Norquay Village Neighbourhood Centre: Public Benefits Strategy & Apartment Rezoning Policy

City Finance and Services Committee
May 16, 2013
1. April 9 Public Hearing - New Residential Zones
   - Duplex and Small House Infill Zone (RT-11)
   - Stacked Townhouse and Rowhouse Zone (RM-7)

2. Today
   - Public Benefits Strategy
   - Apartment Transition Area Rezoning Policy
Norquay Village Neighbourhood Centre

Norquay Plan goals:
- Revitalized shopping area on Kingsway
- New housing options
- Public amenities to support community
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
Apartment Transition Area Rezoning Policy

- **Key parameters**
  - Density: 1.5-2.0 FSR
  - Height: up to 45ft
- **Design guidelines** emphasize livability and sustainability
Norquay Public Benefits Strategy

Purpose:
Guide public benefit expenditures in Norquay over 30 yrs.

Approach:
- Review existing assets in all Capital Plan categories
- Assess growth projections & demographic patterns
- Determine facility/infrastructure needs
- Explore delivery strategies
- Prioritize based on Council priorities and policies, Community input and funding
Norquay Plan: Identified Priorities

- Community Facility with outdoor gathering space
- Ravine Way Linear Park/Greenway
- Upgrades to General Brock & Slocan Parks
- Affordable Housing
- Additional childcare spaces
Public Consultation

Plan Development - workshops/open houses

Implementation - Open Houses - Jan. 2013

(300+ attendees and 67 comment forms)

- General support for draft Strategy
- #1 priority: Community facility
- #2 priority: Ravine Way Linear Park
Anticipated Population Growth 2013-2042

Current Population - 10,500 people

Projected Additional Units - 3,400 units

Projected Population Increase - 5,000 people

Projected 2042 Population - 15,500 people
Capital Plan Asset Categories

1. Community Facilities
2. Childcare
3. Parks and Open Space
4. Affordable Housing
5. Public Safety
6. Transportation
7. Utilities
1. Community Facilities

- 4 Community Centres; 3 Neighbourhood Houses; 2 libraries ⇒ all within 30 min. walk, but none within Norquay
- Cedar Cottage Neighbourhood House & Collingwood library need renewal
- Target: 15,000 sq. ft. co-located community space at 2400 Motel site

Funding allocation: $7-10M
2. Childcare

- One of areas of city with highest needs

<table>
<thead>
<tr>
<th></th>
<th>Current Need (# spaces)</th>
<th>Additional Demand (# spaces)</th>
<th>Total Demand (# spaces)</th>
<th>Strategy Target (# spaces)</th>
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<td>After School (5-12)</td>
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<td>Total</td>
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<td>490</td>
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- Full Day - Partnerships with senior gov’t /non-profits
- After School - in area schools

Funding allocation: $10.5M
3. Parks & Open Space

- Three parks needing renewal
  - General Brock/ Slocan/ Earles

- Upgrade to serve existing/new population

- Priority - General Brock ⇒ near Kingsway population growth

Funding allocation: $2M
3. Parks & Open Space: Ravine Way Linear Park

- Green connector - Norquay to Slocan Park/29th Ave Station

- Multiple goals:
  - Active Transportation (Local, City and Regional)
  - Access to Nature

Funding allocation: $7M
4. Affordable Housing

- **Market** - more affordable options
- **Non-market** - existing + growth needs ⇒ 300–400 units over 30 years
- **Target 100 units** on 2400 Motel site or in area
- **+ Pursue senior govt funding, partnerships to address overall need**

Funding allocation: $25M
5. Public Safety

- Fire Hall #20 (Victoria & 38th) in need of renewal in next 10 years

Funding allocation: $10-12M
6. Transportation

• Kingsway improvements begun (2012 Capital Budget)

• Clarendon Connector - this summer ($1.5 million - 2013 Capital Budget)

• Complete key pedestrian and cycling connections ($2 million)

Funding allocation: $3.5M
7. Utilities

- Water mains
  - adequate to meet demands

- Sewers
  - complete separation program;
  - some resizing in separated area

Funding allocation: $36M
## Public Benefits Strategy - Summary

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<tr>
<th>Category</th>
<th>Approx. Cost</th>
<th>Primary Funding Source(s)</th>
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<td>Community Facilities</td>
<td>$7 - 10M</td>
<td>CACs/DCLs + other partners</td>
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<tr>
<td>Childcare</td>
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<td>Utility fees/ Developer Contributions</td>
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Fixed Rate CAC Targets

- **Recommended CAC Rates:**
  - Smaller Kingsway sites - $10/ sq. ft.
  - Transitional Apartment sites - $15/ sq. ft.
- **Based on independent analysis**
- **Calibrated to typical 75% of land value lift**
- **Total Projected CACs ~ $22 million**
THANK YOU