



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Date: November 21, 2005  
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Meeting Date: November 29, 2005

TO: Vancouver City Council  
FROM: Director of City Plans  
SUBJECT: Planning for Norquay Village Neighbourhood Centre

#### RECOMMENDATION

- A. THAT Council approve planning of the Norquay Village Neighbourhood Centre (Nanaimo and Kingsway) using existing staff and the remaining \$75,000 Neighbourhood Centre Delivery Program funding;
- B. THAT staff report back on a wider strategy for the implementation beyond 2006 of the remaining Neighbourhood Centres that have or will be identified through the Community Visions Program.

#### GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

#### COUNCIL POLICY

In 2002, Council approved the Neighbourhood Centre Delivery Program to implement Community Vision directions for shopping area improvements and increased housing choice in Vision neighbourhoods.

## PURPOSE

Planning for the Knight and Kingsway Neighbourhood Centre is complete. Approximately \$75,000 remains in the Neighbourhood Centre Delivery Program account. This report seeks Council authorization to plan the Norquay Village Neighbourhood Centre using existing staff and the remaining Neighbourhood Centre Delivery Program funding. Staff also recommend reporting back in 2006 on a wider strategy for the implementation of the remaining Neighbourhood Centres in Community Vision areas across the city.

## BACKGROUND

In 2002, Council approved \$288,000 in program funding to initiate the Neighbourhood Centre Delivery Program. The first Centre to be planned was Knight and Kingsway. This funding covered the costs of consultant assistance, public consultation and notification. The Plan was completed with the adoption of the Housing Area and Public Realm Plans in July 2004. Subsequently, new RT-10 and RM-1 zoning schedules were approved at Public Hearing by Council on October 6, 2005, with a large contingent of residents attending in support. The new zones will generate capacity for an additional 800 units of new types of ground oriented housing (in addition to the over 370 units in the King Edward village site). Engineering is currently implementing the Public Realm Plan through improvements to streets, sidewalks and public art. The 2002 report indicated that staff would report to Council prior to commencing work on the second Neighbourhood Centre.

## DISCUSSION

Norquay Village (Nanaimo and Kingsway), is adjacent to the Knight and Kingsway Neighbourhood Centre and slightly smaller in size. It was identified in the Renfrew-Collingwood Community Vision as a future Neighbourhood Centre. Recent conversations with residents indicate a continuing interest in planning the Centre. Staff estimate the potential for approximately 600 additional units of ground oriented housing in Norquay Village, based on successful rezoning to the new RT-10 and RM-1 zoning schedules. It also ranks first in terms of need for public realm and pedestrian safety improvements, based on a review of data from Neighbourhood Centres across all Vision areas.

Planning of Norquay Village can be completed in 2006 using existing staff and remaining program funding. The work program would follow the existing Terms of Reference for the Neighbourhood Centre Delivery Program, including the development of Housing and Public Realm Plans in consultation with the community. Efficiencies can be gained from the adjacency of the Centres, informed by work completed for Knight and Kingsway, including retail and parking strategies, urban design analysis, and the extensive research and development of the new RT-10 and RM-1 zoning schedules. The area's existing housing character lends itself to application of these new zoning schedules.

### Future Neighbourhood Centre Planning

In addition to Knight and Kingsway and Norquay Village, fifteen Neighbourhood Centres have been identified through the Community Visions Program, with the probable addition of one or two more, once the final Vision, West Point Grey, is complete in 2007 (see Appendix A).

Staff will report to Council in 2006 on a future Neighbourhood Centre Planning Strategy, as well as other area planning programs currently being developed, including RAV Station Area Planning.

The future Centres' strategy will also address the various locations outside of Centres where communities have identified the potential for new housing types, such as around some arterials, parks and community centres. Staff estimate that the approved Vision directions, for areas both inside and outside of Centres, would support an additional 16,500 units of ground oriented housing, in addition to any large site-specific redevelopments, subject to further consultation and planning, through the Neighbourhood Centres Program.

### **FINANCIAL IMPLICATIONS**

There is approximately \$75,000 remaining from the original Neighbourhood Centre Delivery Program for consultant assistance, public consultation and notification which is sufficient to complete the planning for Norquay Village. Funding for public realm improvements in Centres is a separate item dealt with under the Capital Plan. Staff will report back on the implementation of the wider centres strategy in 2006 which will identify the funding implications for the strategy expected for 2007 and beyond.

### **PERSONNEL IMPLICATIONS**

Planning for Norquay Village can be undertaken using existing staff and funding.

### **CONCLUSION**

Planning for the Norquay Village Neighbourhood Centre can be undertaken using existing resources, based on the work completed for the adjoining Centre at Knight and Kingsway. Staff will be reporting back to Council in 2006 on a wider strategy for implementation of the remaining Neighbourhood Centres in Vision areas across the city.

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# Appendix A. Community Vision Neighbourhood Centres

