

THE RENFREW-COLLINGWOOD COMMUNITY VISION: TRAMPLED, NOT IMPLEMENTED

The city says that the Norquay Village Neighbourhood Centre Program currently under discussion implements the Renfrew-Collingwood Community Vision. This Vision was formulated with community involvement early in this decade and approved by City Council in 2004. There are major differences between the two plans.

NEW HOUSING TYPES

Here is how the two plans compare on the key issue of housing type. (Numbers in parentheses are approval ratings on a neighbourhood survey conducted by the city planning department.)

New Housing Type	Community Vision	Norquay Village Neighbourhood Centre Program
SENIORS HOUSING (purpose built)	approved (81%)	not mentioned
INFILL HOUSING	not approved (54%)*	classed as RT-10
DUPLEXES	not approved (51%)*	classed as RT-10
SMALL HOUSES ON SHARED LOTS	not approved (49%)*	classed as RT-10
COTTAGES	not approved (44%)*	classed as RT-10
TRADITIONAL ROW HOUSES	not approved (37%)*	not mentioned
LOW RISE APARTMENTS up to 4 stories	not approved (41%)*	Kingsway Rezoning Area*** and one area at Earles & 29th classed as RM-4
SIXPLEXES	not supported (32%)**	not mentioned
COURTYARD OR CARRIAGE ROWHOUSES	not supported (36%)**	classed as RM-1
APARTMENTS HIGHER THAN 4 STORIES	not mentioned	classed as the Kingsway Rezoning Area***

* “Not approved” means this option received around 50% positive votes, but not enough to be classified as “approved.” These types of housing are to remain topics of further discussion.

** “Not supported” means that this option received more “disagree” than “agree” votes. The planning comments for these types of housing in the Community Vision state: *“This option will not be considered if additional housing planning occurs in the community.”* (p. 36, 37) The Norquay Village Program proposes to rezone approximately one third of the rezoning area as RM-1.

*** The Kingsway Rezoning Policy Area includes 1.35 km. of Kingsway between Gladstone and Killarney Streets and extends 2 or 3 blocks on either side of Kingsway. Three intersections are proposed to be zoned for “taller buildings,” the rest of Kingsway for “mid rise” and “low rise” buildings, and streets on either side of Kingsway for 3-4 story apartments and townhouses. One site with a 22-story tower has already received approval from city council.

DEFINITION OF THE AREA

The area referred to as the “Norquay Village Neighbourhood Centre” was not defined in the Community Vision. The area around the neighbourhood centre for which new housing types are proposed has since been defined four times, each time becoming larger (see map following).

- 1 – The area bounded roughly by Nanaimo, Galt/Norquay/Ward, Moss, and 30th/34th/38th. *Norquay Village Neighbourhood Center Area Work Program, p. 8 (April 2006)*
- 2 – The area bounded roughly by Nanaimo, Brock/Norquay/Euclid, Killarney and 38th (the area inside the oval on the attached map). *Work Program p. 7*
- 3 – The area bounded roughly by Gladstone, 27th, Killarney, and 41st (34th west of Nanaimo). *Draft Plan, p. 3 (June 2007)* The area between Nanaimo and Gladstone is part of Kensington-Cedar Cottage and was part of the vision process in that neighbourhood.
- 4 – Incorporates three additions around skytrain stations. *Draft Plan for Future Housing, p. 3*

MISSING ELEMENTS IN THE PROPOSED PLAN

Section 3.2.1. of the Terms of Reference for the Neighbourhood Centre Delivery Program states that products of the process should include “several Housing Area Plan options that indicate types and locations for new housing... [and that] include related measures dealing with: traffic, parking, and/or utilities impacts; improved appearance and greening of the public realm; additional demands on parks and city facilities (e.g. daycare, community centres, libraries, pools, rinks) ... and include any specific measures for affordable/social housing beyond current city policies [and] include Vancouver School Board commentary on schools.” *Adopted by City Council 2002* NONE OF THE UNDERLINED ELEMENTS ARE INCLUDED IN THE PROPOSED PLAN.

ESCALATION OVER ZONING IN KINGSWAY & KNIGHT

The area now proposed for rezoning in Norquay encompasses **50% more** single-family dwellings than did the Kingsway & Knight Neighbourhood Centre, the first neighbourhood centre where rezoning occurred. The Norquay plan also proposes zoning along Kingsway for apartment buildings higher than four stories, a type of zoning not done at Kingsway & Knight.

The Renfrew-Collingwood Community Vision approved “additional housing types, complemented by additional community amenities and facilities... along with a mix of apartments and townhouses in areas adjacent to Kingsway.” However, what was envisioned in the Community Vision and what is now being proposed for the Norquay Village Neighbourhood Centre are very different in terms of scale, of area, and of included elements.

WE NEED A NEW PLAN THAT RESPECTS OUR COMMUNITY VISION AND THE TERMS OF REFERENCE FOR ITS IMPLEMENTATION

SEE www.vancouver.ca/Norquayvillage for more details of the proposed plan.

