

Seven First Steps to Remedy the Deficiencies of Norquay Planning

After having issued a failing report card to current Norquay planning, we take the further positive measure of identifying a few clear steps that could bring the grade up to a pass.

- Set basic building height along Kingsway at the norm for human scale: four storeys, going up to six to achieve greater sidewalk width (with a sixth storey at least doubling the increase achieved by a fifth).
- Ensure these requirements for a neighbourhood centre at the 2400 Motel site: human scale, a large central plaza, and a major new public amenity. (The desirability of an arts facility is already identified).
- Decrease the areas designated for experimental triplex (stacked townhouse) and increase the areas designated for traditional rowhouse.
- Set the floor space ratio for rowhouse, duplex, and triplex at no more than .825 to recognize sustainability of existing dwellings, to establish incentive for redevelopment under RS-1, and to foster retention of character houses.
- Address parking impacts in detail as required by the community vision, show no favor to the automobile, and integrate green public transportation.
- Establish bicycle lanes and pathways with complete connectivity throughout the network in Norquay.
- Transfer existing small odd parcels of city-owned land to Park Board without charge for creation of pocket parks, and where appropriate require public pocket parks as a part of larger development projects.

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