

## **East Van Gentrification: Norquay at the Eye of the Hurricane**

The city has nowhere to go but east! — Bob Rennie

Hard lessons from years of Norquay struggle illuminate the circumstances that underlie many of the basic points that follow:

- Ever greater density is being dumped into the already far denser immigrant working-class neighborhoods of East Vancouver.
- The kind of zoning that is still protected for high-end Vancouver neighborhoods is being wiped out on a massive scale in East Vancouver, at the rate of hundreds of acres in a single public hearing. Value is being extracted from the affected areas, not added to them. The main beneficiaries are industries connected with development and real estate sales and property management.
- Promises of local area improvements to correspond with increase in population conveniently fade away when it comes down to allocating and spending money. The little amenity that politicians/planners ever deliver amounts to nothing more than routine basic maintenance of what was already in place. Consider only the travesty of raising the possibility of prioritizing the renewal of two existing facilities – Collingwood Library or Cedar Cottage Neighbourhood House – as possible major future benefit that Norquay might experience [1]. The politicians/planners unilaterally decide what happens and when it happens. And whether it ever happens.
- The direct financial “Community Amenity Contributions” (CACs) generated as development levies always seem to be scams that hype a pittance. Developers especially love to on-site their contributions as “in kind” construction that is valued at grossly inflated rates and goes mainly into enhancing the marketability of their own development projects.
- The small amount of CAC money that comes from some large development projects disappears into sweetheart deals and mitigations and sequestration black holes. Construction of the 404 units at King Edward Village brought in a CAC valued at \$251,328.24, which mainly meant that the developer had one less long-term-unrented commercial space to contend with because a library branch moved in. (Disclosure to the uninitiated: the Kensington branch of Vancouver Public Library did not amount to “a new library.”) The \$2.4 million in-kind CAC for 2300 Kingsway vanished into a 37-place expensive daycare that will benefit very few, and the

general community not at all. The \$105,846 from 2699 Kingsway got sucked into a fund to mitigate the new building's unacceptable shadowing of an existing daycare immediately to the north. The \$3 million cash CAC for 2220 Kingsway will be held in reserve and likely vanish into generalities – perhaps to be diverted into social housing that benefits only future direct recipients, with absolutely nothing coming back to residents of the existing affected neighborhood.

- Walled compounds like 2220 Kingsway privatize the benefits that used to emerge in shared public space, and FSR incentives reward the developer for that privatizing. Things that never materialize for the local community now hide behind the walls of new developments: gathering spaces, party rooms, swimming pools, rooftop plazas, exercise facilities, workshops, etc.

## **Norquay**

The Norquay area located at the geographic heart of East Vancouver will dominate a City of Vancouver (CoV) public hearing agenda set for 9 April 2013.

1 – Half a square mile of land that surrounds a one-mile stretch of Kingsway (Gladstone to Killarney) will be subjected to new detailed zoning specifications. (Vancouver City Council set the stage for this on 4 November 2010 by forcing a contentious and little-supported mass rezoning onto the local community.)

2 – At the same upcoming public hearing, 2.3 acres at 2220 Kingsway will be rezoned for three 14-storey towers to stand sentry around a walled compound. This is what revitalization looks like: out-of-scale opportunistic development at the extreme western edge of an area that was supposed to be getting a neighbourhood centre.

After 2220 Kingsway goes down, only two more such large sites will remain along the Norquay section of Kingsway. Over the past decade, two other sites (2239 Kingsway and 2300 Kingsway) have been built out, and a third is now under construction at 2711 Kingsway (Skyway Towers). Despite all the promises made along the way, almost all that the “planning” has done for Norquay so far is to dump additional density on top of existing density. We experience little more than land rush and hasty buildout.

More than six years of struggle have made it clear that a developer-compromised municipality feels it must kowtow to a construction industry that seems to be the only important business still based in Vancouver. Perhaps this purported business remains here only because it is impossible to export the associated jobs.

## Harbinger

Norquay is not alone. Our particular local area occupies an interesting spot in the recent historical sequence of gentrification assault on the eastern half of Vancouver.

2003 – Vancouver had the misfortune to “win” the bid for the 2010 Olympic Games. The bid was spearheaded by developer Jack Poole who notoriously proclaimed: *If the Olympic bid wasn't happening we would have to invent something.*

2004 – The first “neighbourhood centre” at Kingsway and Knight [2] slid past local residents on snake oil, with lukewarm support. King Edward Village then sprouted up at the “centre.” The Kingsway-oriented shopping-area portion of that planning somehow never happened. Notice that in the current listing of Vancouver neighbourhood planning projects Kingsway and Knight has vanished from view and is no longer considered an “active” plan [3]. Here’s what one area resident had to say [4] eight years later:

We were sold the story when they changed the zoning in the Cedar Cottage neighborhood that we would have more density here but it would mean that there would be more affordable housing for families – and I don’t know what kind of families can afford \$1.2 million for the top half of a house.

2006 – CoV launched planning for a “Norquay Village Neighbourhood Centre,” which eventually they perverted into a Kingsway Corridor plan. A few months previous to starting the planning, Council approved a blockbusting 22-storey tower for the southeast corner of Kingsway and Nanaimo. In 2007 a crude clone of the Kingsway and Knight Draft Plan met with massive opposition in a survey and failed [5]. Then the struggle began. (PS: That was the last time CoV ever carried out that kind of formal survey.)

2007 – About 15 acres lying east of Little Mountain was put into play with federal transfer of land to the Province of British Columbia. Most of the existing social housing on the large parcel was demolished in the fall of 2009, and the land still sits empty [6].

2007 – Area planning was launched for Mount Pleasant. Plan approval followed in November 2010. April 2012 saw approval of rezoning for 228-246 East Broadway and 180 Kingsway (Rize Alliance) after six nights of overwhelming opposition at public hearing. Started up in 2012 is a Mount Pleasant Implementation Committee that has become an ongoing battleground between residents and city planners [7].

2008 – The Sam Sullivan EcoDensity™ initiative found approval after seven nights of public hearings. Partly in consequence, Vision Vancouver trounced the NPA in the fall municipal election – and then proceeded to inject NPA policy with developer steroids.

2009 – Rampant speculation along Cambie in the wake of the Canada Line construction for the 2010 Vancouver Olympics encountered its first sign of reward when Council approved terms of reference for “Cambie Corridor” planning at mid-year [8]. (The Canada Line was one of the four 2010 Olympics megaprojects that served to convert public money into

development industry profits, and at the same time to establish infrastructure necessary for yet more development industry profits.) Director of Planning Brent Toderian's tough talk to speculators may have contributed to his getting fired in early 2012.

2011 – In the spring, Council fumbled around with the Historic Area Height Review of the Downtown Eastside, and eventually split the area in two. That meant they could immediately loose developers onto the southeastern sector, much of which coincided with Chinatown [9]. Rezoning have been coming thick and fast. Since then, planning for the unrezoned portion has “engaged” many Downtown Eastside residents in an excruciating and extended struggle [10].

2011 – Just before shutting down for August vacation, Council decided to pursue simultaneous planning in three separate neighborhoods: Grandview-Woodland, Marpole, West End [11].

## **Land Grab**

When conflict erupts on many fronts at the same time, the nature of the simultaneous widespread activities can be hard to make sense of. Factor in everyone's understandable tendency to focus on their own immediate home territory.

In eastern Vancouver, the bigger picture is becoming clear. Developers have decided that this is the decade or two to exploit multiple large parcels of land for rapid dense development, with minimal respect shown to surrounding existing communities. Particular attention fastens onto large sites that can be treated like empty land. This pattern is not restricted to East Vancouver, but the impacts have tended to concentrate there. (Instances in Marpole and the West End can be related to the number crunching that comes later on).

Costs of construction are relatively fixed. Costs of finishing can vary. The basic margin for profit expands with the lower land costs of East Vancouver. Kingsway and the Hastings “corridor” seem to define two of the primary axes of perceived developability. A distribution map of the rezonings that occurred under the original STIR program demonstrates concentration in three areas: West End, Norquay, and Cambie Corridor [12].

The current rate of development across Vancouver seems geared far more to opportunities for speculation than to the actual population growth. The disparity between housing as a good that meets a need and housing as a mechanism for profiteering grows ever sharper. Governments have shown no inclination to shelter Vancouver residents from market rapacity by measures designed to connect the economics of ownership with use of property as residence.

## **Gentrification**

Early on, Norquay residents recognized that mass rezoning would likely mean displacement of the existing immigrant [13] working-class community. Planner-supplied data specific to Norquay showed a 2001 census figure of 32% for low-income households, and a dwelling population density 50% greater than the Vancouver average [14].

Remember how the Olympic Village social housing fiasco started out with a premise of 1/3 and 1/3 and 1/3 “mix” of income levels [15]? Norquay already had the ideal social mix, at least at the lower end.

So why was Norquay selected for massive redevelopment? Ad nauseam, city planners said things like this to us: “Shouldn’t your area do its share to house people? Don’t you want to make housing more affordable? Shouldn’t young professionals like us be able to buy a brand-new unit for less than a house on a lot costs?” [No fixer-uppers for those yuppies!]

The rejected 2007 Norquay Draft Plan itself made it clear that the effects of redevelopment would be to make the area less affordable:

How much will the housing cost?

New units are always more expensive than older ones of a similar type and size.  
(p. 4 document / p. 5 pdf) [16]

This item was emphasized by Norquay residents almost from the outset. Check out the web site that presented our struggle during 2007-2008 [17].

A standout fact: a city planner told Norquay residents that acceleration of change was a purpose of mass rezoning, and that rezoning specifications could aim for a specific increase in rate of “redevelopment.” The anticipation for Norquay was to double the rate, the same as what planners had determined for the first neighbourhood centre at Kingsway and Knight. Here’s a record from 2009 of exactly what was said:

Brief discussion of rate of change led to Miller providing this information about the mass rezoning at Kingsway and Knight. Across the city, redevelopment occurs at a rate of about 1% a year. The target at Kingsway and Knight was 2%, and so far (about five years on) it measures at about 1.7%. [18]

The failed affordability of the Kingsway and Knight project has been noted above.

## **What Is Going On?**

A good person to seek a take on the situation from is real estate honcho Bob Rennie. This is the guy who marketed and sold off Norquay’s first condo tower at 2300 Kingsway.

Here is direct quotation from the notes for Rennie’s 2011 speech to the Urban Development Institute:

- 81. I believe that there is still a Westside demographic that believes that after Granville Street the next bus stop is in Province of Alberta.
- 82. Larry Beasley and I thought we were geniuses agreeing to dovetail our messaging. Boasting in 2002, that “the city will move east.”
- 83. Who were we kidding? The city has nowhere to go but east! [19]

And this is from his 2012 speech:

Mike Magee is here today. Gregor’s Chief of Staff.  
He knows the challenges first hand of moving density to sensitive single-family neighborhoods.  
Very powerful and very vocal community groups are causing moratoriums on development.  
In the West End, Grandview Woodland, Marpole, and now the DTES.  
All obstacles to affordability. [20]

Isn’t there something absolutely weird about proclaiming the city will move east when east side population density is already greater?

Vancouver local areas can be divided into four rough groupings. (Appendix A for greater detail.)

Region	Hectares	Population 2011	Persons/Hectare
Peninsula	579	99 233	171
West	3 315	115 375	35
Middle	2 368	123 583	52
East	5 023	266 880	53
Totals	11 285	605 071	54

Peninsula = West End, Downtown  
West = West Point Grey, Kitsilano, Dunbar-Southlands, Arbutus Ridge, Shaughnessy, Kerrisdale  
Middle = Fairview, Mount Pleasant, South Cambie, Riley Park-Little Mountain, Oakridge, Marpole  
East = Downtown Eastside-Strathcona, Grandview-Woodland, Hastings-Sunrise, Kensington-Cedar Cottage, Renfrew-Collingwood, Sunset, Victoria-Fraserview, Killarney

Taken all together, the Bob Rennie overviews of 2011 and 2012 paint an ugly picture. Simply put, the premium placed on West sector real estate grows through policy that continues to expand the differential. If Kitsilano is removed from the West sector calculation above, the figures change to: Hectares at 2764, Population at 74,004 and

Persons/Hectare at 27. That's a density at half of the city average. The Middle and East sectors are at the city average.

As the West sector becomes the exclusive preserve of global capital, the further degraded Middle and East sectors become a refuge for still relatively affluent local persons who can afford extreme Vancouver ratios and/or persons who are willing to lower their expectations of location/land/square-footage in order to arrive at a manageable housing cost. Meanwhile, little to no investment gets put into corresponding enhancement of public realm facilities.

Poor and low-income persons simply get pushed out. Increased allowance of buildable space accelerates the process. Older buildings with cheaper rents become the first to be torn down.

Mass rezoning tends to serve as nothing more than a covert tool for expropriation and dispossession.

### **What a Map Shows**

A 2013 mapping of Property Values for Single Family Home (RS) Districts shows the over-\$1-million-blue category now cropping up strongly in the southeast of Vancouver for the first time [21]. Correlation with the low Persons/Hectare figure of 42.0 for Killarney seems unmistakable. Lack of "corridors" with heavy traffic volume are a likely factor in that particular geography.

The large white spot at the north end of the Kingsway diagonal represents the extraction from RS zoning of 1600 properties in the Kingsway and Knight mass rezoning of 2004. The new RM-7 and RT-11 and apartment zonings to be forced onto Norquay will affect 1900 properties. One of the achievements of the Norquay struggle has been a retention of the option to build under RS zoning as well, something effectively not permitted by the Kingsway and Knight specifications.

The bottom line: as RS zoned properties become ever scarcer, that growing scarcity predictably increases the value of what remains — likely out of proportion to any increase that may accrue from an "upzoning" to "new housing types" to achieve moderate increase in density. Appendix B demonstrates a value gap expansion in favor of detached Vancouver houses that starts around 2003, the year of the acceptance of Vancouver's Olympic bid. To what extent have actual and prospective mass rezonings contributed to this increasing disparity? Most of the profit opportunities in rezoned-area redevelopment probably will fall to a developer rather than a current property owner. After all, would the value of any existing single-family house be enhanced by adjacent redevelopment that casts greater shadow and puts more cars on the street?

## Conclusion

Some neighborhoods are clearly better treated than others. An outstanding example is the population decrease of 15% that Shaughnessy has experienced over the past four decades, despite its proximity to city center [22]. No other neighborhood in the entire city has experienced an actual decrease. Quieter and more spacious and ever more valuable.

The social housing requirements that have been a part of the zoning for the Downtown Eastside Oppenheimer District have mitigated development pressures in that area. Yet the economics of development in Vancouver has now reached a stage where building will occur even with that requirement in place [23]. The conclusion of the current planning process for the Downtown Eastside seems likely to see Council lift even that restriction, which would set off a serious land rush in the western portion of the Hastings Street corridor.

The further down the socio-economic ladder a neighborhood sits, the greater the danger it faces from profiteers. The most exploitable disparity is the greatest one. Marginality offers the most scope for expansion of margin.

The immigrant working-class population of Norquay is destined to suffer a density-dumping that further degrades the existing quality of life. This has been going on for years. It has already become clear to Norquay residents that increase in development never brings corresponding amenity. The fine words of the community vision already stand exposed as outright lie:

Each proposal for a new housing type has been made conditional not only on an increase in community facilities and programs needed to serve any population growth generated by the new housing type but also on an assurance that parking and traffic impacts would be addressed. [24]

The older and more affordable rental housing will be the first element to disappear so that “affordable” new construction on less land can be sold to yuppies. Very roughly speaking, redevelopment accelerated so that they can purchase a place for \$400,000 instead of \$800,000. The proximity of Norquay to anomalously distributed East Vancouver pockets of “non-resident occupancy dwellings” (see Appendix C) provides grist for additional speculations.

Meanwhile, the homeless, the barely housed, and the poorly housed of the Downtown Eastside face an even more rapid obliteration of their only possibility of survival in everywhere-upscaling Vancouver. There is literally no other Vancouver neighborhood for them to head for. Governments play number games with dubious statistics while mouthing off about social mix. It is clear that without significant capital injection (and none is visible on any horizon), “mix” can only mean let’s stir things up and make the down fall out.

A centrifuge is revving up to spin the least powerful right out of the City of Vancouver, powered by the toxic fuel of rezonings. The only direction provided by that mechanism is out.



A recent editorial in the Globe and Mail about the current situation in Vancouver bore this main title: Rebirth Does Not Call for a Class War [25]. As the heartless real estate resource extraction game plays out right now, what looks like rebirth to some feels like death to others. Those who sense death approaching often conclude that they have absolutely nothing to lose.

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- [1] Panel 13 of January 2013 Norquay Village open house.  
<http://eyeonnorquay.files.wordpress.com/2013/01/10-18-norquay-village-plan-public-benefits-strategy-boards.pdf>
- [2] <http://former.vancouver.ca/commsvcs/planning/neighcentres/kingswayknight/index.htm>
- [3] <http://vancouver.ca/people-programs/neighbourhood-planning.aspx>
- [4] <http://eyeonnorquay.wordpress.com/2012/03/08/sold-the-story/>
- [5] <http://www.vcn.bc.ca/norquay/nrqsrvrslt.html>  
<http://eyeonnorquay.wordpress.com/timeline/>
- [6] <http://vancouver.ca/home-property-development/little-mountain.aspx>
- [7] <http://www.rampvancouver.com/item/280/start-here>  
<http://vancouver.ca/home-property-development/mount-pleasant-community-plan.aspx>
- [8] <http://vancouver.ca/home-property-development/cambie-corridor-plan.aspx>
- [9] <http://vancouvercouncilvotes.wordpress.com/votes-on-planning/height-review-chinatown/>  
<http://vancouver.mediacoop.ca/story/vision-vancouver-hits-panic-button/5867>
- [10] <https://sites.google.com/site/dteslapp/>  
<http://vancouver.ca/home-property-development/dtes-local-area-plan.aspx>
- [11] <http://former.vancouver.ca/commsvcs/planning/cityplan/Visions/nextplan/index.htm>
- [12] <http://eyeonnorquay.wordpress.com/2012/06/18/encircled-by-stir/>
- [13] <http://eyeonnorquay.files.wordpress.com/2013/04/norquaystatistics.pdf>
- [14] <http://eyeonnorquay.files.wordpress.com/2013/04/page72.pdf>
- [15] “Concern about the proposed 80/20 mix; support for the 1/3, 1/3, 1/3 mix” (p. 7)  
<http://former.vancouver.ca/ctyclerk/cclerk/20051220/documents/scmins.pdf>
- [16] <http://former.vancouver.ca/commsvcs/planning/neighcentres/norquay/pdf/newsletter3english.pdf>

- [17] <http://www.vcn.bc.ca/norquay/>
- [18] <http://eyeonnorquay.wordpress.com/documents/nwg-2009-reports/#3of11>
- [19] <http://storage.ubertor.com/cl1067/content/document/27119.pdf>
- [20] <http://forms.rennie.com/RMS/2012%20UDI%20Speech.pdf>
- [21] [http://www.btaworks.com/wp-content/uploads/2013/02/1mLine\\_RedBlue09-13\\_2013.jpg](http://www.btaworks.com/wp-content/uploads/2013/02/1mLine_RedBlue09-13_2013.jpg)
- [22] <http://eyeonnorquay.wordpress.com/2013/02/17/by-the-numbers/>
- [23] <http://themainlander.com/2013/03/24/proposed-condos-next-door-to-oppenheimer-park-already-hurting-low-income-residents/>
- [24] Renfrew-Collingwood Community Vision, p. 30  
<http://former.vancouver.ca/commsvcs/planning/cityplan/Visions/rc/pdf/newhousing.pdf>
- [25] Rebirth does not call for a class war. Globe and Mail (28 Mar 2013) A10

***This submission is also available online with links at  
<http://eyeonnorquay.wordpress.com/2013/04/02/gentrification/>***

## Appendix A

According to 2011 Census of Canada statistics, the average figure for persons-per-hectare in Vancouver is 52.8. Here are the local areas that fall above the average, in descending order:

West End 218.3 / Downtown 145.8 / Fairview 94.4 / Kitsilano 75.1 / Mount Pleasant 72.5 / Kensington-Cedar Cottage 65.7 / Renfrew-Collingwood 61.6 / Grandview-Woodland 60.9 / Sunset 57.9 / Victoria-Fraserview 57.7

And here are the local areas that fall below the average, in descending order:

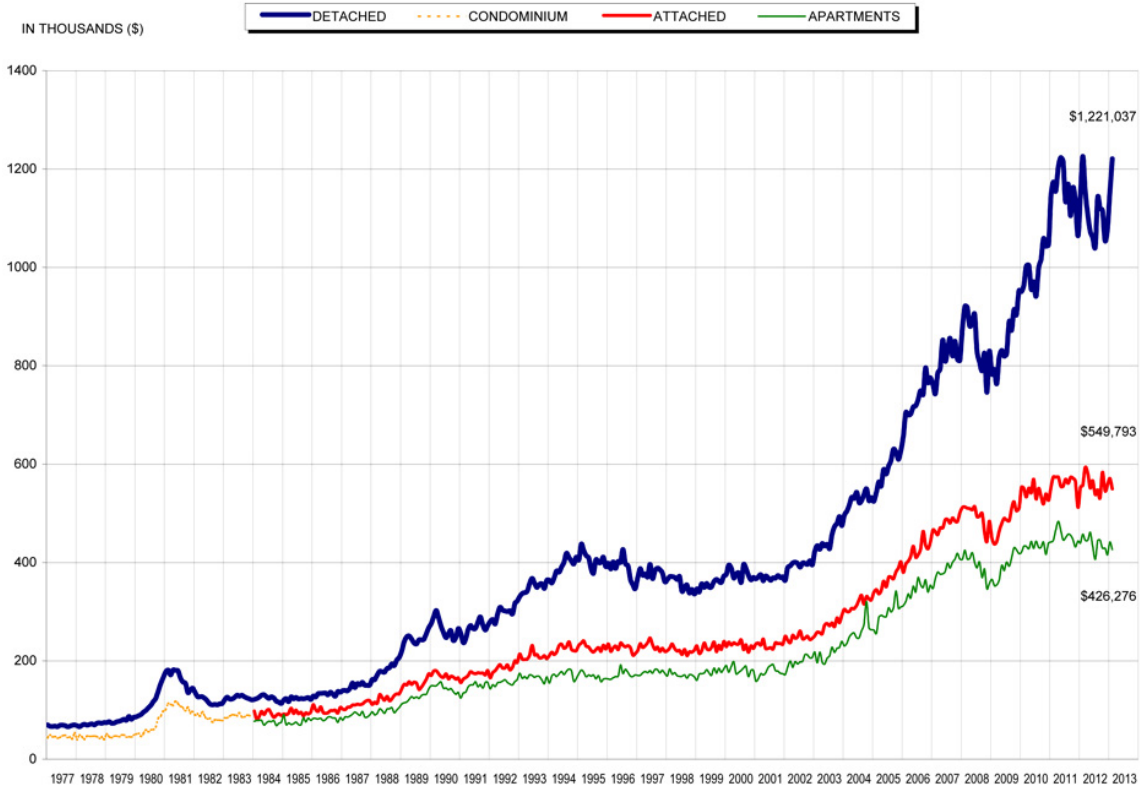
Riley Park 44.3 / Arbutus Ridge 43.1 / Marpole 42.5 / Killarney 42.0 / Hastings-Sunrise 41.9 / South Cambie 35.4 / Strathcona/DTES 31.7 / Oakridge 31.0 / West Point Grey 28.1 / Dunbar-Southlands 25.3 / Kerrisdale 23.3 / Shaughnessy 19.7

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Appendix B



Residential Average Sale Prices - January 1977 to February 2013



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.



Note: You are welcome to use these graphs for any purpose you like, as long as you give me credit for creating them! I'd love to know how you're using them, so please let me know. Thanks! [telf@telf.ca](mailto:telf@telf.ca)

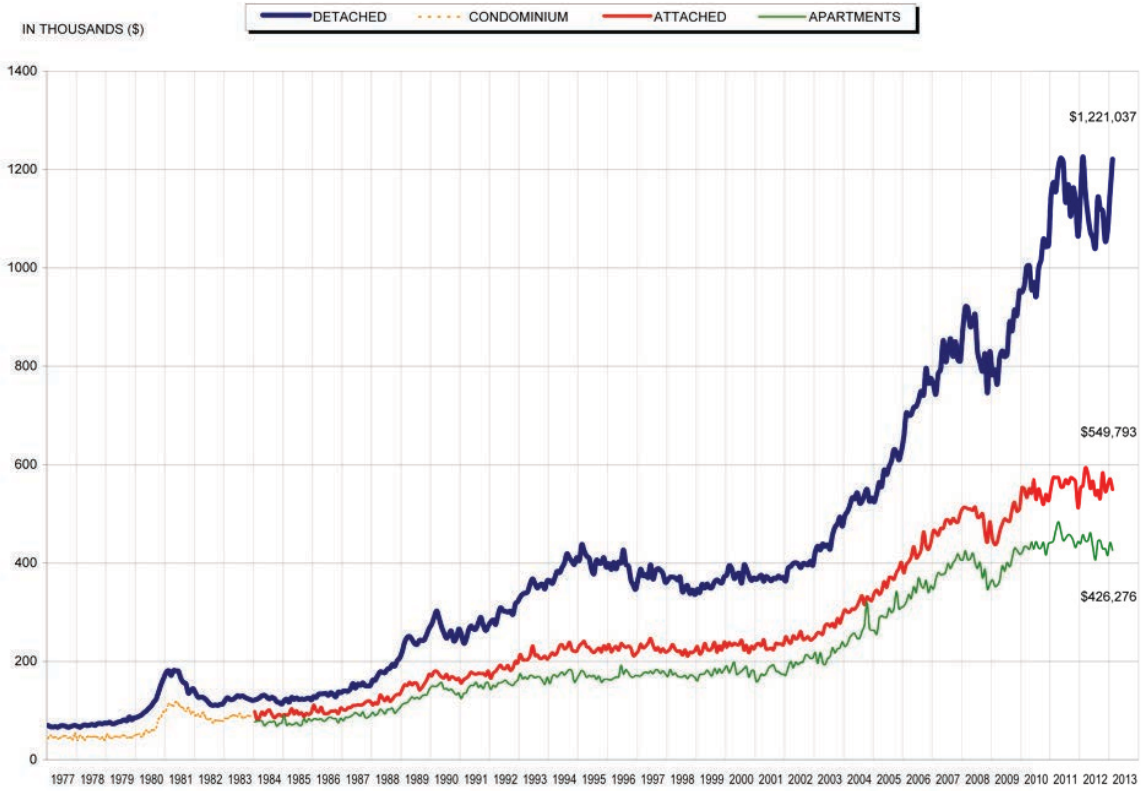
Credit for graph above: <http://telf.ca/stats.html>

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Appendix B



Residential Average Sale Prices - January 1977 to February 2013



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.



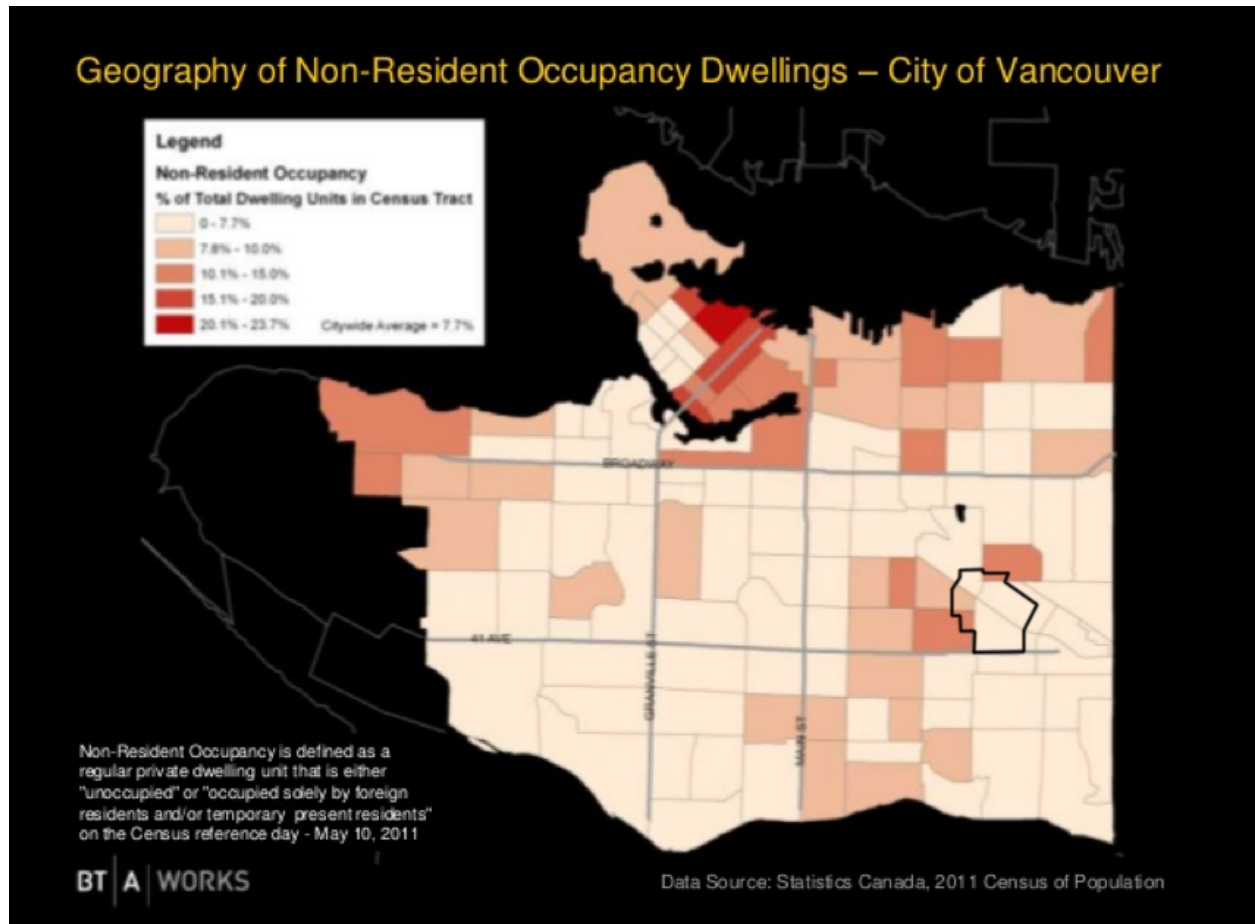
Note: You are welcome to use these graphs for any purpose you like, as long as you give me credit for creating them! I'd love to know how you're using them, so please let me know. Thanks! [telf@telf.ca](mailto:telf@telf.ca)

Credit for graph above: <http://telf.ca/stats.html>

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## Appendix C

Norquay outline superimposed on mapping of “non-resident occupancy dwellings” from 2011 census data.



Source of map: <http://www.btaworks.com/2013/03/21/btaworks-foreign-investment-in-vancouver-real-estate-presentation-at-sfu-woodwards/>

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:44 AM  
**To:** Sarmukh Pannu  
**Subject:** RE: Norquay Village

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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**From:** Sarmukh Pannu s.22(1) Personal and Confidential  
**Sent:** Monday, April 08, 2013 9:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Village

In regards to the re-zoning- Norquay Village- we oppose to it.

We are seniors that came from Hong Kong to retire. Our house was paid for in full with no mortgage. We are not a burden to your system and now we have to give up our home for re-zoning. We are old and have no energy to move. We are comfortable here and love where we live.

We are also concerned about the environmental impact- Is the new construction going to recycle old building material. We do not support the new zoning

Please leave us alone

Sarmukh and Malkit Pannu

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:51 AM  
**To:** Alain Franchi  
**Subject:** RE: Execution of the Norquay Plan...

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

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Thank you.

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**From:** Alain Franchi s.22(1) Personal and Confidential **On Behalf Of** Alain Franchi  
**Sent:** Tuesday, April 09, 2013 9:27 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Execution of the Norquay Plan...

Dear Mayor an City council,

I came across information about the redevelopment of Norquay area.  
I am not able to attend the city council meeting that will most likely, and most unfortunately give the green light to the plan.

I wish by this letter express my strong disagreement, with the Norquay plans and the general city policy and attitude toward the city development, without regard nor real consultation of the people and property owners who live in the the neighbourhood that are planned to be developed.  
I know how City Hall proceed to push their pro-developer agenda, year after year, hidden behind a mockery of legality.  
As an example, my lot was recently rezoned, without any consultation whatsoever.

I oppose the Norquay Plan Implementation rezoning  
I oppose the 2220 Kingsway rezoning

Alain Franchi  
Vancouver resident, tax payer, property owner and elector



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:53 AM  
**To:** s.22(1) Personal and Confidential  
**Subject:** RE: Opposition to Norquay Implementation and 2220 Kingsway rezoning

Thank you for your comments.

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Thank you.

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposition to Norquay Implementation and 2220 Kinsway rezoning

**Hello Planners and Vision,  
Beginning with the grotesque fortress of the VILLAGE, your desperate attempt at gentrifying that stretch of Kingsway and contiguous neighbourhoods is a failure.  
Both the process and results of the two projects have lost all credibility.  
Withdraw them and consult the community about implementing instead the community's stated preferences.**

**Rider Coocy**

s.22(1) Personal and Confidential

**Vancouver**

## Ludwig, Nicole

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**From:** Neighbourhoods for a Sustainable Vancouver <nsvancouver@hotmail.com>  
**Sent:** Tuesday, April 09, 2013 1:31 PM  
**To:** Public Hearing  
**Cc:** Ludwig, Nicole; Correspondence Group, City Clerk's Office; Upper Kits - Greg Booth  
**Subject:** REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N  
**Attachments:** NSV-Norquay-Public Hearing-April 2013.pdf

As requested, this is to confirm our discussion that the author of the letter is Greg Booth on behalf of the NSV Steering Committee.

Thank you.

---

**From:** ccclerk@vancouver.ca  
**To:** nsvancouver@hotmail.com  
**Subject:** FW: REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N  
**Date:** Tue, 9 Apr 2013 16:53:28 +0000

Thank you for your email and request which has been forwarded to the attention of the Public Hearing Meeting Coordinator Group.

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**From:** Neighbourhoods for a Sustainable Vancouver [mailto:nsvancouver@hotmail.com]  
**Sent:** Tuesday, April 09, 2013 9:35 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N

Please confirm receipt and that the letter will be included in agenda post.

Thanks.

---

**From:** [nsvancouver@hotmail.com](mailto:nsvancouver@hotmail.com)  
**To:** [gregor.robertson@vancouver.ca](mailto:gregor.robertson@vancouver.ca); [george.affleck@vancouver.ca](mailto:george.affleck@vancouver.ca); [elizabeth.ball@vancouver.ca](mailto:elizabeth.ball@vancouver.ca); [adriane.carr@vancouver.ca](mailto:adriane.carr@vancouver.ca); [tony.tang@vancouver.ca](mailto:tony.tang@vancouver.ca); [kerry.jang@vancouver.ca](mailto:kerry.jang@vancouver.ca); [andrea.reimer@vancouver.ca](mailto:andrea.reimer@vancouver.ca); [tim.stevenson@vancouver.ca](mailto:tim.stevenson@vancouver.ca); [geoff.meggs@vancouver.ca](mailto:geoff.meggs@vancouver.ca); [heather.deal@vancouver.ca](mailto:heather.deal@vancouver.ca); [raymond.louie@vancouver.ca](mailto:raymond.louie@vancouver.ca)  
**CC:** [kevin.quinlan@vancouver.ca](mailto:kevin.quinlan@vancouver.ca); [brian.jackson@vancouver.ca](mailto:brian.jackson@vancouver.ca); [michael.magee@vancouver.ca](mailto:michael.magee@vancouver.ca); [penny.ballem@vancouver.ca](mailto:penny.ballem@vancouver.ca); [wendy.au@vancouver.ca](mailto:wendy.au@vancouver.ca); [sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)  
**Subject:** REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N  
**Date:** Mon, 8 Apr 2013 15:19:34 -0700

## Neighbourhoods for a Sustainable Vancouver

April 8, 2013

Mayor Robertson and Councillors  
City of Vancouver

453 West 12 Avenue  
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

**Re: REZONING - Norquay Village Neighbourhood Centre Plan Implementation –  
New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N**

Neighbourhoods for a Sustainable Vancouver join Norquay residents in opposition to the rezoning of Norquay as currently proposed. The rezoning was not community supported and was not consistent with the Community Vision or policy plan. These Zoning District Schedules should not be used as a precedent for other neighbourhoods.

Some of the concerns are as follows.

1. There has been no community consultation on the new District Schedules as they were only released to the public with the policy report 3 weeks before the public hearing. This is not enough time for the community to review the complex documents in detail. Therefore, please delay approval of the new District schedules until a thorough public consultation process has been undertaken.
2. Details are not consistent with the Norquay Plan. Particular concern attaches to rowhouse widths that go below the 16 ft minimum already specified. We request that schedules be amended to respect the Plan. Currently the draft guidelines only requires 12 ft. minimum and possibly narrower.
3. All allocation of Community Amenity Contribution (CAC) should involve meaningful consultation with the local community and respect the result of that consultation. Priority must be given to the specific major promises developed through the extensive process that led to the Norquay Plan: indoor and outdoor community space at the 2400 Motel site, completion of the Renfrew Ravine linear park, extensions to and improvements of Brock and Slocan Parks. No allocations to other items should be made until these specific major promises have been fulfilled.
4. The Norquay area itself is admitted to be without any amenity other than daycare, which is not a general benefit visible to the broad community. Recent growth has brought none of the commensurate amenity promised in the community vision. Significant new capital plan funding is required. The 2011-2014 capital plan made no specification for Norquay, despite the Norquay Plan having been passed in November 2010.
5. There is no plan in place to house the people who will be displaced through gentrification and loss of older more affordable secondary suites, as the new buildings will be too expensive for many existing renters.

This proposed rezoning is geared to serve the interests of the development industry, and treats Norquay as a commodity to be exploited for profit, without sufficient regard for the existing or future community. We recommend that much greater care be taken to ensure that the problems we have identified are addressed.

Sincerely,  
The Steering Committee  
Neighbourhoods for a Sustainable Vancouver

Group contact email: [info@nsvancouver.ca](mailto:info@nsvancouver.ca) [www.nsvancouver.ca](http://www.nsvancouver.ca)  
<http://former.vancouver.ca/ctyclerk/cclerk/20130409/phea20130409ag.htm>

# Neighbourhoods for a Sustainable Vancouver

April 8, 2013

Mayor Robertson and Councillors  
City of Vancouver  
453 West 12 Avenue  
Vancouver, B.C. V5Y 1V4

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New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N**

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Some of the concerns are as follows.

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Therefore, please delay approval of the new District schedules until a thorough public consultation process has been undertaken.

2. Details are not consistent with the Norquay Plan. Particular concern attaches to rowhouse widths that go below the 16 ft minimum already specified. We request that schedules be amended to respect the Plan. Currently the draft guidelines only requires 12 ft. minimum and possibly narrower.
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<http://former.vancouver.ca/ctyclerk/cclerk/20130409/phea20130409ag.htm>

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:55 AM  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: Norquay plan implementation  
**Attachments:** jeanettesub.docx

Thank you for your comments.

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Thank you.

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**From:** Jeanette Jones s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:43 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** norquay plan implementation

Re: 9 April 2013 Public Hearing on Norquay Plan Implementation.

Please find as attached file jeanettesub.doc. This is the written submission of Jeanette Jones for Item 1.

Please confirm receipt.

Jeanette Jones

## TWO NEW ZONING SCHEDULES FOR NORQUAY

Presentation to Council April 9, 2013 by Jeanette Jones

We are here today to talk about two new residential zones proposed for the Norquay Village Neighbourhood Centre. I recognize that we are not here to revisit the Norquay Plan (about which I have mixed feelings) or the assumptions on which that plan is based (even though I disagree strongly with many of them). Those decisions have been made and are now Council policy. The question today is, "Do the proposed zoning schedules conform to the Norquay Plan?"

On the whole, I believe that they do. However, I have a real concern with the RM-7/RM-7N zoning schedule for stacked townhouses and rowhouses.

In the Norquay Plan adopted by Council in November 2010, there were separate zones proposed for stacked townhouses and for traditional rowhouses, based on the shape of the lot. Longer, narrower lots (usually 33 x 122 ft.) were to be zoned for stacked townhouses. An area with shorter and wider lots (44 x 90-110 ft.) was to be zoned for traditional rowhouses with a minimal width of 16 ft. Assembly of at least two 44-ft. lots was to be required to build rowhouses.

In the zoning schedules before us tonight, these two zones have been conflated into a single zone. I welcome the added opportunity to build traditional rowhouses, which I consider to be the most preferable type of urban housing. The community supported a wider distribution of this housing form. But the zoning schedules now being proposed for rowhouses **reduces the minimum width of a rowhouse i from 16 ft. to 13.3 ft.** This will result in units that are long, narrow, and dark. The necessary 3 ft. wide interior staircase will decrease livability even more.

**I ask that the required minimum width of rowhouses be changed from 13.3 ft. to 15 ft.** I am prepared to accept a reduction of one foot of width in recognition of the fact that it is more difficult to build affordable, livable rowhouses on long, narrow lots. A minimum width of 15 ft. would mean that six rowhouse units could be built on three 33 ft. lots. An assembly of two 33 ft. lots would continue to be sufficient to build stacked townhouses.

I ask that Council and the Planning Department adopt this change to make the zoning schedules conform more closely to the Norquay Plan.

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:55 AM  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: Norquay Implementation

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Thank you.

-----Original Message-----

**From:** JAK KING s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:46 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Implementation

I am unable to attend tonight's meeting but I oppose the Norquay Plan Implementation rezoning.

Jak King

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:57 AM  
**To:** DAVE DIEWERT  
**Subject:** RE: Norquay plan

Thank you for your comments.

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Thank you.

-----Original Message-----

**From:** DAVE DIEWERT s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay plan

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning

dave diewert

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:57 AM  
**To:** Elizabeth Thomas  
**Subject:** RE: Norquay Rezoning

Thank you for your comments.

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Thank you.

---

**From:** Elizabeth Thomas s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Rezoning

To Mayor and Council: I OPPOSE THE NORQUAY PLAN IMPLEMENTATION REZONING. I OPPOSE THE 2220 KINGSWAY REZONING. Elizabeth Thomas s.22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:57 AM  
**To:** Greg Booth  
**Subject:** RE: Norquay Plan Implementation rezoning

Thank you for your comments.

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Thank you.

---

**From:** Greg Booth § 22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:53 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Plan Implementation rezoning

**I oppose the Norquay Plan Implementation rezoning**

**Regards...Greg Booth**

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 9:58 AM  
**To:** JENNIFER FLEMING  
**Subject:** RE: Norquay Plan Implementation

Thank you for your comments.

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Thank you.

-----Original Message-----

**From:** JENNIFER FLEMING 5.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 9:57 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Plan Implementation

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning


As a tax paying home owner in the Norquay area, I am tired of having development shoved down my throat with no concessions. My taxes have increased by 50% since I moved to Vancouver from the north shore 8 years ago... 50%!!!! With all of this development, with and increased tax paying land/property owners, it would stand to reasons that my taxes should be decreasing due to economies of scale... but not it appears that this is not what the City is striving for - it appears the City wants only more for more, and cares little for those long term established residents who are being irreparably affected, negatively.

While I'm at it, I would strongly suggest that bicycles, like other road vehicles, be licensed... there is no other mode of transportation that does not participate in funding their infrastructure. If you can license dogs, you can license bicycles -

there is way too much money being allocated to support cyclists without their having to participate in the process. All responsible cyclists should carry air pumps on their bikes - this is NOT the city's responsibility and certainly not mine!

Jennifer Fleming

5.22(1) Personal and Confidential



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 10:33 AM  
**To:** Melody Mason  
**Subject:** RE: Norquay Plan

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Thank you.

-----Original Message-----

**From:** Melody Mason s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 10:08 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Plan

I oppose the Norquay Plan Implementation rezoning.

Melody Mason

**Ludwig, Nicole**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 10:34 AM  
**To:** Gerald Massing  
**Subject:** RE: all take no give

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Thank you.

---

**From:** Gerald Massing s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 10:24 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** all take no give

**I oppose the Norquay Plan Implementation rezoning**  
**I oppose the 2220 Kingsway rezoning**

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 10:34 AM  
**To:** Mike Andruff  
**Subject:** RE: Norquay Rezoning Plan

Thank you for your comments.

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Thank you.

-----Original Message-----

**From:** Mike Andruff s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 10:31 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Rezoning Plan

Dear all,

I oppose the Norquay Plan Implementation rezoning.

Mike Andruff

s.22(1) Personal and Confidential



**Isfeld, Lori**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 12:48 PM  
**To:** Phil  
**Subject:** RE: My opinion on Norquay

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Thank you.

**From:** Phil s 22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 12:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** My opinion on Norquay

**I oppose the Norquay Plan Implementation rezoning**

**I oppose the 2220 Kingsway rezoning**

**Isfeld, Lori**

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 1:07 PM  
**To:** Stephen Bohus  
**Subject:** RE: comments on 1. REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N

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Thank you.

---

**From:** Stephen Bohus s 22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 1:05 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** comments on 1. REZONING - Norquay Village Neighbourhood Centre Plan Implementation – New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N

Dear Mayor and Council,

Could you please record this letter in **opposition** to the first item the Public Hearing tonight? (Rezoning of Norquay / New District Schedules)

I personally attended the Open House held at Norquay School on January 26th, 2013. At this event planning staff did present a series of panel as an overview of the proposed rezoning of Norquay. However, staff failed to provide any information on the details of the new district schedules that were being drafted when I personally asked for this information. As such, the public has not had an adequate chance to review and have input to completely new District Schedules, as these were only released when the staff report was made public. Due to the lack of critical review of these schedules, a number of shortcomings are in the documents.

One example of a issue I wish to highlight in the staff report is in the section *RM-7 and RM-7N Zones: Stacked Townhouse and Rowhouse* (p. 11). "The minimum width of each rowhouse unit is **4.0 m (13.3 ft.)**." In reality, a 16ft width should be the absolute minimum width. The setback dimensions specified in the new zoning schedules can have significant impacts on the look of the streetscape. However, the choice of setbacks for the

RM-7, RM-7N, RT-11 and RT-11N may be less than ideal for the stated purposes and this item alone needs significant discussion. It's important to get the new District Schedules right as these might be used as templates in the future for rezoning other parts of the Vancouver.

Please vote no and refer this matter back to staff for full and meaningful community review and consultation.

Respectfully yours,  
Stephen Bohus, BLA

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 12:04 PM  
**To:** Lewis N. Villegas  
**Subject:** RE: Norquay Plan Implementation

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

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Thank you.

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**From:** Lewis N. Villegas s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 12:00 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay Plan Implementation

Mayor and Council,

I attended the Open House and I oppose the Norquay Plan Implementation rezoning.

- I see no evidence of 'good' urban design shaping a livable neighbourhood and walkable streets.
- There is an imbalance and prejudice towards achieving density on high-rise re-zoning.
- King Edward Village stands as concrete proof that this approach does not work. All sites around this hyper-dense proposal show no evidence of re-development.
- Tall buildings suck the oxygen out of neighbourhood regeneration; overpowering the sense of place.
- 4-storey fee-simple row houses and apartments together can achieve high-density, liveable neighbourhoods and walkable streets.
- Tax Increment Financing plans can replace the CACs from hi-rise rezonings.

The preferred built form for Vancouver Neighbourhoods is:

- **Street Aspect Ratio:** a street wall in proportion of 1 : 3 to the width of the fronting R.O.W. on both the street and lane side; with the remainder of the building massing below the extended line of the Aspect Ratio.
- **Density:** I will voice my concern that projects remain 2.0 FSR in Mount Pleasant; 2.5 FSR if they provide Social Housing; and 3.0 FSR is additional density is located below grade.
- **Character:** that new construction fronting arterials be in-keeping with the tradition of urbanism established in the early 1900s in the neighbourhood (Ashnola, Lee, Wynnonah, Heritage Hall, etc.)
- **Urbanism:** that the building be designed to support social functioning on all fronting rights of way. This includes the provision of street ROW dedicated as local use allées; outdoor cafés; residential front doors and front door yards; residential rear gardens; lane side courtyard space; pedestrian oriented lighting and tree planting.
- **Transportation:** a regional transit stop within easy walking distance of all commercial and residential front doors.

Lewis N. Villegas

s.22(1) Personal and Confidential

I am a local resident and urban design professional:

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 2:10 PM  
**To:** Randal Helten  
**Subject:** RE: Public Hearing April 9 - OPPOSE Norquay Plan Rezoning

Thank you for your comments.

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Thank you.

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**From:** Randal Helten 5.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 1:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing April 9 - OPPOSE Norquay Plan Rezoning

Mayor and Council:

I oppose the Norquay Plan rezoning. It is all take and no give back to the community.

Randy Helten  
5.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 3:41 PM  
**To:** Grace MacKenzie  
**Subject:** RE: Norquay

Thank you for your comments.

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Thank you.

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**From:** Grace MacKenzie 5.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 3:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay

Dear Mayor & Council

I oppose the Norquay Plan Implementation rezoning,

I oppose the 2220 Kingsway rezoning.

Yours sincerely

Grace MacKenzie

April 9, 2013

Mayor Robertson and Councillors  
City of Vancouver  
453 West 12 Avenue  
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

**Re: REZONING - Norquay Village Neighbourhood Centre Plan Implementation –  
New Zoning District Schedules – RT-11/RT-11N and RM-7/RM-7N**  
<http://former.vancouver.ca/ctyclerk/cclerk/20130409/phea20130409ag.htm>

I am opposed to the rezoning of Norquay as currently proposed.

Broad context:

The Norquay community have shown lack of support for the neighbourhood rezoning since it was proposed in 2007. This includes a survey that was dismissed by staff because the city did not like the resulting opposition. This proposal is not consistent with the Community Vision or policy plan.

Norquay was the first implementation of the Sullivan/Anton NPA's EcoDensity. This was announced in a Council report a year prior to the EcoDensity policy approval.

Vision promised to reconsider EcoDensity, but instead rebranded it under Greenest City and implemented the rezoning of Norquay even higher than the previous proposed plans under NPA.

Most of the older buildings house low income tenants in rental secondary suites, yet no plans are in place to house the people and families who will be displaced through redevelopment.

New Zoning District Schedules and Guidelines:

1. **Delay approval of the new Zoning District Schedules and Guidelines until a thorough public consultation process has been undertaken.** There has been no community consultation on the detailed draft which are complex documents.
2. **Amend the zoning schedules and guidelines to respect the Plan.** Details are not consistent with the Norquay Plan. For instance, the current proposal allows rowhouse widths that go below the 16 ft minimum to only 12 ft. minimum and possibly narrower.
3. **All allocation of Community Amenity Contribution (CAC) should involve meaningful consultation with the local community and respect the results of that consultation.** Priority must be given to the specific major promises developed through the extensive process that led to the Norquay Plan: indoor and outdoor community space at the 2400 Motel site, completion of the Renfrew Ravine linear park, extensions to and improvements of Brock and Slocan Parks. No allocations to other items should be made until these specific major promises have been fulfilled.
4. **Significant new capital plan funding is required for amenities.** Recent growth has brought none of the commensurate amenity promised in the community vision. The 2011-2014 capital plan made no specification for Norquay, despite the Norquay Plan having been passed in November 2010.
5. **Plan for low-income tenants who will be displaced by more expensive new development.**

Please do not approve the report as proposed and address the points raised by the community.

Sincerely,

Elizabeth Murphy

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 4:09 PM  
**To:** Greg Helten  
**Subject:** RE: I oppose the Norquay Plan Implementation rezoning

Thank you for your comments.

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Thank you.

-----Original Message-----

**From:** Greg Helten 5.22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 4:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the Norquay Plan Implementation rezoning

I oppose the Norquay Plan Implementation rezoning.

Please send confirmation of receipt.

Thank you.

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 09, 2013 3:58 PM  
**To:** Lee Chapelle  
**Subject:** RE: Norquay

Thank you for your comments.

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Thank you.

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**From:** Lee Chapelle § 22(1) Personal and Confidential  
**Sent:** Tuesday, April 09, 2013 3:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Norquay

Dear Mayor and Council

I oppose the Norquay Plan Implementation rezoning

I oppose the 2220 Kingsway rezoning

Yours sincerely

Lee Chapelle