



NORQUAY VILLAGE

PUBLIC REALM PLAN

April 2016

This Norquay Village Public Realm Plan is the last of the implementing policies associated with the Norquay Village Neighbourhood Centre Plan. The Plan (2010) and the Public Benefits Strategy (2013) were duly adopted by City Council and direction was given at those times to complete the final implementation documents.

CONTENTS

1. INTRODUCTION

1.1	Why a Public Realm Plan?	4
1.2	Background and Context	4

2. THE PLAN

2.1	Guiding Principles	6
2.2	Kingsway	7
2.3	Parks	8
2.4	Plazas	10
	2.4.1 2220 Kingsway (Canadian Tire Site)	
	2.4.2 2400 Kingsway (2400 Motel Site)	
	2.4.3 2777 Kingsway (Purdy's Chocolate Site)	
2.5	Ravine Way	12
2.6	Duchess Street	14

APPENDIX

	Plaza Ideas for Further Consideration	16
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1.0 INTRODUCTION

1.1 Why a Public Realm Plan?

Streets, parks, plazas, lanes, natural areas – these places, among others – make up the public realm, which can be defined as any space in the city that is generally open and accessible to everyone, regardless of ownership.

A high quality public realm contributes significantly to neighbourhood experiences and social interaction, which in turn encourages the creation of more engaging, vibrant communities. Public realm design can support people’s choices to use sustainable transportation modes – walking, cycling, or using transit – especially if the journey is efficient and pleasant. It can invite gatherings by providing attractive, functional spaces, which can help enhance neighbourhood character and instill pride of place.

A public realm plan can help achieve these benefits by outlining a strategic approach to how the public realm is developed and enhanced. The Norquay Village Public Realm Plan will be implemented incrementally over time, through the development process, community initiatives, strategic opportunities and partnerships, and as capital funding becomes available. This Public Realm Plan will be used by staff, applicants, and the community to guide future decisions about important aspects of the public realm.



Artist's rendering of possible future Kingsway streetscape

1.2 Background and Context

The policy context in Norquay Village consists of the following adopted policies:

- Norquay Village Neighbourhood Centre Plan (2010)
- Norquay Village Neighbourhood Centre Shopping Area: Public Realm and Transportation Improvements Plan (2010)
- Norquay Village Public Benefits Strategy (2013)

The Norquay Village Public Realm Plan enhances these policies by setting directions for the character and design of the community’s public realm.

Key public realm goals for Norquay Village are to:

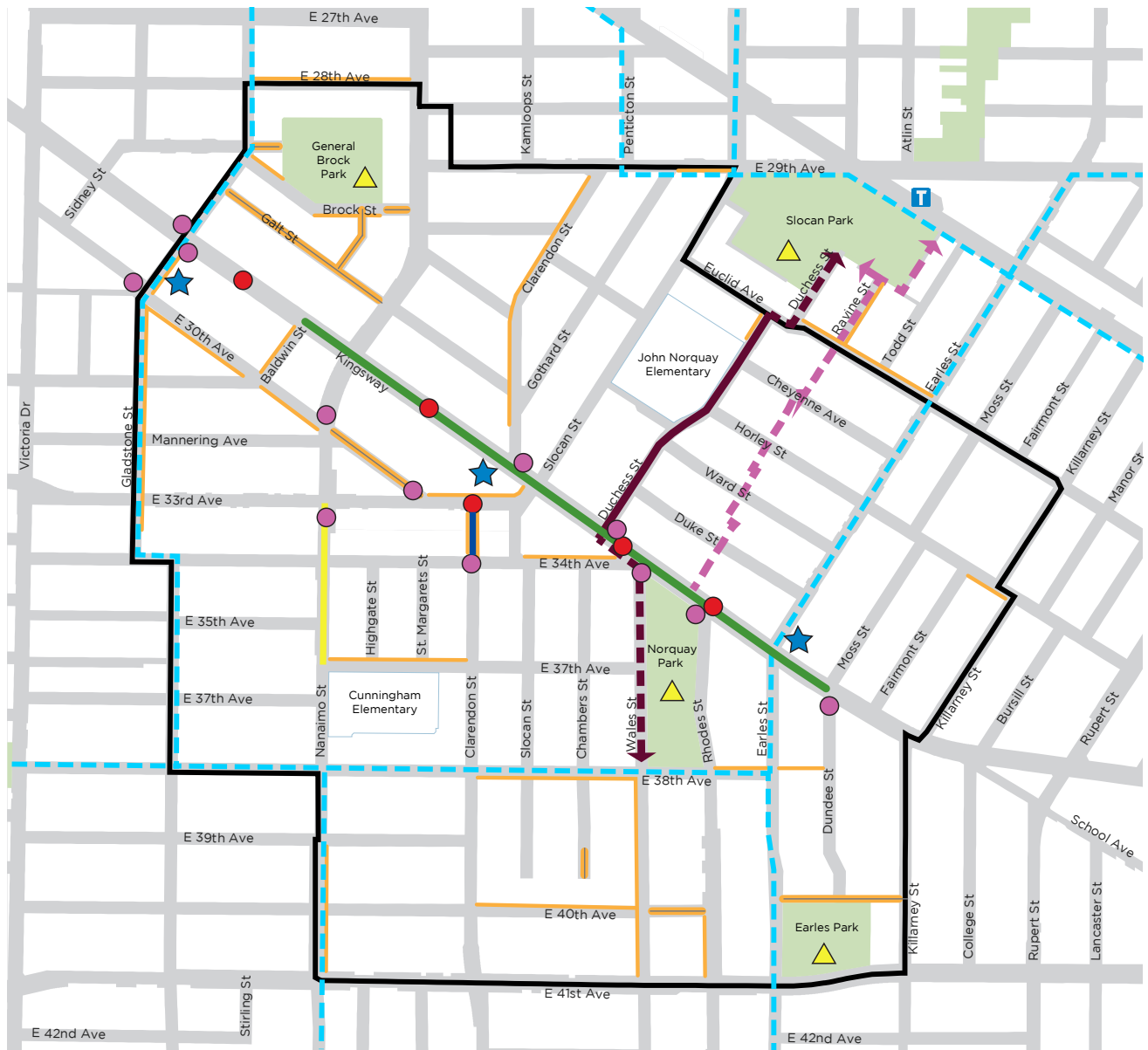
- Improve the public realm along Kingsway, strengthening it as a walkable neighbourhood ‘heart’ and ‘high street’;
- Maintain and support the neighbourhood’s well-established tree-lined streets and lanes, and strong residential character;
- Provide safe, comfortable routes connecting community places;
- Improve existing parks and green spaces, and
- Create adaptable and flexible new public spaces that meet the community’s needs.

The Norquay Village Public Benefits Strategy includes three priorities related to the public realm, which are intended to be delivered over an approximate 30-year timeframe as the community grows:

1. Renew/upgrade local parks over time
2. Enhance linkages for walking and cycling between Norquay Park/Kingsway and Slocan Park/29th Avenue Station
3. Create outdoor community gathering spaces as part of redevelopment

Map 1: Norquay Village Public Realm Plan

Map includes completed improvements as well as future improvements that will be delivered as opportunities arise and as funding becomes available.



LEGEND

- | | | |
|---|--|---|
| Bikeway | Clarendon Street extension | Corner bulge / traffic calming |
| New sidewalk/ramps (one side of the street) | Ravine Way pedestrian link | New traffic / pedestrian / cyclist signal |
| New sidewalk/ramps (both sides of the street) | Duchess Street pedestrian/bikeway improvements | Park improvements |
| Landscaped medians and lighting | Streetscape improvements | Plazas |

2.0 THE PLAN

2.1 Guiding Principles

These guiding principles set the overall vision for character and design in Norquay Village's public realm.

Local Identity

- Recognize the skewed street grids created by the orientation and geometry of Kingsway as a unique design feature
- Create pedestrian-friendly streetscapes, including wider sidewalks and landscaped medians on Kingsway
- Protect mature trees and maximize focal point opportunities
- Foster a unique character to strengthen neighbourhood identity and promote pride of place

Connectivity and Mobility

- Improve accessibility, safety, and connectivity throughout the neighbourhood, particularly between parks, and around key destinations such as schools, transit, shops and services
- Provide protected places for people of all ages and abilities to cycle

Public Space

- Seek opportunities to improve the character of existing public space, parks, and open space
- Seek opportunities to network, connect, and improve access to existing parks and open space
- Create flexible new public spaces of different scales to enhance the character of the neighbourhood

Sustainability

- Provide support for walking, cycling, and use of public transit as the preferred modes of travel
- Encourage water use efficiency and pursue stormwater management opportunities where possible and as appropriate



2.2 Kingsway

The Norquay Village Neighbourhood Centre Plan envisions the revitalization of Kingsway to expand the variety of local shops and services, accommodate higher density housing, and support social interaction in a vibrant place that neighbourhood residents can walk to.

As redevelopment occurs, building setbacks will be required to create wider sidewalks on Kingsway. Additional improvements such as street furniture, plazas, and public art will be achieved over time as opportunities arise through new development.

Intent

- Emphasize Kingsway as the heart of the community by reflecting its significance through the design of the streetscape and public spaces. Improve the pedestrian experience including accessibility for all.



Design Features

- Landscaped medians between Baldwin and Moss Streets
- Geometric changes to the intersection of 34th Avenue, Wales Street, Duchess Street and Kingsway, including a new pedestrian and cyclist-actuated signal
- Corner bulges to provide shorter street crossing distances for pedestrians
- Sidewalk width of 7.6 m (25 ft.) between the curb and the building, including the building setback of approximately 4 m (12-13 ft.)
- Sidewalk treatment:
 - 'NORQUAY' and ginkgo leaf sidewalk stamps at the corners and at new tree surrounds
 - Broom finished saw cut concrete sidewalk with exposed aggregate boulevard
- Street furniture and lighting: glossy black street furniture, LED upgraded street and pedestrian level character lighting, and black utility poles
- Street trees that are appropriate to sustain long life and health (refer to the City of Vancouver's Urban Forestry Strategy); priority species include:
 - Boulevard street tree: Ginkgo biloba 'Princeton Sentry'
 - Other locations: Fagus sylvatica 'Cuprea' Copper Beech, Gleditsia triacanthos 'Sunburst' Honey Locust, Sequoia glyptostroboides 'Dawn Redwood'
 - Public spaces: Include flowering trees
- Contemporary public art expressed in different formats (e.g. sculpture, murals)



'NORQUAY' and ginkgo leaf stamps

2.3 Parks

Norquay has four neighbourhood parks: Norquay, General Brock, Slocan, and Earles. These open spaces are well distributed throughout the neighbourhood and offer large areas of passive open space.

Intent

- Renew parks over time and as the surrounding population and park usage increase. The Park Board will lead park renewal processes with community consultation.

Design Features

Norquay Park

Norquay Park is centrally located in Norquay Village and features a rain garden which filters runoff from the new water spray park, recharging the groundwater and providing water for landscape plants during the summer. It also includes a playground, sport court, tai chi area, pedestrian paths, benches and mosaics created by local artists and residents.

General Brock Park

General Brock Park is located in the northwestern portion of Norquay Village. It features passive open space and a playground, and has been identified as a top priority for renewal in the Norquay Village Public Benefits Strategy. The intent is to expand the park over time to make the edges more public and improve connections to the surrounding neighbourhood.

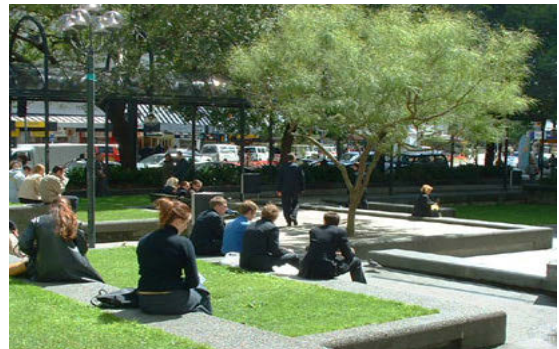


Slocan Park

Slocan Park is situated adjacent to the SkyTrain station and consists of a large passive open space as well as a variety of recreation amenities including tennis courts, wading pool, sports fields, a playground, and a field house. A park shelter marks a flexible and programmable community gathering space.

Earles Park

Earles Park is located in the southeastern portion of Norquay Village. It features a small playground and passive open space in addition to sports fields and a jogging trail.



2.4 Plazas

The Norquay Village Neighbourhood Centre Plan provides policy direction for public plazas on three sites, to be achieved through redevelopment:

- 2220 Kingsway (Canadian Tire Site)
- 2400 Kingsway (2400 Motel Site)
- 2777 Kingsway (Purdy's Chocolate Site)

This public realm plan sets out the intent and overarching design direction for plazas in Norquay Village. The plazas will serve a public purpose, will be located on private property, and will be secured through legal agreements. Plaza elements such as surface treatments and lighting will be funded by development, and maintenance responsibility for the plazas will remain with the private property owner.

Detailed plaza design will occur during the rezoning and development permit process stages (see Appendix for 'Plaza Ideas for Further Consideration').

Intent

- Create a group of flexible spaces that allows for diverse activities and programming
- Orient plazas to optimize sun access and view opportunities
- Engage streets with plaza edges and maximize plaza visibility from Kingsway, including activating plaza edges with retail uses

2.4.1 2220 Kingsway (Canadian Tire Site)

Intent

The plaza at 2220 Kingsway will be designed to promote pedestrian activity and enhance neighbourhood vibrancy. It will include spaces that accommodate social meetings, family activities, and places to rest.

Design Features

- Approximately 650 m² (6,000-8,000 sq. ft.) in area
- Front on Kingsway to maximize visibility
- Active edges and landscaped features
- Designed for pedestrian use only

Map 2: Plaza Locations



2.4.2 2400 Kingsway (2400 Motel Site)

Intent

This plaza will function as the community's signature outdoor room for all seasons. It will be a major urban open space with active edges, including adjacency to retail and an anticipated indoor community space. It is to be designed to provide maximum flexibility for community programming which may include markets, performances, children's activities, celebration events, and gatherings of various sizes.

Design Features

- A south-facing plaza at approximately 1,860 m² (20,000 sq. ft.) in area with access from both Kingsway and 33rd Avenue at Clarendon Street
- A secondary, smaller plaza with an approximate area of 325 m² (3,000-4,000 sq. ft.) opening onto Kingsway, with active edges and taking advantage of northerly views
- Active uses at plaza edges
- Tree buffer along 33rd Avenue to provide separation from neighbouring residents while providing a visibly permeable edge
- Designed primarily for pedestrian use
- A variety of seating and lighting options
- Public bike share station (small to medium)
- Prominent public art located in the plaza as a community marker
- Covered areas for rain protection
- Large canopy shade trees and low shrub planting

2.4.3 2777 Kingsway (Purdy's Chocolate Site)

Intent

The plaza at 2777 Kingsway will embody a green, more intimate park-like character. The design is to focus on accommodating more passive, social community activities such as chess playing, tai chi or individual leisure.

Design Features

- Approximately 650 m² (6,000-8,000 sq. ft.) in area
- Located either at the southwest corner of the site (Earles and Kingsway) or at the northwest corner of the site facing Earles Street
- Green buffer along Earles Street and/or Kingsway to provide separation from traffic noise
- Public bike share station (small)
- Preserve existing big trees on site; plant large shade trees
- Fully landscaped public plaza activated by retail uses on the edges
- Designed for pedestrian use only
- Adequate lighting



Plaza example

2.5 Ravine Way

The Norquay Village Neighbourhood Centre Plan identified a long-term opportunity to create 'Ravine Way,' a direct pedestrian connection to link Slocan Park and the 29th Avenue SkyTrain Station with the Kingsway shopping area and Norquay Park.

Ravine Way is envisioned as an alternate pedestrian route in the community, with naturalized landscaping and opportunities for local recreation and leisure. It may provide opportunities for local programming and community stewardship, and could eventually connect with the regional system of greenways and trails. The route would run along an existing Metro Vancouver trunk sewer line and right-of-way, which cuts mid-block through a series of east-west blocks south of the 29th Avenue SkyTrain station.

The implementation of Ravine Way is a long-term prospect that will require the definition of ownership and the securing of long-term contracts that set out responsibility for ongoing maintenance, and addressing issues related to existing uses. While some of the properties along the Ravine Way route are in City ownership, others remain privately owned and further acquisition of land will need to be explored.

It is expected that comprehensive design and development of the Ravine Way concept will occur once property acquisition has progressed to a stage when a continuous and fully coordinated connection can be implemented through the neighbourhood. A minimum corridor width will be protected along the Ravine Way route in order to facilitate the long-term vision. It is noted that some of the City's land holdings in excess of the minimum corridor width may be released for development even as other currently missing properties in other portions of the corridor are being acquired.

Intent

- Create a continuous pedestrian connection between Slocan Park and Norquay Park.

Design Features

- Sidewalk to link existing path through Slocan Park with Ravine Street
- Sidewalks on Ravine Street
- Minimum corridor width of 10 m (33 ft.) with minimum pathway width of 2 m (6.6 ft.)
- Pedestrian-scale lighting
- Bulges and curb ramps at street crossings
- Enhancements to existing open space for community food production (i.e. explore with community partners)
- Active recreation/gathering space: Minimum corridor width of 20 m (66 ft.) with minimum pathway width of 2 m (6.6 ft.)
- Open space design/program that considers opportunities for both passive and active gathering

Map 3: Ravine Way Long-Term Vision



2.6 Duchess Street

Duchess Street is an important neighbourhood street that provides a strong connection through Norquay, linking Slocan Park, the 29th Avenue SkyTrain station, Kingsway, and Norquay Park. It is also an important local street that borders on John Norquay Elementary School.

Duchess Street was identified for pedestrian and cyclist improvements in the Norquay Village Public Benefits Strategy. New pedestrian and cyclist improvements could eventually link into the existing Midtown/Ridgeway bikeway.

Given that the street right-of-way exists, improvements along Duchess Street can provide near-term benefits to safety and neighbourhood connectivity. Duchess Street accommodates both cyclists and pedestrians, and enhancements will make it more comfortable for all ages and abilities. Safety enhancements will be emphasized at Ward Street, Horley Street, and Cheyenne Avenue, directly adjacent to the elementary school.

Improvements to Duchess Street will be dependent upon further detailed design work.

Intent

- Improve pedestrian and cycling connections through traffic calming, improved street crossings, sidewalks, lighting and street furniture.

Design Features

- Traffic calming at strategic locations
- Improved crossing at Horley Street to provide a better connection to the school
- New sidewalk between Cheyenne and Euclid (on the west side of Duchess Street)
- Improved sidewalks and a bike path through Slocan Park to the 29th Avenue SkyTrain station
- Public realm enhancements such as benches and lighting
- Opportunities for community volunteers to enhance the street through Green Streets gardening
- Enhanced rainwater management features to promote awareness of the water cycle and receiving water quality

Map 4: Duchess Street Conceptual Improvements



APPENDIX

Plaza Ideas for Further Consideration at Rezoning and Development Permit Stages

The following ideas will be considered in designing the plaza spaces on private property at 2400 Kingsway and 2777 Kingsway, upon redevelopment of the sites (note that the plaza at 2220 Kingsway is being delivered as part of the redevelopment of that site).

2400 Kingsway (2400 Motel Site)

Programming ideas may include:

- Water: Flexible, playful water feature at grade
- Seating: Variety of seating options, e.g. integrated seating, standard benches, moveable tables and chairs
- Spaces: Irregular “slow zone” at building edges for patios and retail spill outs, with one main open space in the middle
- Community-oriented activities: Concerts, farmer’s market, night market, food trucks, etc.

Design features may include:

Materials

- Concrete unit paving as main surface material
- Wood decking or similar warm material at slow zones of retail and at the main entrance to indoor community space
- Islands of crushed stone for shade trees (i.e. no tree grates)

Planting

- Large canopy shade trees
- Low shrub planting

Lighting

- Catenary light features
- Bollard lights
- Wall lights
- Pedestrian-scale pole mounted lights

Servicing

- Public Bike Share station
- Bicycle pumps and/or repair stations
- Water fountains and water bottle filling stations
- Provision for power, water, and storage for event usage

2777 Kingsway (Purdy’s Chocolate Site)

Programming ideas may include:

- Seating: Variety of seating options, e.g. integrated seating, standard benches, moveable tables and chairs
- Community-oriented activities: Chess and social games, tai chi and outdoor exercise, neighbourhood movie nights, temporary art installations, informal play space for children, etc.

Design features may include:

Materials

- Concrete unit paving as main surface material
- Wood decking or similar warm material at slow/seating zones
- Exposed aggregate as banding or feature pattern

Planting

- Large canopy shade trees: mix of deciduous and evergreens
- Planting islands as organizational elements to create pockets for gathering

Lighting

- Bollard lights
- Wall lights
- Pedestrian-scale pole mounted lights
- In ground lighting as feature lighting at key locations

Servicing

- Public Bike Share station
- Bicycle pumps and/or repair stations
- Water fountains and water bottle filling stations
- Provision for power, water, and storage for event usage