

# Norquay Plan Implementation

**RT-11: Small House/Duplex Zone**

**RM-7: Stacked Townhouse /  
Rowhouse Zone**

Council Presentation  
Public Hearing  
April 9, 2013

# Norquay Plan Implementation

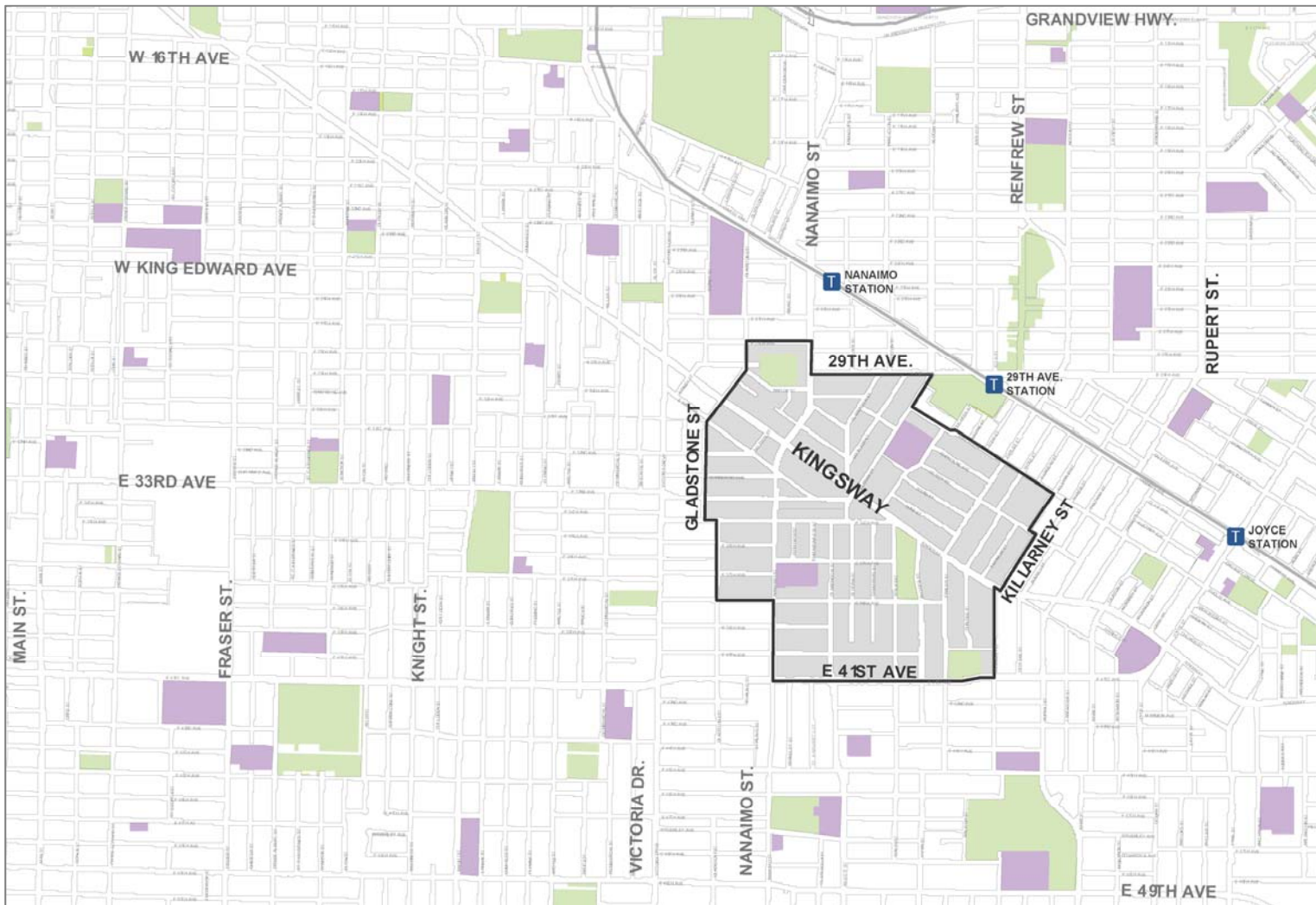
**New Zones: small house/duplex (RT-11) &  
rowhouse/stacked townhouse (RM-7)**

Public Hearing *(April 9)*

**Transition Apartment Rezoning Policy &  
Public Benefits Strategy**

Planning, Transportation and Environment  
Committee *(target April 24)*

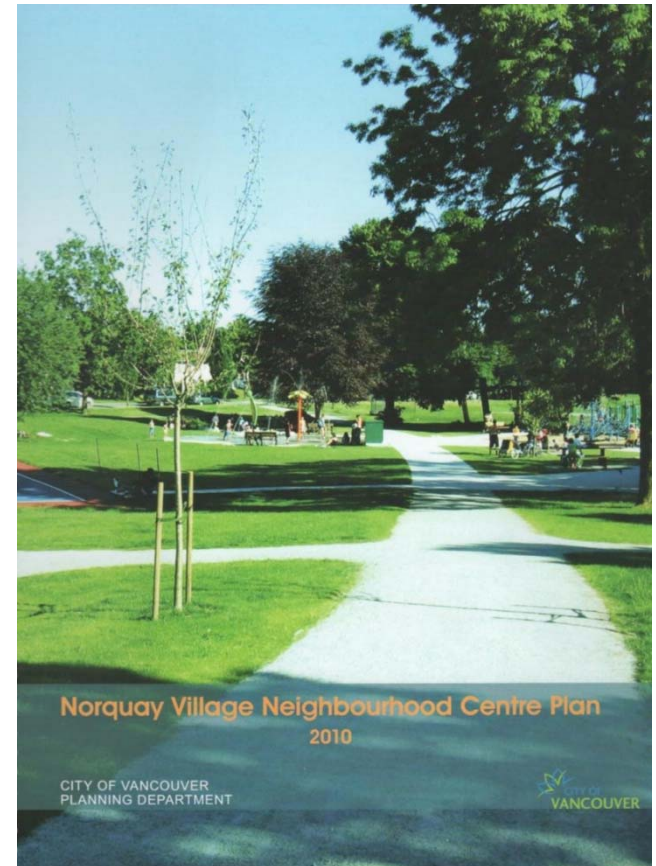
# Norquay Village Neighbourhood Centre



# Norquay Village Neighbourhood Centre Plan

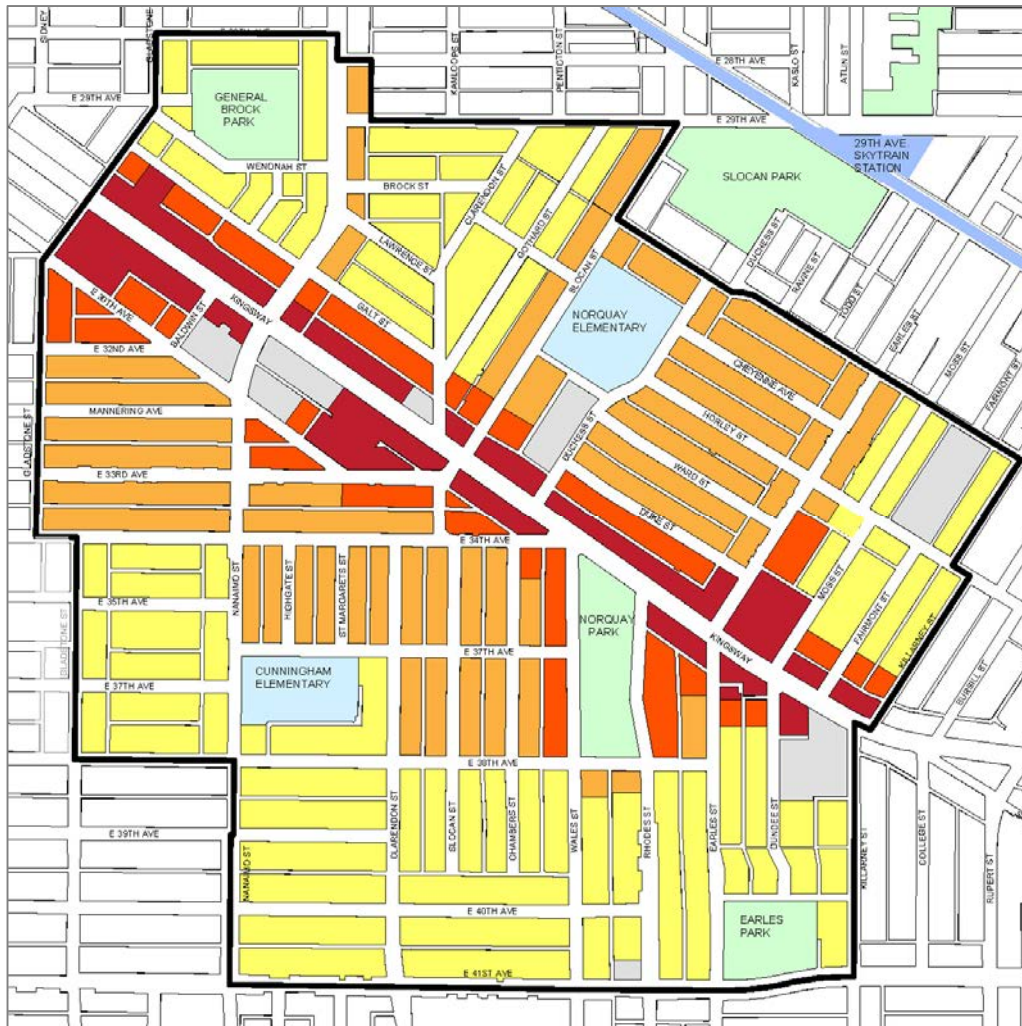
## Key Plan Goals:

- Revitalize Kingsway as “high street”
- Increase housing variety
- Provide amenities to support growth





# Norquay Housing Options



Kingsway: Mid/Hi-rise

■ 6 -16 storeys

Apartment Transition Area

■ 4 storeys

New Zones

■ RT-11 Small House/  
Duplex

■ RM-7 Rowhouse/Stacked  
Townhouse

# Small House/Duplex (RT-11)

- Increase housing choice - duplex, infill (with secondary suites & “lock-off” units)
- Maintain single-family character
- Streamlined processing for duplexes
- Design review on larger projects to ensure neighbourliness



Duplex on single site



Cluster of small houses/duplexes on larger site





# Rowhouse/Stacked Townhouse (RM-7)

- Medium density, family-oriented housing
- Private entrances and outdoor space
- “Lock-off” units provide rental option
- Design review to ensure livability, neighbourliness



Stacked Townhouse



Rowhouse



Rowhouse - conceptual design



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# Public Consultation

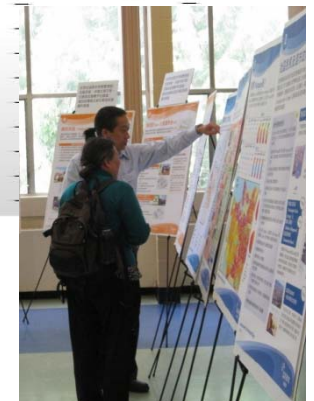
During Plan preparation:

Workshops / Open Houses: Housing types (2009 - 2010)

During Plan implementation:

Open Houses: Draft zone parameters (April 2011)

Open Houses: Final zones (January 2013)





# New Zones: Key Benefits

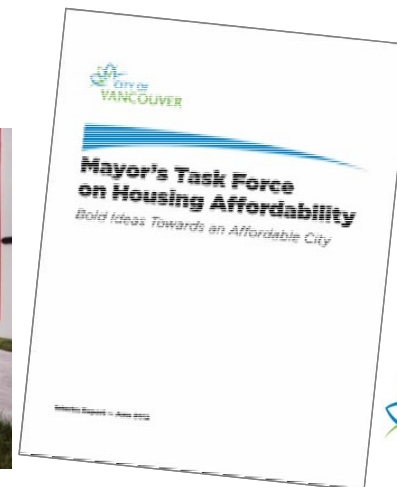
## Housing diversity

- Forms, sizes and tenures for various household types



## Affordability

- More affordable ownership and rental options



# New Zones: Key Benefits

## Sustainability

- Density linked to shops, services and transit
- Energy-efficient forms, reduced parking standards

## Neighbourhood "fit"

- Incremental growth, compatible design
- Single-family rights retained



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Thank you.