvements to landscaping and street trees, unique tree grates and sidewalk stamps, additional street furniture, character lighting and public art.

This Plan, including preliminary plans for geometric changes, has been produced by the Transportation Division of Engineering Services and the Community Planning Division of the Community Services Group. As detailed design and implementation proceed, refinements may occur prior to construction.

Figure 2.

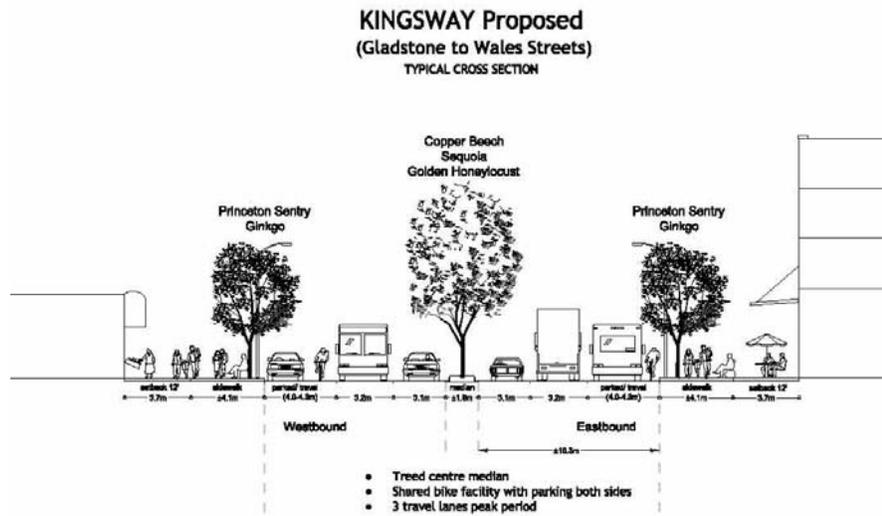


Figure 3.

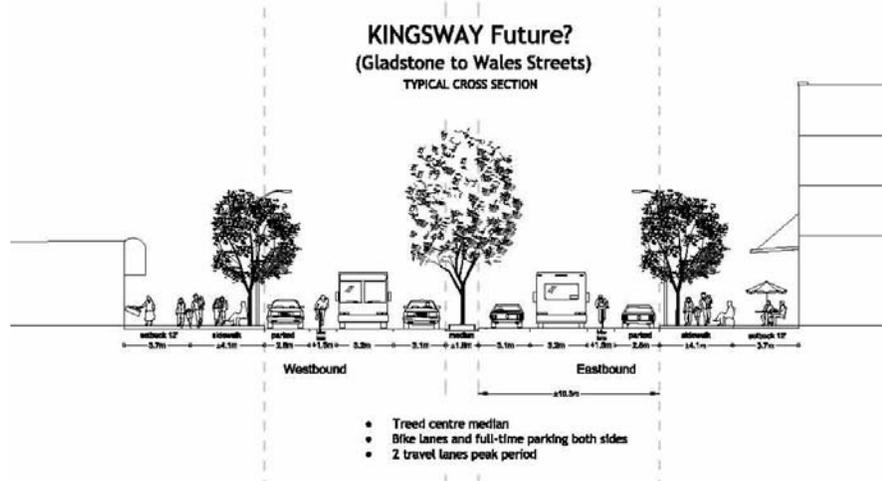
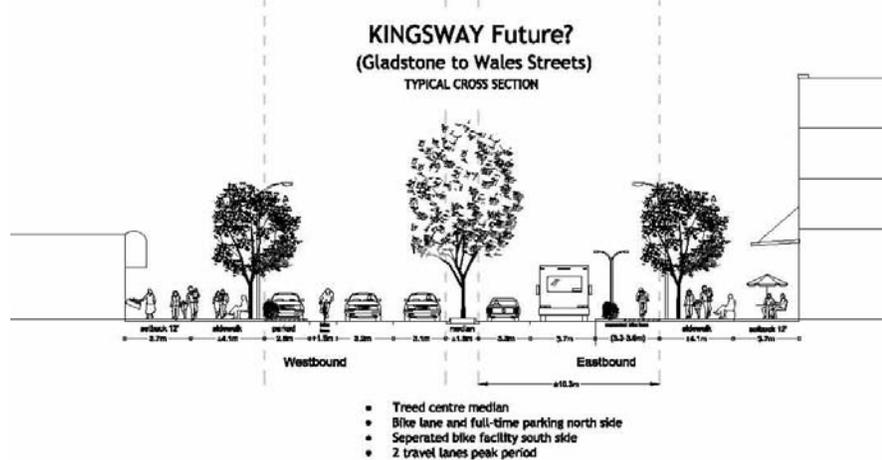


Figure 4.



6. Street Geometric Design

Figures 5 to 12 show preliminary geometric designs of key sub-areas of Kingsway and related intersections. As detailed design and implementation proceed, refinements may occur prior to construction.

Figure 5. Gladstone Street & Kingsway

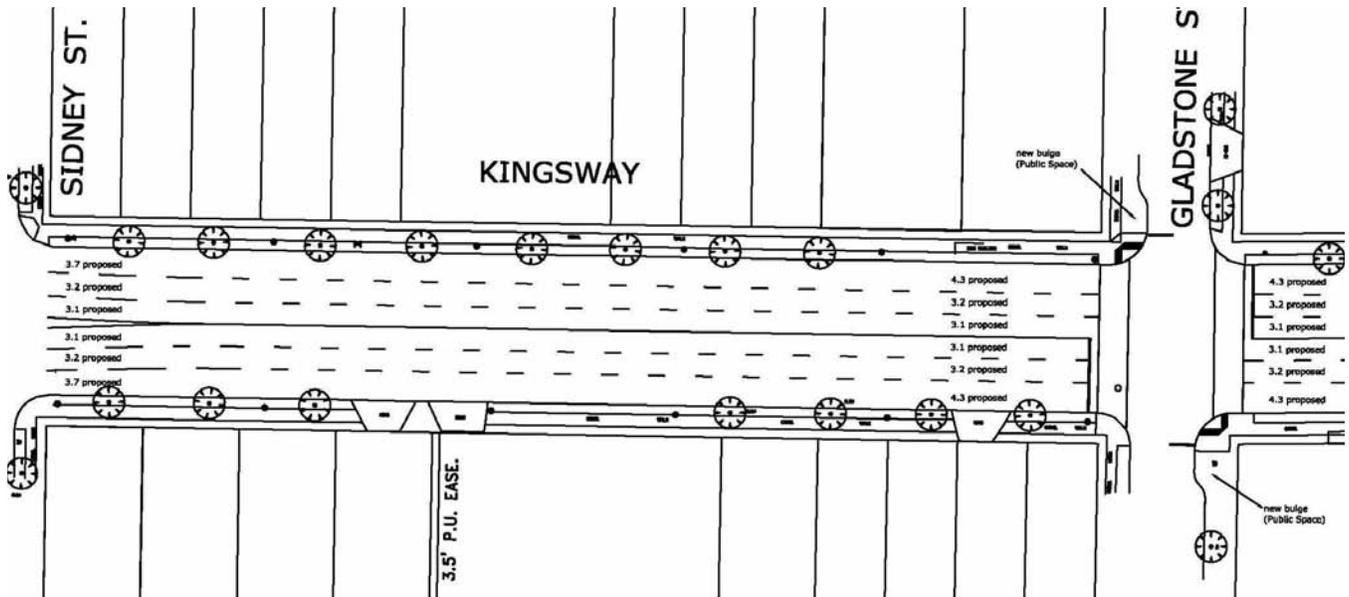


Figure 6. Baldwin Street & Kingsway



Figure 7. Nanaimo Street & Kingsway

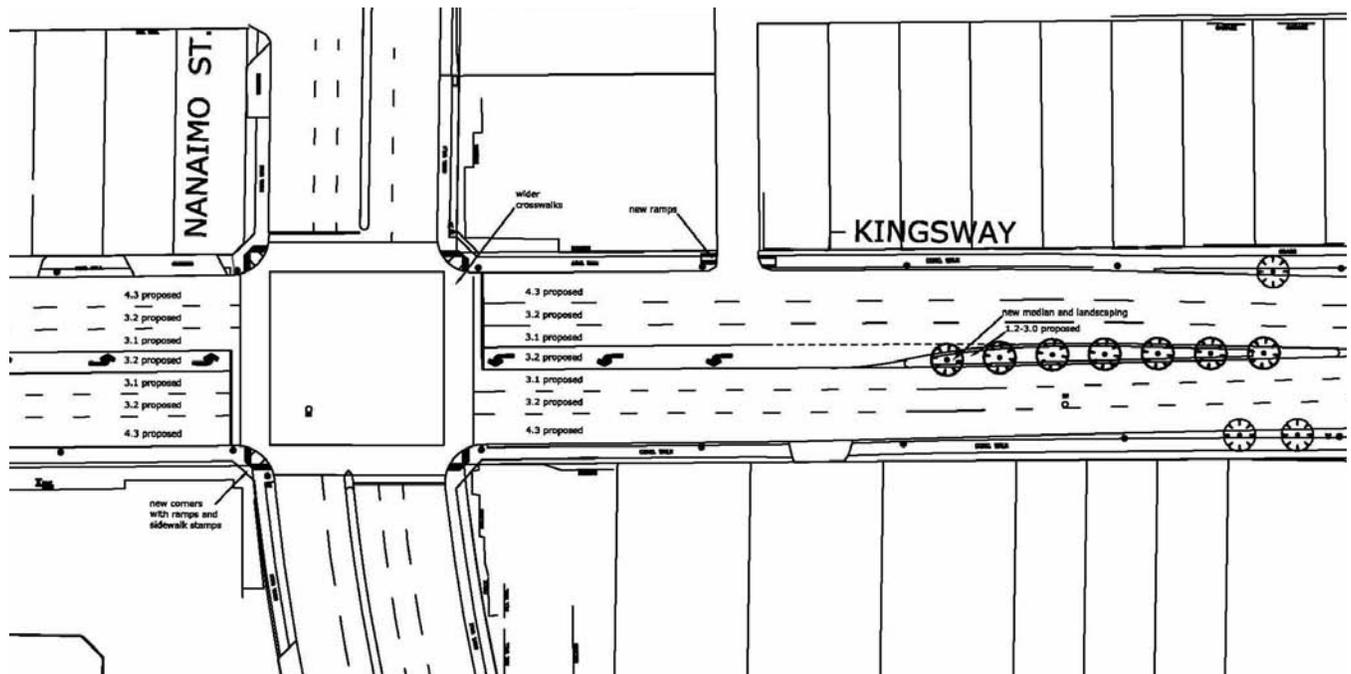


Figure 8. Clarendon, Slocan Streets & Kingsway

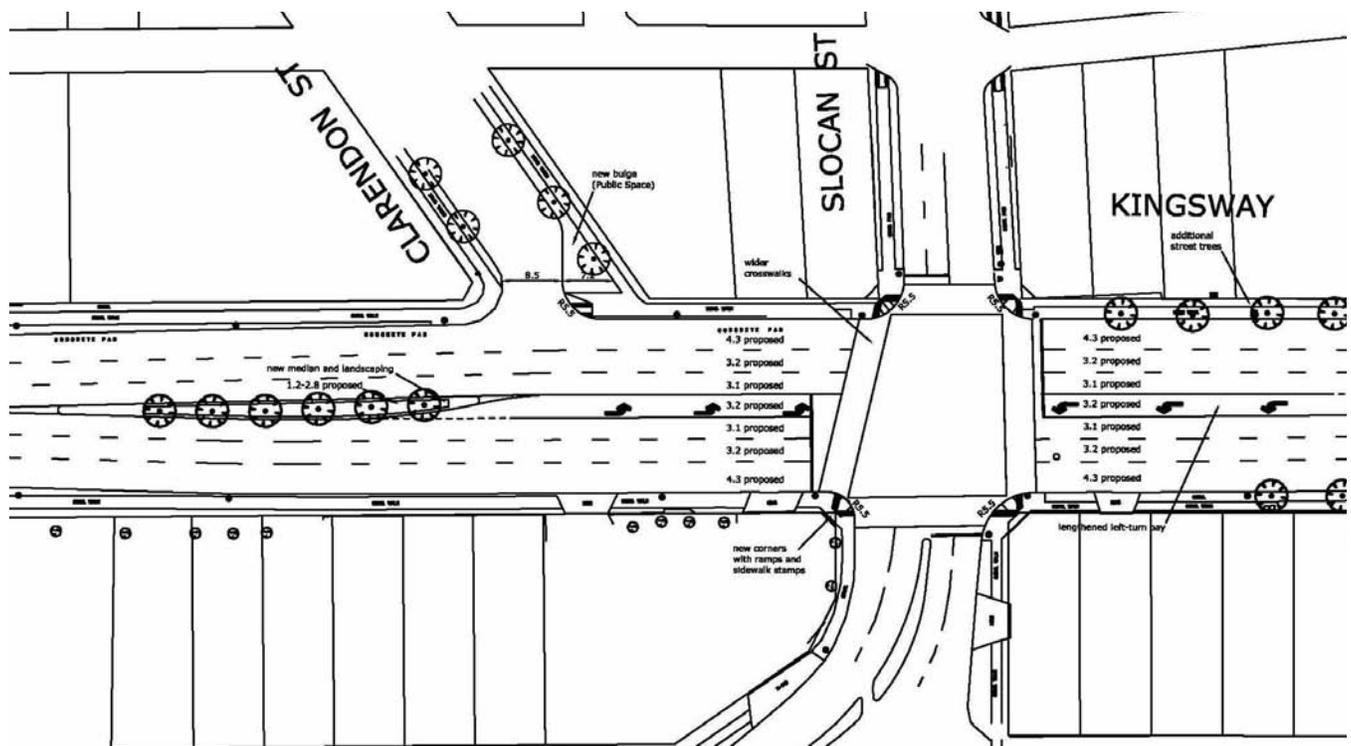


Figure 9. Duchess, Wales Streets and 34th Avenue & Kingsway

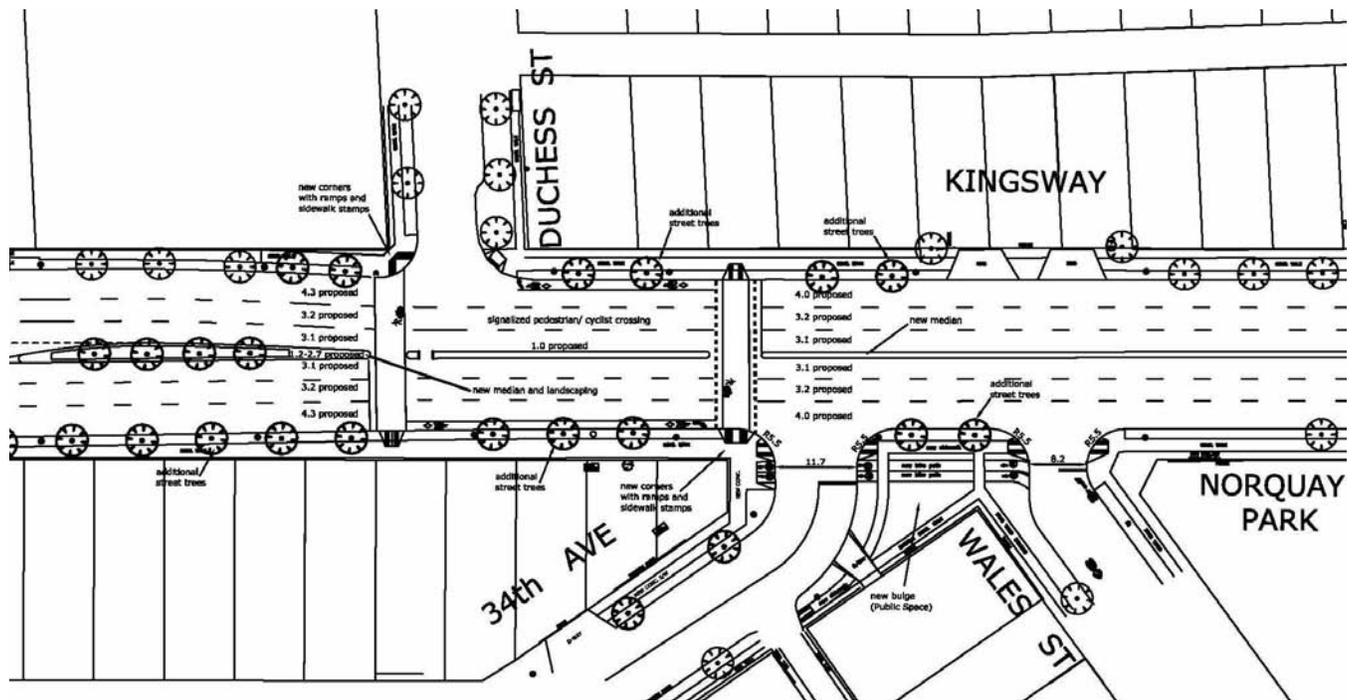


Figure 10. Rhodes Street & Kingsway

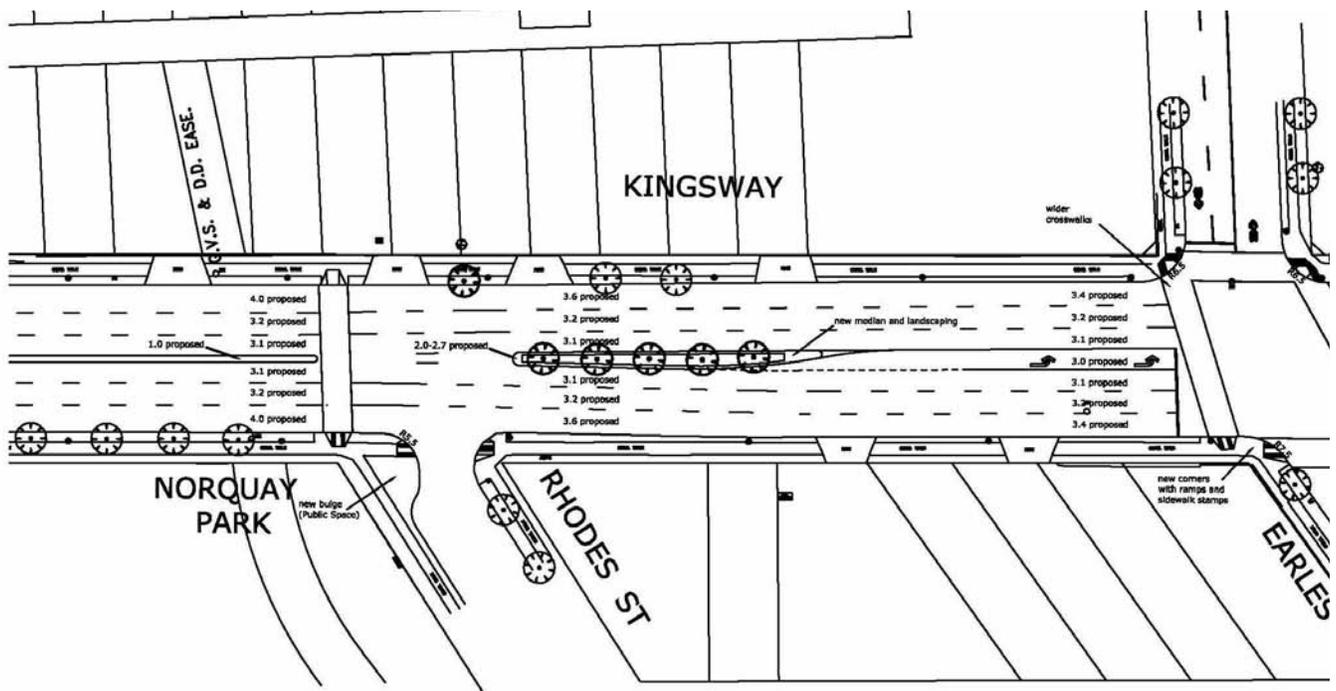


Figure 11. Earles Street & Kingsway

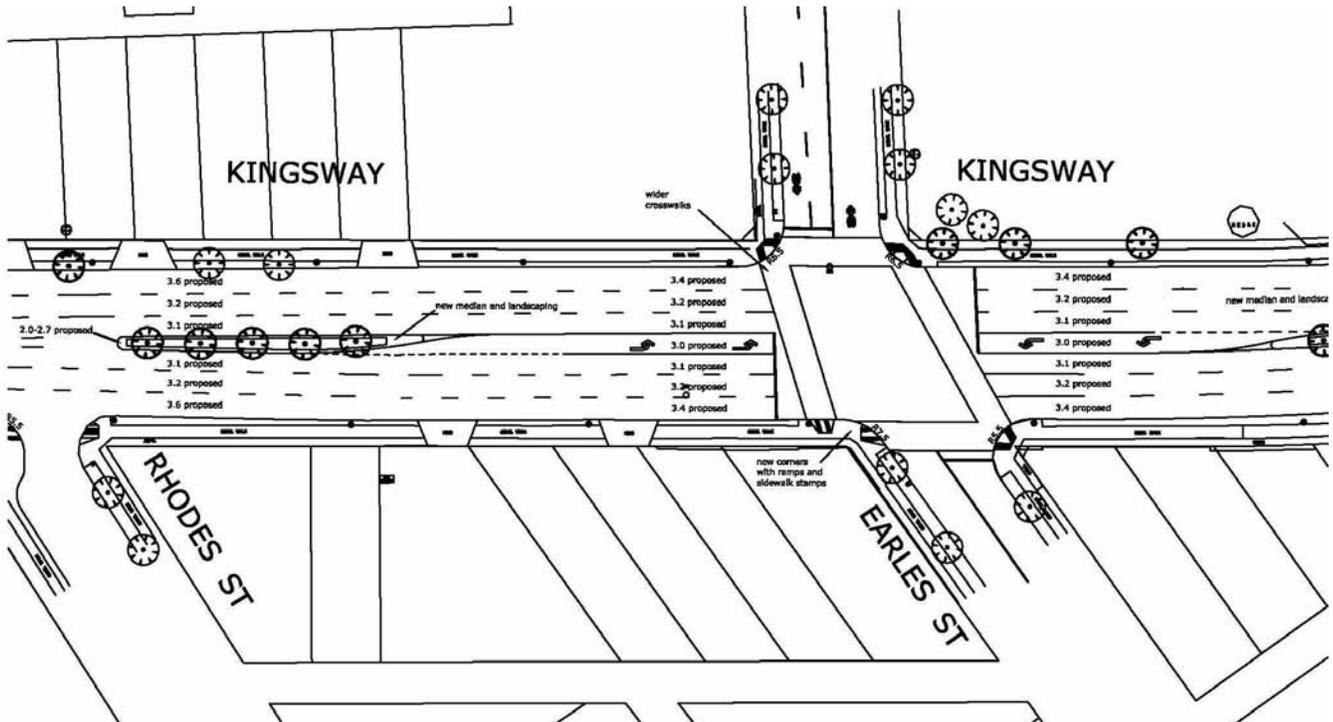
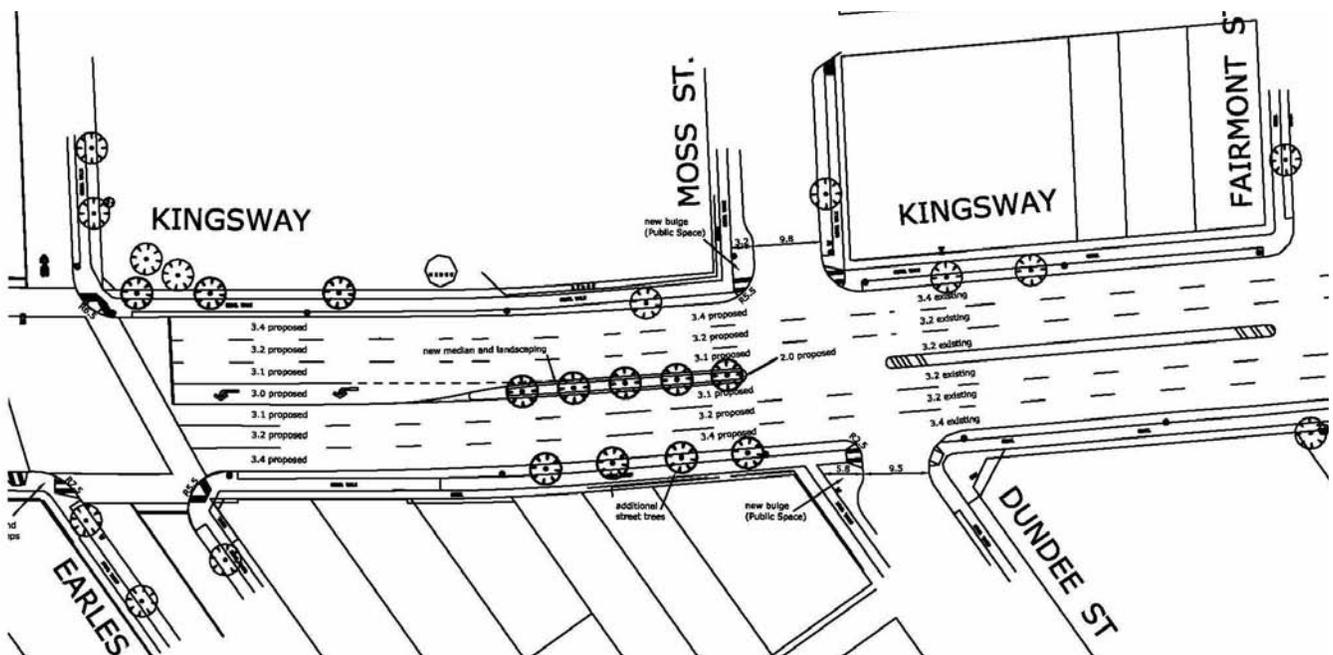


Figure 12. Moss, Dundee Streets & Kingsway



7. Landscaping and Special Places

Tree species

Four varieties of street trees (Figure 13) are specified for this character area, appropriate for different conditions:

- Street tree: *Ginkgo biloba* 'Princeton Sentry'
- Median trees: *Picea omorika* 'Serbian Spruce', *Gleditsia triacanthos* 'Sunburst' Honey Locust, *Fagus sylvatica* 'Cuprea' Copper Beech
- Flowering tree at public spaces: *Cornus* Eddie's White Wonder "Dogwood"

Landscaping materials for corner bulges and boulevards on side streets are typically street trees and turf. These areas also provide opportunities for additional planting and ongoing maintenance by local residents, businesses and groups.

Figure 13: Images of Ginkgo, Spruce, Beech, Honey Locust and Dogwood



Public Places

A variety of small public places will be created through implementation of the plan along the corridor. They vary from small corner bulges to larger places suitable for benches, flowering trees and public art as well. Figure 14 and 15 provide examples of possible designs for some of the public spaces. Planning will be undertaking further design exercises to achieve a high level of placemaking design for the Norquay Village public realm.

Figure 14. Corner Bulges along Kingsway

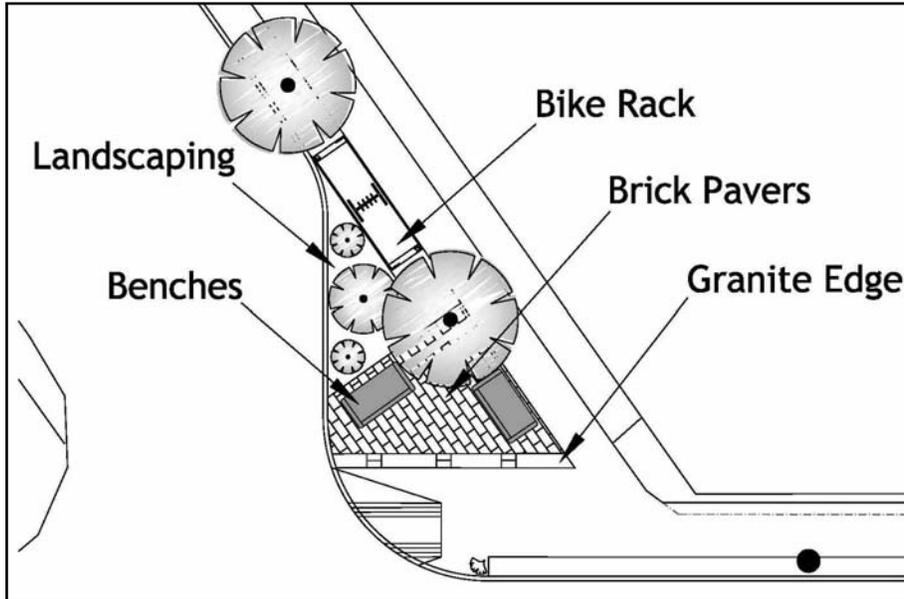
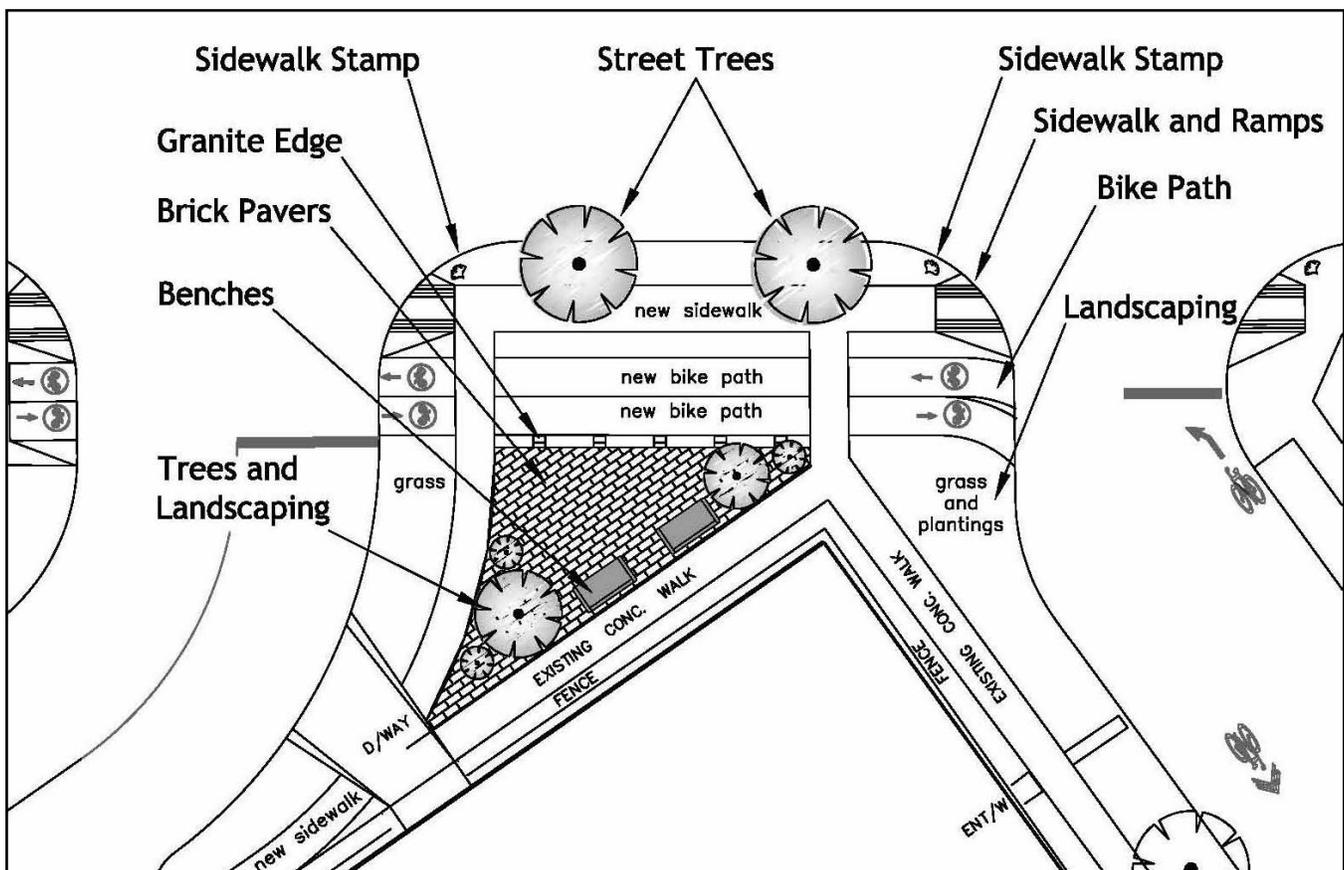


Figure 15. Kingsway/ 34th Avenue and Wales St.



8. Sidewalk Treatment

Figures 16 through 20 show the basic sidewalk paving material and treatment, composed of the following main elements:

- Broom-finished concrete
- 1.2m utility strip and 3.7m setback on Kingsway at new mixed-use developments are included in the unified sidewalk treatment.
- “NORQUAY” and the tree species stamp in surround
- Ginkgo Leaf sidewalk stamp at corners

Figure 16. Tree Surround

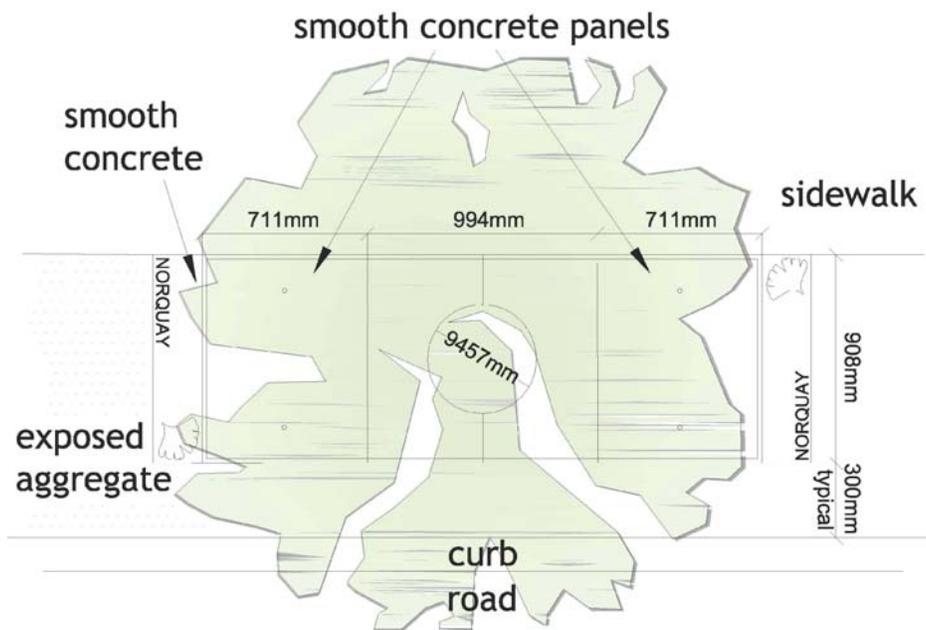


Figure 17. Sidewalk Stamp

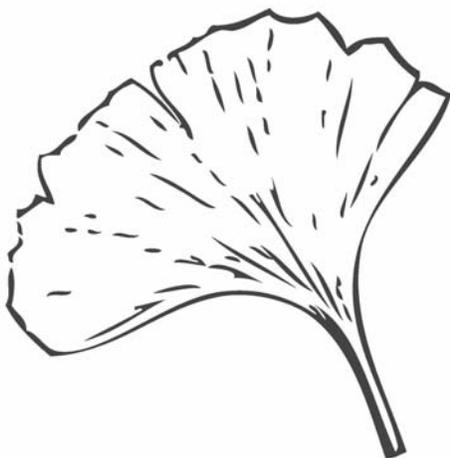


Figure 18. Corner Treatment

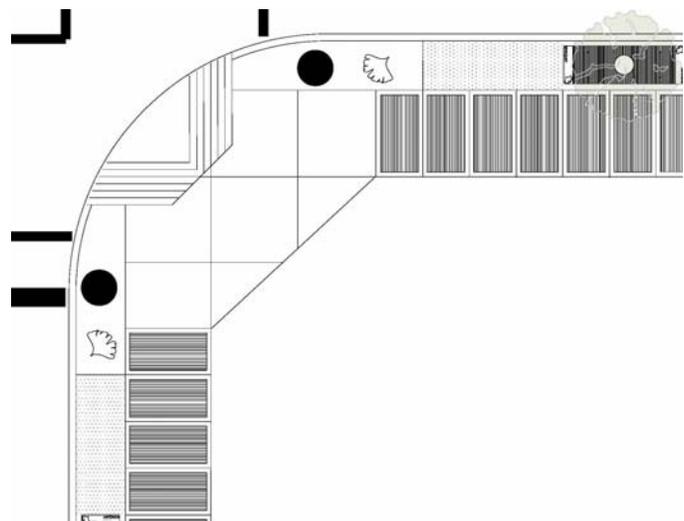


Figure 19. On Kingsway

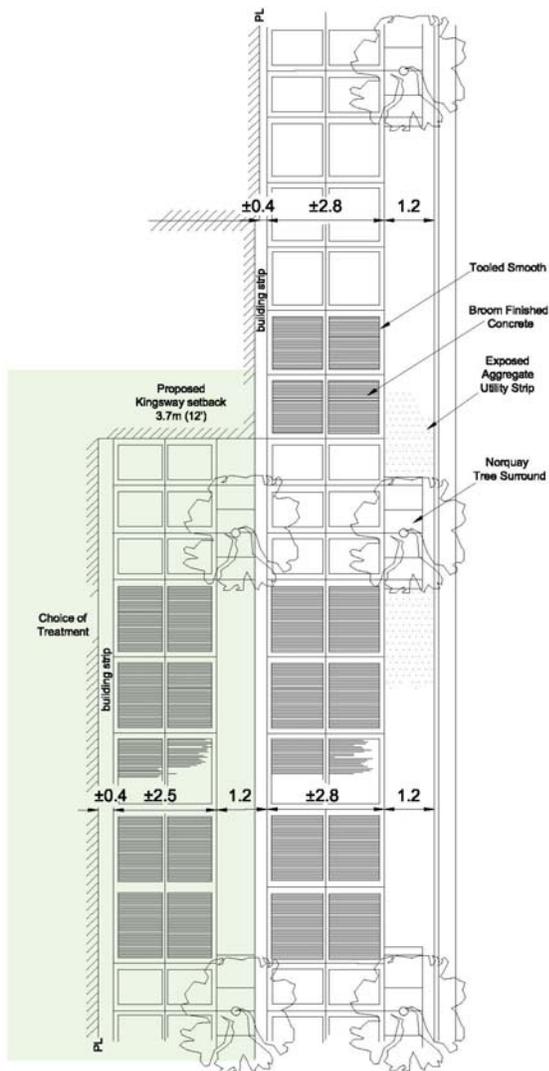
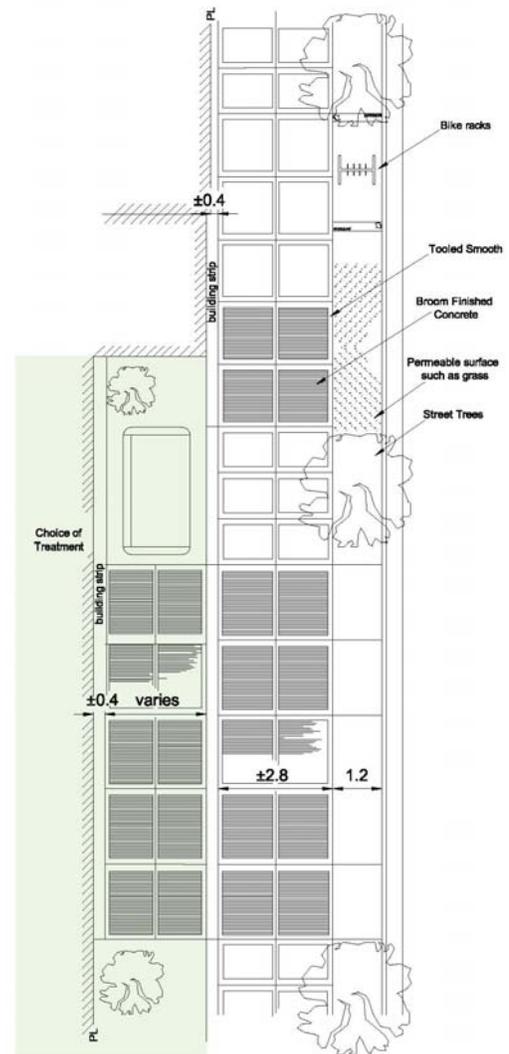


Figure 20. On Side Streets



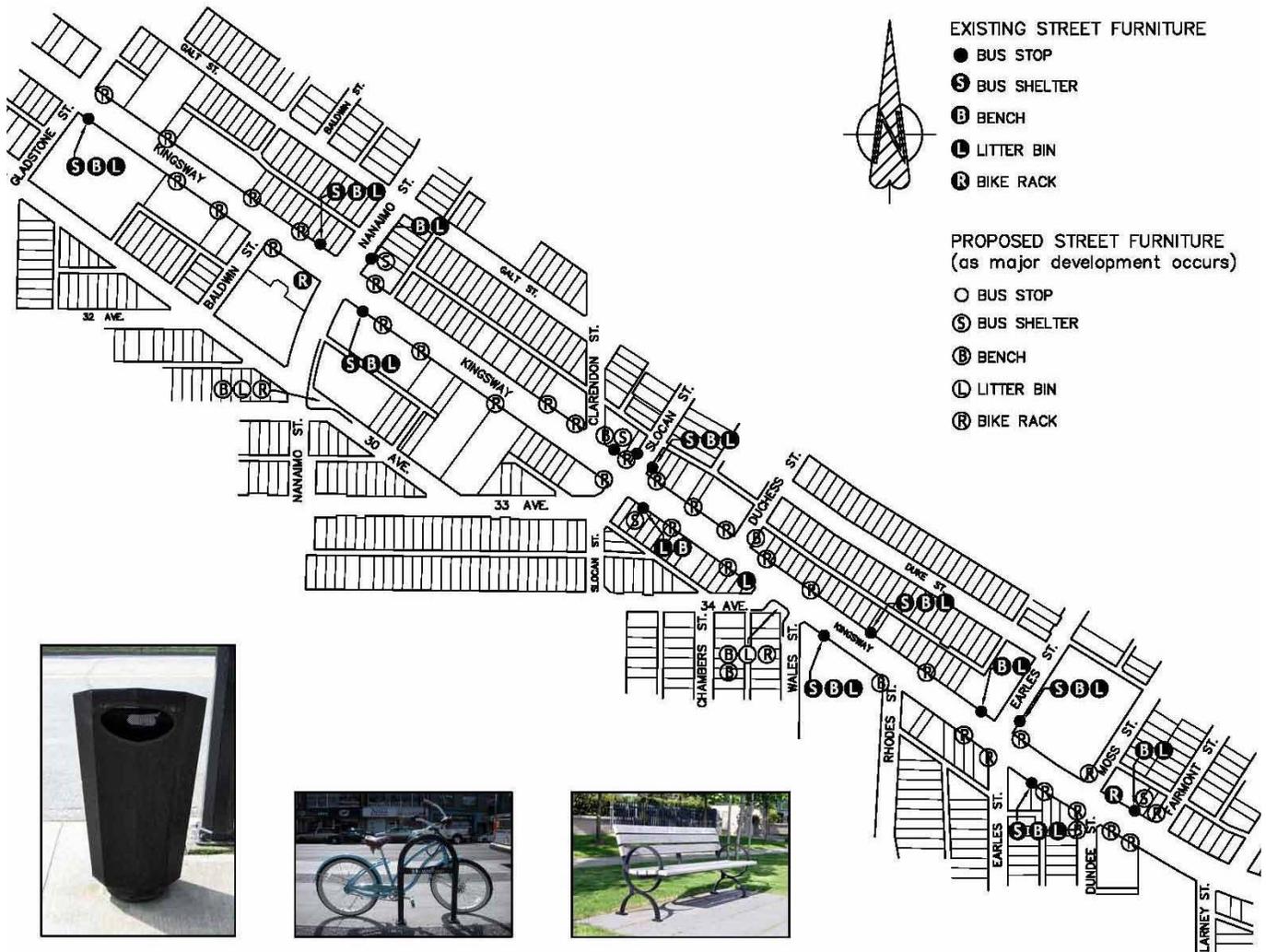
9. Street Furniture

Street furniture will be provided as development occurs in Norquay Village. The Norquay Village street furniture plan includes:

- Bus shelter style: “Cityline”
- Bench: “Centennial” or “Goblet”
- Litter receptacle: “Cityline”
- Bicycle rack: Inverted U rack – custom
(Colour: All furniture is to be provided in glossy black)

Figure 21 shows the recommended placement of the street furniture. Locations will be determined as detailed and implementation proceeds.

Figure 21. Street Furniture Location Plan



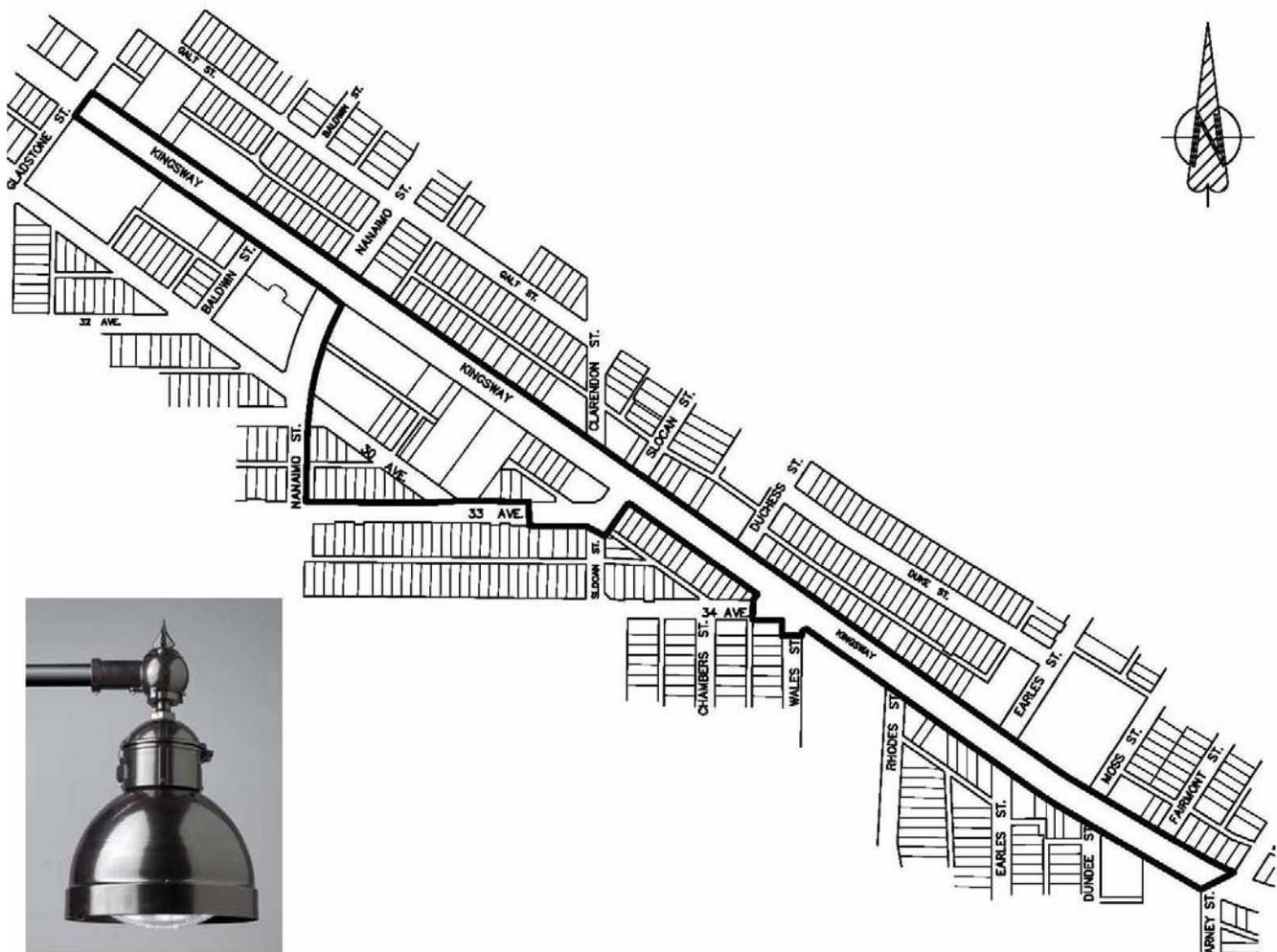
10. Utility Poles and Character Lighting

The style and colour of utility poles as well as light fixtures can make important contributions to the overall appearance of a street. There are no plans to change the style of poles on Kingsway as they are trolley poles: however, there are planned changes to the colour of the utility poles and the style of light fixture.

Utility Poles

The City of Vancouver is proposing glossy Jet Black (RAL 9005) with an anti-graffiti additive included in the paint as the colour for utility poles in the Neighbourhood Centre Shopping Area. Poles were painted in the Norquay area in 2002 and they generally get painted every 15 years. Completion of construction and installation of the character fixtures and the pole painting upgrades is anticipated to be performed sometime in 2013-2015. The timing of this work is in keeping with the City's regular utility pole maintenance program.

Figure 22. Area for Utility Pole Special Colour and Character fixture



Character Lighting

Character lights attached to existing light poles will add to the intended character and identity of the shopping area. They are to replace the existing highway style luminaires in place on Kingsway. The decorative luminaries will be installed with LED optics. They have the added advantages of not adding to the demand for electrical supply, they are more energy efficient and meet the City's objective of reducing night sky pollution.

The style of character fixture chosen is: King Luminaries 'Wilshire' K809 with full cut-off lens and LED optics. The colour selected is Standard Black.

11. Public Art

A number of opportunities for different kinds of public art are available in the shopping area. The City of Vancouver Public Art Program seeks to incorporate contemporary art practices into city planning and development. Public Art staff will be seeking Council approval to commit significant public art funds to the Norquay Village Neighbourhood Centre. Other City art initiatives include the Art Underfoot manhole cover program and the Mural program.

Opportunities for future community public art may also arise in residential neighbourhoods surrounding the shopping area. These could be related to pedestrian and cycling routes connecting neighbourhoods to the shopping area, to community facilities and to each other. Private rezoning-related public art provides opportunities for major commissioned public art installations.

Figure 23 identifies a preferred range of opportunities and locations, and Figure 24 provides relevant examples. Additional consultation will be required to finalize choices for specific pieces, locations and artists.

Figure 23. Possible Locations for Public Art

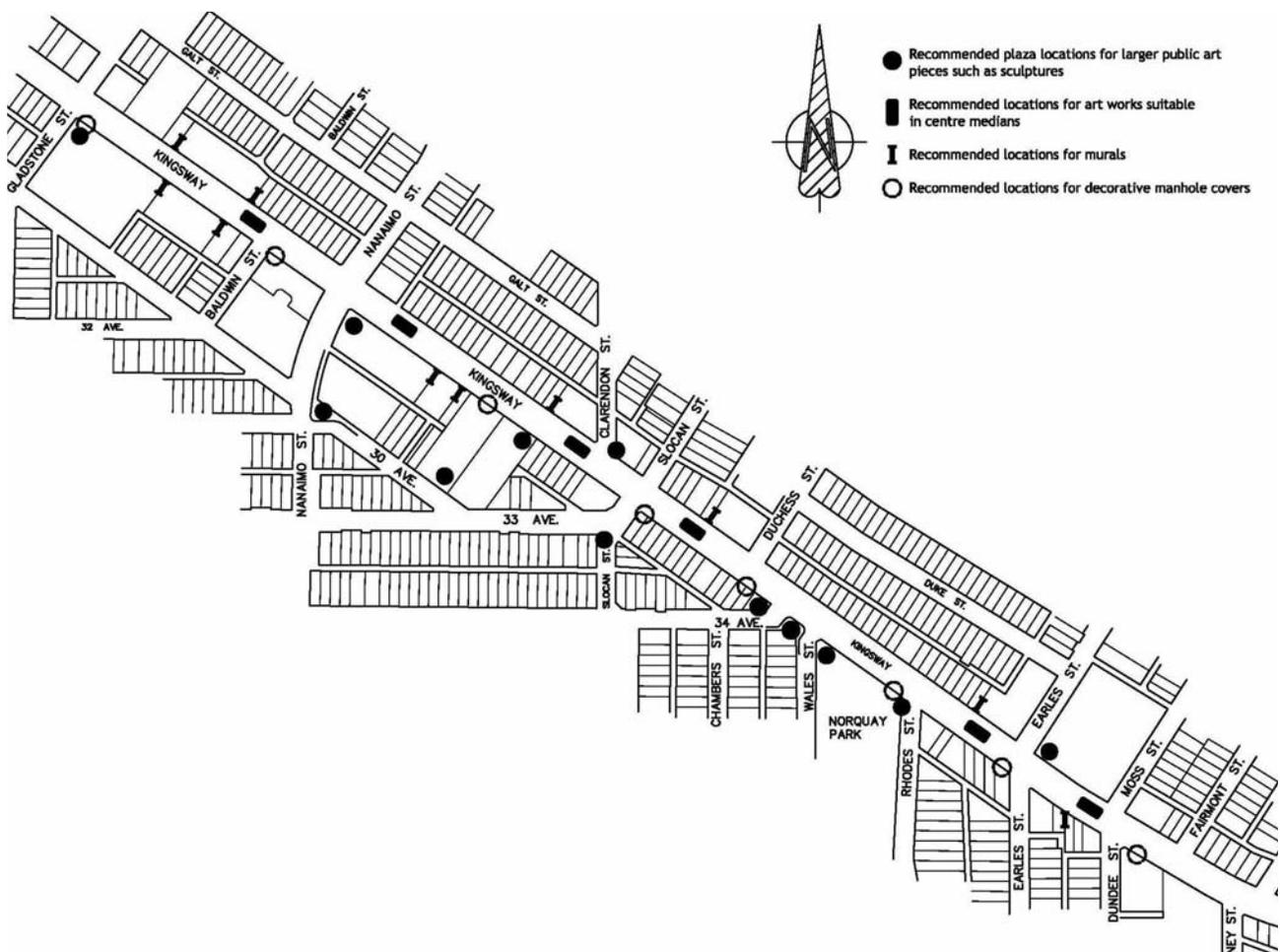


Figure 24. Examples of Public Art

Murals



1161 Commercial Drive
(Artist: Nelson & Xochitl Garcia)

Medians



"Kingsway Luminaires"
(Artist: David MacWilliams)

Manhole Covers

Winning Sanitary Sewer Design



Sanitary Sewer Design
(Artist: Jen Weih)

Sculptures



"Sculpture Poems"
(Artist: Sam Carter)



"Peacable Kingdom"
(Artist: Tom Dean)

Acknowledgements

The Norquay Village Neighbourhood Centre Plan was made possible by the contributions of many people. The Neighbourhood Centre staff team would like to extend their thanks to all community members who participated and provided input, as well as all City staff who contributed to creating the Plan.