NORQUAY VILLAGE - APARTMENT
TRANSITION AREA REZONING POLICY

Adopted by City Council on May 16, 2013

1 Intent

The intent of this policy is to provide guidance on rezonings in the Apartment Transition Area in the Norquay Village Neighbourhood Centre, specifically related to proposals involving 3- to 4-storey low-rise apartments.

The Norquay Village Neighbourhood Centre Plan recognizes the need for a careful physical transition between the higher densities and mid-rise buildings on Kingsway to the ground-oriented residential neighbourhood behind Kingsway. This policy requires that new development be residential use, in the form of 3- to 4-storey low-rise apartments, forming a streetscape which is compatible with the adjacent low-density residential neighbourhood and streets.

The form of development should provide housing options, including some 3-bedroom units suitable for families, as well as a range of other smaller sized units. The major focus for this form of development should include sustainable building practices such as natural cooling and ventilation, access to natural light, as well as a high degree of liveability, with the inclusion of private and semi-private outdoor spaces.
Application

This Rezoning Policy applies to specific areas, as identified in Map 1 below.

Map 1: Apartment Transition Area (shaded areas)

The Apartment Transition Area enables the consideration of rezoning applications for the following:

2.1 Site Assemblies - 3 or more contiguous parcels
- Minimum street frontage of 27.4 m (90 ft.);
- Maximum FSR (floor space ratio) of 2.0;
- Maximum dwelling unit density: 240 dwelling units/hectare
- Maximum building height 13.7 m (45 ft.); and
- Underground parking.

2.2 Site Assemblies - 2 parcels
- Minimum street frontage of 15.2 m (50 ft.);
- Maximum FSR (floor space ratio) of 1.5 (1.75 for corner parcels);
- Maximum dwelling unit density: 180 dwelling units/hectare
- Maximum building height 13.7 m (45 ft.); and
- Underground parking.
2.3 For site assemblies that include irregularly shaped parcels, rezoning applicants must demonstrate that underground parking can be provided for the proposed form of development.

2.4 Single parcels of land which are less than 15.2 m (50 ft.) in width will not be eligible for rezoning, unless an applicant can demonstrate that there are no opportunities remaining for comprehensive redevelopment with adjoining properties. Rezoning applicants must also demonstrate that these isolated single parcels of land can be reasonably developed up to a maximum of 1.2 FSR with consideration for building mass, parking and project economics.

3 Siting and Building Character Design Provisions

(a) One principal building per development site, unless the site qualifies for single site development (see 2.4);
(b) Maximum building height 13.7 m (45 ft.) and 4 storeys;
(c) Front and rear yard setback: 3.7 m (12 ft.);
(d) Side yard setback 2.1 m (7 ft.) [1.2 m (4 ft.) single lot scenario under 2.4];
(e) Fourth floor setback: 3.0 m (10 ft.) [unless the site faces a park or open space that is larger than a typical street width];
(f) Required rear setback for the 2nd, 3rd and 4th storeys: 6.1 m (20 ft.);
(g) All large dwelling units [74.3 m² (800 sq. ft.) or more] should have two major exposures to facilitate access to natural cross ventilation and natural light. This particular requirement will likely result in a building form involving courtyards, resulting in a greater amount of exterior wall surface area in comparison to a typical double-loaded corridor apartment building;
(h) At least 50 percent of the street frontage should have a 3- or 4-storey building expression at the front yard setback line. The remaining building frontage may be further set back from the front property line to facilitate courtyards or enhanced side yards; and
(i) Minimum courtyard width: 9.1 m (30 ft.). All courtyards or enhanced side yards should be sited against the front or rear property lines. While courtyards serve to facilitate the requirement for cross ventilation through large dwelling units, they also serve to enliven the public realm with greenery and activity.

4 Dwelling Unit Design Parameters

(a) Every room should be equipped with an operable window. Bathrooms and small kitchens, however, are exempt;
(b) The living room for each dwelling unit should be oriented toward and have direct views to the street, the rear lane or to a large courtyard with 15.2 m (50 ft.) of uninterrupted sightlines;
(c) All secondary rooms must be equipped with an operable window that looks out onto at least 2.4 m (8 ft.) of uninterrupted view; and
(d) Each dwelling unit should be equipped with a balcony, roof deck or patio of at least 1.8 m (6 ft.) in width and depth.

5 Early Review Process

Prior to submitting a written rezoning enquiry for any site in the Apartment Transition Area, rezoning applicants are strongly encouraged to meet with City staff early in their design process. The purpose of this meeting is to review the development concept, ensure proper contextual influences are considered, and clarify submission requirements as well as expectations related to density, form and scale of development, building character, parking and access requirements.

The processing of rezoning applications that may result from this policy will include the typical review by City advisory bodies, including but not limited to the Urban Design Panel. Depending on the nature of a proposal, additional special review may be required and could include: presentation of proposals at the enquiry stage, public information meetings, etc.