

Questions about Planning for Norquay

- » For 1996-2006, among the 22 Vancouver neighborhoods, Renfrew-Collingwood ranked second only to downtown in rate of increase for population (17%) and dwelling units (26.5%). Haven't we already done far more than our share in accommodating Vancouver's growth?
- » Low-income families constitute 25%-30% of the population in our neighborhood. How can the new housing foreseen by your planning be as affordable as what we already have?
- » The first 4 of 19 proposed neighborhood centers – the only ones that have any concrete planning scheduled – why are all of them found on the east side of Vancouver?
- » How can you talk about locating a pedestrian-friendly “village” along Kingsway when existing agreements require that street to remain a major trucking route?
- » Why did the City rezone 2300 Kingsway at Nanaimo for a 24 storey skyscraper (with hundreds of cars a day newly to cross the Kingsway sidewalk) before doing any public planning for Norquay “Village” with area residents?
- » Since the June 2007 Draft Plan for Norquay Village met with strong community opposition, why have planners “restarted” their planning without working together with critics of the previous planning – or even with your own Renfrew-Collingwood Vision Committee?
- » Norquay residents already expressed strong opposition to mass rezoning in your survey of June 2007. How will you be taking those survey results into account?

- » Should you claim that neighborhood residents have been “consulted” because we attend an Open House that you have set up, or because we participate in highly controlled Workshops that offer little general discussion and then solicit our “input” through questionnaires that guide the responses and limit time for completion?
- » What can your planning for a “Neighbourhood Centre” offer us to compensate for unwanted rezoning and higher property taxes?
- » Norquay seems unique in your list of nineteen locations for neighborhood centers because it has almost no real shopping district at present. (Compare Main Street, Dunbar, etc.) Isn't trying to rezone our surrounding homes very premature?
- » Is it reasonable to increase the property taxes of longstanding neighborhood residents in anticipation of improvements that they might possibly enjoy at some vague point in the future – or might not, given how “promises” seem to turn out?
- » The current widely unexpected economic climate may call for an alternative to planning based on expectations of expensive new construction. Are the assumptions that underlie your “Neighbourhood Centre” planning still reasonable?
- » Buildings of more than four stories were not addressed in our Community Vision. How will you determine community acceptance for proposed buildings higher than four storeys?
- » Why should normal public improvements like the new library at Kingsway and Knight depend on a bonus given to the developer, since the City reaps substantial ongoing property tax revenue from such development?
- » Why did the size of the area for “new housing types” rapidly expand from the immediate Kingsway area to the entire Norquay neighborhood of 200 acres and 2400 homes?

FOR NORQUAY RESIDENTS: OUR OWN MEETING

Wednesday December 3, 2008 – 7:00 pm to 9:30 pm
Community Centre Rm 112, East 22nd Ave at Renfrew
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OF PLANNING FOR NORQUAY VILLAGE AT
<http://www.vcn.bc.ca/norquay>**