

The Norquay Village Neighbourhood Centre Plan was approved by Council in 2010, following an extensive public planning process. The Plan helps to guide growth and development throughout the neighbourhood in the coming years.

This bulletin provides an update on development taking place in the neighbourhood and on community amenities being delivered.

Recap on the Plan

Key objectives of the Plan include:

1. Focus on the revitalization of Kingsway as a local high street
2. Support the development of new community spaces and public amenities
3. Enable residential neighbourhoods to evolve incrementally and organically
4. Create more affordable entry-level home ownership opportunities, particularly for families, while retaining the ability to include rental housing
5. Improve safe and enjoyable pedestrian and bicycle connections while minimizing impact on local traffic

Implementation



Since 2010, implementation of the Neighbourhood Centre Plan has included improvements to Kingsway, new residential zones, a Public Benefits Strategy and a Public Realm Plan.

The timeline opposite gives an overview of key milestones in the process and public realm improvements to date.












For more information on the implementing policies visit the website and click the Documents tab:

<http://vancouver.ca/home-property-development/norquay-village-neighbourhood-centre-plan.aspx>

KEY

-  Policy Implementation
-  Public Realm Improvements

Norquay Village Neighbourhood Centre Plan, approved by Council 2010

- 2010  Norquay Village Neighbourhood Centre Shopping Area: Public Realm and Transportation Improvements Plan
- 2011  Norquay Park upgrades
- 2012  Kingsway Streetscape Improvements begin
- 2013  RM-7 and RT-11 Zoning District Schedules and Design Guidelines approved by Council
-  Apartment Transition Area Rezoning Policy approved by Council
-  Public Benefits Strategy approved by Council
-  Clarendon Connection between East 33rd and East 34th Avenue completed
-  Street Mural painted at Ravine Street and Euclid Avenue
-  Dundee Community Garden created
- 2016  RM-9A Zoning District Schedule and Design Guidelines approved by Council
-  Public Realm Plan finalized

Community amenities delivered

Norquay Park Upgrade



Norquay Park Improvements

- Water park
- Sports court
- Children's play area

Cost: Approximately \$800,000

Completed: 2011

Clarendon Connector



Clarendon Connector between East 33rd and 34th Avenue

- Vehicular, bus and active transportation improvements
- New sidewalks
- New trees

Cost: Approximately \$2.5 million for construction and property purchase

Completed: 2014

Kingsway Streetscape Improvements



Creating a unique identity for Norquay's retail high street and improving the pedestrian environment

- New centre median, curb bulges, ramps
- New lighting
- New trees and landscaping
- Sidewalk treatments (stamps at tree surrounds and corners)

Cost: Approximately \$2 million

Commenced: 2012

Community Partnerships



Delivering projects in partnership with local community organizations

- Pedestrian connection at 5395 Dundee, completed as a community garden in 2013
- Ravine Street Mural at Ravine Street and Euclid Avenue

Community amenities arising from development

6 rezoning applications since 2010



1 2667-2703 Kingsway

- Constructed 2014
- 130 residential units above commercial at grade
- Building heights of 12 and 4 storeys

Public benefits

- Mid-block pedestrian connection and sidewalk improvements
- Cash Community Amenity Contribution (CAC) for Childcare (\$105,000)
- Public art



2 2220 Kingsway

- Under construction
- 392 units residential units above commercial at grade
- Building heights up to 14 storeys

Public benefits

- In kind CAC for Transportation (\$200,000)
- In kind CAC for Parks and open spaces (\$800,000)
- Cash CAC for future amenities on 2400 Motel site (\$3 million)
- Public art



3 2395-2469 Kingsway

- Approved 2016
- 122 residential units above commercial at grade
- Building heights of 12 and 4 storeys

Public benefits

- Mid-block pedestrian connection and sidewalk improvements
- Cash CAC for Childcare and Community Facilities (\$400,000)
- Cash CAC for Housing (\$400,000)
- Public art



4 2298 Galt Street

- Constructed 2015
- 4 townhouses
- 4 storeys



5 2312-2328 Galt Street

- Approved 2015
- 28 secured market rental units
- 4 storeys

Public benefits

- 28 secured market rental units



6 2308 East 34th Avenue

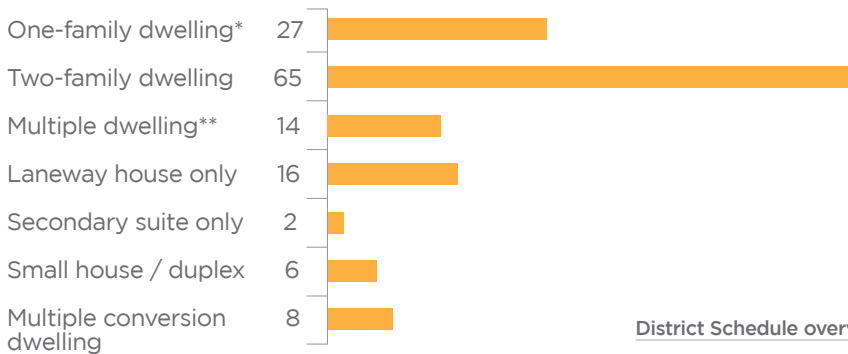
- Approved 2016
- 4 townhouses
- 3 storeys

Public benefits

- Heritage restoration and protection

138 development permit applications submitted since the RM-7, RT-11 and RM-9A zones were approved by Council in 2013 and 2016 (Summary generated May 2016)

Number of DP applications by housing type

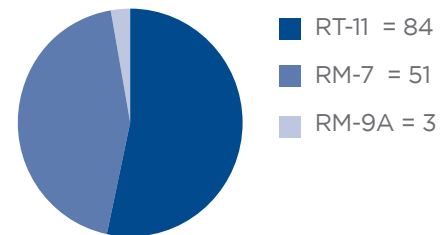


Total 138 Applications

* Including laneway house as part of new development

**Multiple dwelling - e.g. stacked townhouses

Number of DP applications by zone



District Schedule overview

RM-7 - Encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development.

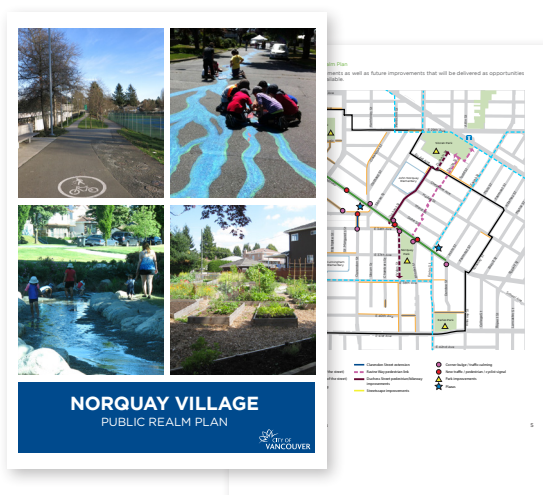
RT-11 - Encourage development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites.

RM-9 - Permit medium density residential development*

*Refer to the Zoning and Development By-law for a definitive statement of district schedule intent and regulations.

Public Realm Plan

The Norquay Village Public Realm Plan is the last of the implementing policies associated with the Norquay Village Neighbourhood Centre Plan. The Plan (2010) and the Public Benefits Strategy (2013) were duly adopted by City Council and direction was given at those times to complete the final implementation documents.



Guiding principles in the Public Realm Plan include:

Local Identity

Create pedestrian friendly streetscapes, protect mature trees and strengthen neighbourhood identity

Connectivity and Mobility

Provide safe, comfortable routes connecting community places

Public Space

Improve existing parks and public spaces, and create flexible new public spaces

Sustainability

Provide support for walking, cycling, and use of public transit and encourage water use efficiency

[Click here](#) to download a copy of the Public Realm Plan