UPDATED AMENDED AGENDA **COMMITTEE OF THE WHOLE** MEETING OF THURSDAY, MARCH 1, 2018, AT 9:00 A.M. **COUNCIL CHAMBERS CITY HALL, 1 CENTENNIAL SQUARE**

Located on the traditional territory of the Esquimalt and Songhees People

Page

APPROVAL OF AGENDA

CONSENT AGENDA

READING OF MINUTES

Minutes from the Meeting held February 15, 2018

2018_02_15_COTW Minutes

[Addenda]

1.

UNFINISHED BUSINESS

- 2. Workshop: Fairfield Neighbourhood Plan Continued from the February 22, 2018 Committee of the Whole
- Draft Fairfield Neighbourhood Plan a. --J. Tinney, Director of Sustainable Planning & Community Development

A report providing information and recommendations regarding the public feedback and next steps.

Recommendation: That Council 1. Direct staff to prepare a revised Fairfield Neighbourhood Plan, including revisions outlined in Table 1 of this report, in response to feedback from the community and any additional feedback from Council. 2. Conduct expanded community engagement on the next version of the plan and proposed Official Community Plan amendments needed to align with the draft plan. 3. Refer the draft Fairfield Neighbourhood Plan and associated design guidelines to the Advisory Design Panel and the Heritage Advisory Panel for comment.

1 Report Fairfield Draft Neighbourhood Plan

CITY OF CTORIA



7 - 19

21 - 751

2_Attachment A_Draft Fairfield Neighbourhood Plan, November 2017			
3_Attachment B_REVISED Workshop matrix - Key issues and			
proposed revisions			
4_Attachment C_Fairfield Key Directions brochure, November 2017			
5 Attachment D Draft Design Guidelines for Cook Street Village,			
November 2017			
6_Attachment E REVISED_ Engagement Summary Fairfield Draft Plan			
Feb 2018 revised			
7_Attachment F_Synthesis of Feedback			
8_Attachment G_REVISED_Raw Feedback on draft Fairfield			
Neighbourhood Plan			
<u>9 LATE Correspondence</u>			
10_Presentation_Fairfield Plan			
11_Proposed Council Member Motions Arising			

b.

Referred from the February 22, 2018 Council Meeting

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 21) No. 18-003

18-003 OCP Bylaw_Gonzales Neighbourhood

LAND USE MATTERS

3.

Development Variance Permit No. 00205 for 632 Raynor Avenue (Victoria West) 781 - 797

753 - 780

--J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendations regarding the proposed parking variance of two stalls for the property located at 632 Raynor Avenue.

Late Item: Presentation

<u>Recommendation:</u> That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00205 for 632 Raynor Avenue, in accordance with: 1. Plans date stamped February 2, 2018. 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: i. Reduce the required vehicle parking from three stalls to one stall for a triplex conversion. 3. The Development Permit lapsing two years from the date of this resolution."

<u>1 Report 632 Raynor</u>
<u>2 Map - Subject</u>
<u>3 Map - Aerial</u>
<u>4 Attachment C_Plans date stamped February 2, 2018</u>
<u>5 Attchment D_Ltr from applcant to Mayor and Council dated January</u>
<u>4, 2018</u>

6_Late Presentation_632 Raynor

[Addenda]

4. <u>Deferred to the COTW March 15, 2018:</u> Rezoning Application No. 00565 for 2612 Bridge Street --J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendations regarding the rezoning of the property located at 2612 Bridge Street to allow for the retail sale of cannabis.

Late Item: Report, attachments, and presentation

<u>Recommendation:</u> That Council decline Rezoning Application No. 00565 for the property located at 2612 Bridge Street.

[Addenda]

STAFF REPORTS

5.

. David Foster Harbour Pathway Extension - Johnson Street Bridge 799 - 824 Underpass

--F. Work, Director of Engineering and Public Works

A report providing information and recommendations regarding the David Foster Harbour Pathway Extension - Johnson Street Bridge Underpass and providing Council with the proposed design.

Late Item: Report, attachments, and presentation

<u>Recommendation:</u> That Council direct staff to: 1. Finalize this detailed design and proceed with procurement and construction of the proposed Johnson Street Bridge Underpass. 2. Update the 2018 Financial Plan to set a project budget of \$544,000 for the extension of the David Foster Harbour Pathway under the new Johnson Street Bridge, consisting of \$444,000 from the Harbour Pathway Capital Budget from the deferred pedestrian bridges and \$100,00 contribution from the Trans Canada Trail Foundation. 3. Incorporate maintenance and operating costs of this new section of the pathway as part of the 2019 Operating budget.

 Late Item David Foster Harbour Pathway Extension - Johnson Street Bridge Underpass
 <u>Appendix A_Site Reference Photos</u>
 <u>Appendix B_90% Detailed Design - Pathway Extension</u>
 <u>Presentation_JSB Pedestrian Underpass COTW Presentation</u>

[Addenda]

 <u>Late Item</u>: Development Cost Charges Bylaw Update - Parks and Sewer
 Themason, Director of Figure 4

--S. Thompson, Director of Finance

825 - 828

A report providing information and recommendations regarding an update to the Development Cost Charges (DCC) Bylaw.

Amended Report: Updated Recommendation

<u>Recommendation:</u> That Council direct staff to: 1. Initiate the process for amending the Development Cost Charges (DCC) bylaw to update DCC rates for parks and sewage to reflect newly available engineering and planning information. 2. Replace DCC rates for Parkland Acquisition and Parkland Development with a new rate for Parkland Acquisition and Development as part of the DCC bylaw amendment process. 3. Prepare a bylaw to establish a DCC reserve fund for Parks Acquisition and Development DCCs. 4. Initiate the process with the Ministry of Municipal Affairs & Housing to transfer existing funds in the Parkland Acquisition and Parkland Development DCC reserve funds to a new Parks Acquisition and Development DCC reserve fund. 5. Bring forward the bylaws to the March 8, 2018 Council meeting for introductory readings.

1_Amended Report_DCC bylaw update - parks and sewer

[Addenda]

8.

7. Proclamation World Water Day --C. Coates, City Clerk

A report providing information and recommendations regarding the Proclamation "World Water Day".

<u>Recommendation</u>: That the World Water Day Proclamation be forwarded to the March 8, 2018 Council meeting for Council's consideration.

<u>1_Report_World Water Day</u> <u>2_Appedix A_Proclamation_World Water Day</u> <u>3_Appendix B_List of Previously Approved Proclamations</u>

Proclamation Purple Day for Epilepsy Awareness --C. Coates, City Clerk

A report providing information and recommendations regarding the Proclamation "Purple Day" for Epilepsy Awareness.

<u>Recommendation</u>: That the Purple Day for Epilepsy Awareness Proclamation be forwarded to the March 8, 2018 Council meeting for Council's consideration.

<u>1_Report_Purple day</u>
<u>2_Appendix A_Proclamation_purple day</u>
<u>3_Appendix B_List of Previously Approved Proclamations</u>

829 - 833

835 - 839

NOTICE OF MOTIONS

NEW BUSINESS

9.

Council Member Motion: National Cycling Strategy --Mayor Helps

841 - 856

A Council Member Motion providing information and recommendations regarding the proposed National Cycling Strategy.

<u>Recommendation</u>: That Council request that the Federation of Canadian Municipalities advocate to the Federal government to create a National Cycling Strategy and that the FCM work to build a knowledge framework and set of tools to inform a national process to advance cycling and active transportation across Canada. 2. That Council forward this motion to the March FCM Board Meeting for consideration.

<u>1_Council Member Motion_National Bike Strategy Motion</u>
<u>2_Attachment</u>
<u>1_Backgrounder_TowardsABikeFriendlyCanadaForWeb2</u>
<u>3_Bill C-312</u>

[Addenda]

10. **Late Item:** Attendance at Federation of Canadian Municipalities annual 857 - 862 conference

--Councillor Isitt

A Council member motion providing information and recommendations regarding Councillor Isitt's attendance at the FCM conference in Halifax May 31 to June 4, 2018.

Late Item: Report

<u>Recommendation:</u> That Committee recommends that Council authorize the attendance and associated costs for Councillor Isitt to the FCM conference to be held in Halifax, May 31 to June 4, 2018. The approximate cost for attending is Registration - \$900; Transportation - \$800; Accommodation - \$900; Meals - \$240; Approximate Cost \$2840.

<u>1_Report_FCM Attendance</u> <u>2_Attachment_Conference Attendance Spreadsheet</u>

[Addenda]

11. <u>Late Item:</u> Attendance at Local Government Forum on Backcountry 863 - 868 Access --Councillor Isitt

A Council member motion regarding Councillor Isitt's attendance at the Local Government Forum on Backcountry Access.

Late Item: Report

<u>Recommendation:</u> That Committee recommends that Council authorize the attendance and associated costs for Councillor Isitt to the Local Government Forum on Backcountry Access, which took place in Port Alberni in February 23, 2018. The approximate cost for attending is: Accommodation - \$122; Meals - \$41; approximate cost - \$163.

<u>1_Report_Local Government Forum on Backcountry Access</u> 2_Attachment_Conference Attendance Spreadsheet

[Addenda]

ADJOURNMENT OF COMMITTEE OF THE WHOLE

<u>MINUTES OF THE</u> <u>COMMITTEE OF THE WHOLE MEETING</u> HELD THURSDAY, FEBRUARY 15, 2018, 9:00 A.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

- Committee Members Present: Mayor Helps (Chair), Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young
- Staff Present:J. Jenkyns Acting City Manager; C. Coates City
Clerk; C. Havelka Deputy City Clerk; P. Bruce –
Fire Chief; S. Thompson Director of Finance; J.
Jensen Head of Human Resources; J. Tinney –
Director of Sustainable Planning & Community
Development; T. Soulliere Director of Parks,
Recreation, & Facilities; F. Work Director of
Engineering & Public Works; B. Eisenhauer –
Head of Engagement; M. Angrove Planner,
Development Services; C. Mycroft Manager of
Executive Operations; A.K. Ferguson Recording
Secretary

2. APPROVAL OF AGENDA

- Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the February 15, 2018, Committee of the Whole meeting be approved.
- <u>Amendment</u>: It was moved by Councillor Alto, seconded by Councillor Loveday, that the Agenda of the February 15, 2018, Committee of the Whole meeting be amended as follows:

Consent Agenda:

- Item No. 1 Minutes from the Meeting held February 1, 2018
- Item No. 9 Proclamation "Victoria Co-op Day"
- Item No. 10 Proclamation "Tibet Day" March 10, 2018
- Item No. 12 City Role in Childcare Solutions
- Item No. 13 Making Victoria City Hall a 'Stigma Free Zone'

On the amendment: CARRIED UNANIMOUSLY 18/COTW <u>Amendment</u>: It was moved by Councillor Mayor Helps, seconded by Councillor Loveday, that the Agenda of the February 15, 2018, Committee of the Whole meeting be amended as follows:

Add Item No. 14 - Update of Meeting with Minister Marc Garneau, Minister of Transport

Main motion as amended:

That the Agenda of the February 15, 2018 Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

Item No. 1 – Minutes from the Meeting held February 1, 2018

Item No. 9 - Proclamation "Victoria Co-op Day"

Item No. 10 - Proclamation "Tibet Day" March 10, 2018

Item No. 12 – City Role in Childcare Solutions

Item No. 13 – Making Victoria City Hall a 'Stigma Free Zone'

Add Item No. 14 - Update of Meeting with Minister Marc Garneau, Minister of Transport

On the main motion as amended: CARRIED UNANIMOUSLY 18/COTW

3. CONSENT AGENDA

- Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that the following items be approved without further debate:
 - 3.1 Minutes from the meeting held February 1, 2018
- <u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Minutes of the meeting held February 1, 2018 be adopted.

CARRIED UNANIMOUSLY 18/COTW

3.2 Proclamation "Victoria Co-op Day"

Committee received a report dated January 25, 2018, from the City Clerk regarding recommendations for the Proclamation "Victoria Co-op Day"

Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Victoria Co-op Day Proclamation be forwarded to the February 22, 2018 Council meeting for Council's consideration.

3.3 **Proclamation "Tibet Day" March 10, 2018**

Committee received a report dated February 8, 2018, from the City Clerk regarding recommendations for the Proclamation "Tibet Day" March 10, 2018.

Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Tibet Day Proclamation be forwarded to the February 22, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 18/COTW

3.4 City Role in Childcare Solutions

Committee received a Council member motion dated February 2, 2018, from Mayor Helps and Councillor Alto regarding the City's Role in Childcare Solutions.

- <u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council:
 - 1. Direct staff to consider Childcare as a potential Community Amenity when reviewing the Community Amenity Policy and report back to Council.
 - Direct staff to report back at the next quarterly update on what work would be required to expedite the rezoning process for childcare spaces and/or to amend the Zoning Bylaw to include childcare for up to a certain number of spaces in all zones unless specifically noted otherwise.
 - 3. Encourage the Director of Engineering and Public Works to work with the Sustainable Planning and Community Development department and to use his discretion under the Streets and Traffic Bylaw to be creative and flexible when it comes to allocating public rights of way to provide for temporary pick up and drop off zones adjacent to childcare facilities to avoid need for parking variances where practical.

CARRIED UNANIMOUSLY 18/COTW

3.5 Making Victoria City Hall a 'Stigma Free Zone'

Committee received a Council member motion dated February 13, 2018, from Councillor Loveday and Mayor Helps regarding recommendations for making Victoria City Hall a 'Stigma Free Zone'.

Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council endorse the idea of City Hall becoming a 'Stigma Free Zone' by taking the necessary steps and participating in an evening mental health awareness event tentatively scheduled for March 20th, 2018. And That the City of Victoria include awareness of mental health and other

And That the City of Victoria include awareness of mental health and other perceived stigmas in support of a healthy workplace culture in the corporate learning needs assessment that the Human Resources Department is conducting in 2018 with guidance and contributions from the Stigma-Free Society.

4. Presentation

4.1 Fourth Quarter Operational Plan Progress Report

Committee received a report dated January 18, 2018, from the Chief Constable providing information regarding the Victoria Police's Framework Agreement for the period of October 1, 2017 and December 31, 2017.

Committee discussed:

• An update on the Township of Esquimalt not approving the police budget.

<u>Motion</u>: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council receive this report for information.

Committee discussed:

- Mobile Youth Services Team (MYST)
- Update on the third party review of the mental health report
- Ways the Victoria Police are tackling child exploration in the City.

4.2 2018 Operational Plan

CARRIED UNANIMOUSLY 18/COTW

Committee received a report dated February 9, 2018, from the Acting City Manager providing information regarding the 2018 Operational Plan which forms the basis for the Quarterly Progress Report.

Committee discussed:

- The number of positions that are included in the proposed Heritage planning positions.
- Motion: It was moved by Mayor Helps, seconded by Councillor Coleman, that Council receive this report for information.

Committee discussed:

• Timing of the Topaz park design

CARRIED UNANIMOUSLY 18/COTW

4.3 Fourth Quarter Operational Plan Progress Report Continued

Committee received a report dated February 4, 2018, from the Acting City Manager providing information regarding the City of Victoria's activities and accomplishments on major projects, initiatives, and services contained in the 2015-2018 Strategic Plan and the 2017 Financial Plan for the period of October 1, 2017 and December 31, 2017.

Committee discussed:

- How the transportation initiatives will roll out prior to local area plans.
- <u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council receive this report for information.

Committee discussed:

- Impacts of the new provincial Air B&B regulations and status of enforcement.
- Possibility of Council receiving a presentation on new technologies and how they may affect the City of Victoria.
- How motions from the Accessibility Working Group make it to Council.
- Timeline for an end report on the participatory budgeting process.

CARRIED UNANIMOUSLY 18/COTW

- <u>Motion:</u> It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Council direct staff to proceed with Animal Responsibility Bylaw amendments except those applying to chickens.
- <u>Amendment</u>: It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the motion be amended as follows: that staff include in the bylaw the banning of cats, kittens, dogs, puppies, and rabbits being sold in pet stores.

Councillor Young raised a point of order. Mayor Helps ruled that the amendment is out of order.

Motion to postpone:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that consideration of this matter be postponed for one week to allow for Council members to be provided with copies of the three bylaws referenced in the report.

CARRIED UNANIMOUSLY 18/COTW

Mayor Helps recused herself at 11:06 a.m. due a pecuniary conflict of interest with the following item, as she owns 3 chickens.

Councillor Madoff assumed the Chair.

<u>Motion:</u> It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Council direct staff to undertake the proposed amendments to the Animal Control Bylaw pertaining to Urban Chickens and Bees with the addition of City of Vancouver regulations.

Motion to postpone:

It was moved by Councillor Thornton-joe, seconded by Councillor Isitt, that consideration of this matter be postponed for one week to allow for the council members to be provided with copies of the three bylaws referenced in the report.

CARRIED UNANIMOUSLY 18/COTW

Committee recessed at 11:22 a.m. and returned at 11:29 a.m. with Mayor Helps in the Chair.

5. LAND USE MATTERS

5.1 Temporary Use Permit Application No. 00010 for 1040 North Park Street (North Park)

Committee received a report dated February 1, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the Temporary Use Permit for the property located at 1040 North Park Street to allow for the retail sale of cannabis.

Committee discussed:

- The timeline of the proposed VIHA facility being built in the area.
- Motion: It was moved by Councillor Lucas, seconded by Councillor Young, that Council decline Temporary Use Permit Application No. 00010 for the property located at 1040 North Park Street.

Committee discussed:

• Village centres being appropriate locations for this retail.

CARRIED 18/COTW

For: Mayor Helps, Councillors Coleman, Lucas, Madoff, Thornton-Joe and Young

Against: Councillors Alto, Isitt, and Loveday

5.2 Rezoning Application No. 00561 for 1725 Cook Street (Fernwood)

Committee received a report dated February 1, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations to rezone the property located at 1725 Cook Street to a site-specific zone in order to allow for the retail sale of cannabis.

Committee discussed:

- Implication of the land owner not agreeing to the SRW.
- **Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00561 for 1725 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED 18/COTW

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe Against: Councillor Young

5.3 Development Permit Application No. 000517 for 203, 211 & 335 Harbour Road (Vic West)

Committee received a report dated February 5, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for a proposal to construct a graving dock facility at the property located at 203, 211 & 335 Harbour Road.

Committee discussed:

- How the proposal may affect traffic in the waterway.
- Permits that will be required from the federal government.
- Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council, subject to receipt of amended plans to address technical corrections to the satisfaction of the Director of Sustainable Planning and Community Development, Council authorize the issuance of Development Permit Application No. 000517 for 203, 211 and 335 Harbour Road, in accordance with:
 - 1. Plans date stamped November 23, 2017.
 - 2. Development meeting all Zoning Regulation Bylaw requirements.
 - 3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

• How noise will be mitigated at the site.

CARRIED UNANIMOUSLY 18/COTW

5.4 Regional Growth Strategy Bylaw No. 4017 – Referral for Municipal Acceptance

Committee received a report dated January 29, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the proposed CRD Bylaw No. 4017: 2018 Capital Regional District – Regional Growth Strategy (RGS).

Committee discussed:

- Concerns with the bylaw not adequately protecting wilderness areas from sprawl.
- <u>Motion</u>: It was moved by Mayor Helps, seconded by Councillor Alto, that Council advise the Capital Regional District (CRD) Board that the City of Victoria accepts CRD Bylaw No. 4017 to enact the *2018 Regional Growth Strategy* for the Capital Region.

CARRIED 18/COTW

 For:
 Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe, and Young

 Against:
 Councillor Isitt

6. STAFF REPORTS

6.1 Governance – Amendments to the Council Procedures Bylaw and Request to Address Council Policy

Committee received a report dated January 24, 2018, from the City Clerk regarding recommendations for implementation of changes to the *Council Procedures Bylaw* previously authorized by Council and potential additional recommended changes.

- **Motion:** It was moved by Councillor Isitt, seconded by Mayor Helps, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 1. Increase electronic participation from the current maximum of two members to four members.

Committee discussed:

- The possibility of having members of the public attend electronically at public hearings.
- Potentially putting a limit on the amount of times Council is able to attend electronically.
- Ensuring the quorum section is edited to state five (5) Council members are in Chambers at the time of meeting.

CARRIED UNANIMOUSLY 18/COTW

- **Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 2. Provide further options for indicating voting preference during electronic participation.

CARRIED UNANIMOUSLY 18/COTW

Motion: It was moved by Mayor Helps, seconded by Councillor Coleman, that seventy-two (72) hours be replaced with twenty-four (24) hours in Section 9, subsection 2(a)

CARRIED UNANIMOUSLY 18/COTW

<u>Motion:</u> It was moved by Mayor Helps, seconded by Councillor Madoff, that section 9, subsection 7, be struck.

CARRIED UNANIMOUSLY 18/COTW

Committee recessed at 12:33 p.m. and returned at 1:05 p.m.

Councillor Coleman was not present when the meeting reconvened.

- **Motion:** It was moved by Mayor Helps, seconded by Councillor Madoff, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 3. Remove the 24 hour public posting requirement for new bylaws.
- Amendment: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows: that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 3. Remove the 24 hour public posting requirement for new amended bylaws

On the amendment: CARRIED UNANIMOUSLY 18/COTW

On the main motion as amended:

that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:

3. Remove the 24 hour public posting requirement for amended bylaws

On the main motion as amended: CARRIED UNANIMOUSLY 18/COTW

- **Motion:** It was moved by Councillor Isitt, seconded by Councillor Alto, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 4. Change the Request to Address Council sections to reflect current practices of late registration and five minute speaking time for all speakers.

- **Motion:** It was moved by Mayor Helps, seconded by Councillor Alto, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 5. Include consent agenda provisions for Committee of the Whole and Council Meetings.

<u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:

that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:

5. Include consent agenda provisions for Committee of the Whole and **closed** Council Meetings.

On the amendment: CARRIED UNANIMOUSLY 18/COTW

On the main motion as amended:

that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:

5. Include consent agenda provisions for Committee of the Whole and Closed Council Meetings.

On the main motion as amended: CARRIED UNANIMOUSLY 18/COTW

- **Motion:** It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 6. Permit debate on motions to postpone to a certain time.

CARRIED UNANIMOUSLY 18/COTW

- <u>Motion</u>: It was moved by Mayor Helps, seconded by Councillor Alto, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 7. Enable combining multiple bylaw readings in one motion.

- **Motion:** It was moved by Mayor Helps, seconded by Councillor Isitt, that Council direct staff to bring forward amendments to the *Council Procedures Bylaw* and *Request to Address Council Policy* to implement amendments approved in September 2016 and to include further Council Procedures Bylaw amendments to:
 - 8. Re-name the Notice of Motion section of the Committee of the Whole agenda to "Council Member Motions".

CARRIED UNANIMOUSLY 18/COTW

<u>Motion</u>: It was moved by Councillor Isitt, that section 19(4)(b) of the *Council Procedures Bylaw* to be the only debatable motion.

Failed due to no seconder 18/COTW

<u>Motion:</u> It was moved by Councillor Young, seconded by Councillor Alto, that Item 11 of the Request to Address Council Policy be struck.

CARRIED 18/COTW

- For:Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, Thornton-Joe, and
YoungAgainst:Councillor Isitt
- Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that each member of Council may only participate electronically up to 3 times a year.
- <u>Amendment:</u> It was moved by Councillor Lucas, seconded by Councillor Thornton-Joe, that the motion be amended as follows: That each member of Council may only participate electronically up to 3

times a year **non-consecutively**.

On the amendment: DEFEATED UNANIMOUSLY 18/COTW

<u>Amendment:</u> It was moved by Councillor Thornton-Joe, seconded by Councillor Young, that the motion be amended as follows:

That each member of Council may only participate electronically up to 3 5 times a year.

CARRIED UNANIMOUSLY 18/COTW

On the main motion as amended:

That each member of Council may only participate electronically up to 5 times a year.

Councillor Isitt withdrew from the meeting at 1:42 p.m.

DEFEATED 18/COTW

- For:Councillors Lucas and Young,Against:Mayor Helps, Councillors Alto, Loveday, Madoff, and Thornton-Joe
- <u>Motion:</u> It was moved by Mayor Helps, seconded by Councillor Alto, direct staff to report back on how other municipalities deal with electronic participation of members.

Motion: It was moved by Mayor Helps, seconded by Councillor Alto, Add a section 7(2)(d)of the Council Procedures bylaw, posting the agenda on social media.

CARRIED UNANIMOUSLY 18/COTW

<u>Motion:</u> It was moved by Mayor Helps, seconded by Councillor Alto, that Council direct staff to clarify the Speaking at Public Hearing Council Policy to allow people to speak more than once at a public hearing if new information is received during the hearing.

DEFEATED UNANIMOUSLY 18/COTW

- **Motion:** It was moved by Councillor Loveday, seconded by Mayor Helps, that Council direct staff to report back with options and of allowing the public to participate remotely when access to city hall is an issue.
- <u>Amendment:</u> It was moved by Mayor Helps, seconded by Councillor Loveday, that the motion be amended as follows: and to examine the best practices from other local governments.

On the amendment: CARRIED UNANIMOUSLY 18/COTW

On the main motion as amended:

That Council direct staff to report back with options and of allowing the public to participate remotely when access to city hall is an issue and to examine the best practices from other local governments.

On the motion as amended: CARRIED UNANIMOUSLY 18/COTW

7. NEW BUSINESS

7.1 Right of Way Improvements on Greenways

Committee received a Council member motion dated February 8, 2018, from Councillors Isitt and Madoff regarding recommendations for Right-of-Way Improvements on Greenways.

Motion: It was moved by Councillor Madoff, seconded by Mayor Helps, that Council refer the following resolution to staff to report back on the implications at the next Quarterly Update:

That staff report to Council with the following information:

- 1. A list of city blocks and laneways that do not currently have curbs and gutters installed;
- 2. A proposed process moving forward for right-of-way improvements arising from land use and development applications on these city blocks and laneways.

7.2 Update on Meeting with Minister Marc Garneau, Minister of Transport

Mayor Helps advised that she met with the Minister in Ottawa and he will be looking at the draft regulations regarding the Victoria Harbour Airport, and will seek public input on the regulations.

8. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, that the Committee of the Whole meeting of February 15, 2018, be adjourned at 2:02 p.m.

CARRIED UNANIMOUSLY 18/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR



Committee of the Whole Report For the Meeting of February 22, 2018

То:	Committee of the Whole	Date:	February 8, 2018
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	Council Workshop - Draft Fairfield Neighbourhood Plan		

RECOMMENDATION

- 1. Direct staff to prepare a revised Fairfield Neighbourhood Plan, including revisions outlined in Table 1 of this report, in response to feedback from the community and any additional feedback from Council.
- 2. Conduct expanded community engagement on the next version of the plan and proposed Official Community Plan amendments needed to align with the draft plan.
- 3. Refer the draft Fairfield Neighbourhood Plan and associated design guidelines to the Advisory Design Panel and the Heritage Advisory Panel for comment.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with the draft Fairfield Neighbourhood Plan, report on community feedback received to date, and seek direction from Council on certain plan directions and next phases in the process. In the spring of 2016, a process was launched to develop a new neighbourhood plan for the Fairfield neighbourhood involving residents, business owners and community groups. Over the course of the last 28 months, more than 30 events were held to identify neighbourhood-specific goals, key planning issues and emerging directions. The mostly workshopbased events involved over 1,500 people, and three surveys received 1,450 responses. Two additional phases were added to the original process to seek more engagement and clarity on issues.

Staff have prepared a draft Fairfield Neighbourhood Plan (Attachment A) based on input from the broader community, and the Emerging Directions for the Fairfield Neighbourhood Plan approved by Council in September 2017.

Key directions in the draft plan include:

- more future housing accommodated in the northwest
- mixed-use development up to four storeys in Cook Street Village, with a diversity of housing on surrounding blocks
- design guidelines for Cook Street Village and direction for future streetscape improvements
- policy directions for any future redevelopment of Ross Bay Village (Fairfield Plaza), encouraging a walkable village hub with shops, services and 3-4 storey mixed-use buildings and townhouses

Committee of the Whole Report Council Workshop - Draft Fairfield Neighbourhood Plan Page 1 of 10 February 8, 2018

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

- mixed-use buildings and improved public spaces in small urban villages
- retention, investment and retrofits of older rental apartment buildings encouraged
- more options for secondary suites, including in duplexes, small lot houses, and some townhouses
- townhouses on lots of suitable size envisioned in certain locations:
 - single row: near small urban villages and larger corner lots
 - 1-2 rows: near Cook Street Village and north of Fairfield Plaza
- completing neighbourhood pedestrian and cycling routes
- guidance for future park and waterfront planning.

The Fairfield community was invited to review the draft plan from November 10, 2017 to mid-January 2018 through a series of online and in-person opportunities. Engagement results show moderate to good support for many of the directions in the draft plan, with concerns or diverging perspectives on certain issues such as housing types in traditional residential areas, Cook Street Village design, heritage conservation areas, Ross Bay Village, rental housing retention and cycling facilities. Concerns have also been expressed regarding the plan's engagement process, including requests for an extension to the project timeline and additional community engagement opportunities.

In order to proceed with preparing a revised draft plan, staff are seeking Council's direction on several key policy issues (Attachment B), as well as upcoming steps for the plan process. Staff have provided options and recommendations for Council's consideration. Subject to Council's direction, the draft plan will be revised to incorporate community and Council feedback, and a revised plan and proposed Official Community Plan amendments will be presented to the community for review in late spring 2018.

PURPOSE

The purpose of this report is to present Council with the draft Fairfield Neighbourhood Plan and community feedback received to date, and to seek feedback from Council on the draft plan and proposed next steps.

BACKGROUND

In October 2015, Council directed staff to initiate a new, accelerated approach to neighbourhood planning. In the spring of 2016, a process was launched to develop a new neighbourhood plan for the Fairfield neighbourhood.

Phase 1: Pre-Planning (April – June 2016)

- community meeting to launch project (90 participants)
- collaboration with a working group to identify key values, confirm process and engagement approach and identify key planning issues that the plan should address.

Phase 2: Imagine (June – October 2016)

Numerous joint engagement events were held to identify planning issues for Gonzales and Fairfield and develop neighbourhood-specific goals and a vision for each neighbourhood. Opportunities for input included an on-line survey (354 responses), community workshop (100 participants), pop-ups at community events, sounding boards (1190 ideas) and citizen-led meetings (3).

Phase 3: Co-Create (October 2016 – September 2017)

A series of 10 workshops were held in late fall of 2016 to further explore key planning issues and identify early direction for the neighbourhood plan for topics including urban villages, infill housing, parks, transportation and heritage. Approximately 275 people participated.

To seek broader participation and more clarity on community preferences for neighbourhood housing growth, infill housing and heritage conservation areas, two additional opportunities for input were added to the planning process in April-May 2017 which included:

- on-line survey (770 responses)
- two information sessions (100 people).

Building on the results of the on-line survey and earlier feedback, a two-day design workshop (charrette) was held in June 2017 to develop guiding principles and design concepts for five different sub-areas in Fairfield.

- Design workshop (33 participants)
- Public "pin-up" open house to review draft design concepts (70 people).

On September 21, 2017, Council approved Emerging Directions for the Fairfield Neighbourhood Plan as a basis for preparing the draft plan. The directions were based on the results of community engagement, the design workshop, technical analysis and other inputs over the previous year, and included a recommended growth model for Fairfield.

Phase 4: Draft Plan (September 2017 – present)

The community was invited to provide feedback on the draft Fairfield Neighbourhood Plan from November 10, 2017 to mid-January, 2018. The intent of engagement was to receive feedback on the content of the draft plan and determine whether the plan reflects the community's vision for the future.

The engagement process for the draft plan was designed with input from the Neighbourhood Working Group. In response to concerns about engaging near winter holidays, the period was extended to 10 weeks with events designed to take advantage of the season. An on-line survey and themed events were designed to include hard to reach groups including renters, families and seniors.

The plan was advertised through a mail-out to Fairfield homes and businesses (8,200 addresses), email (600 person distribution list), signs in prominent locations, posters, social media, community networks and a community launch breakfast with neighbourhood leaders (46 participants).

Staff used a variety of formats, venues and techniques to communicate the contents of the plan and engage with the neighbourhood:

- an on-line survey (320 responses)
- three open houses (204 participants)
- a pop-up for families with children at Fairfield Community Place daycare (20 participants)
- afternoon tea at Cook Street Activity Centre (20 participants)
- renters forum (20 participants)
- a pop-up at Ross Bay pub (60 participants)
- four "Pizza and a Planner" living room meetings hosted by community members (65 participants) and Sir James Douglas School Parent Advisory Council (20 participants)

Committee of the Whole Report Council Workshop - Draft Fairfield Neighbourhood Plan Page 3 of 10

- Cook Street Village Business Association meeting (15 participants)
- presentation to the Fairfield Gonzales Community Association (150 participants)
- small meetings upon request.

The community was also invited to submit feedback by email. Over 100 submissions were received.

There has also been significant community-led engagement on the plan, most notably through the new Cook Street Village Residents Association.

Key Directions of the Draft Plan

The key directions in the *Draft Fairfield Neighbourhood Plan, November 2018* (Attachment A) were based on the Emerging Directions approved by Council in September 2017. They are described in a brochure mailed to all residences and businesses (Attachment C), and include:

- accommodate more future housing in the northwest
- mixed-use development up to four storeys in Cook Street Village, with a diversity of housing on surrounding blocks
- design guidelines for Cook Street Village and direction for future streetscape improvements
- if Fairfield Plaza redevelops, encouraging a walkable village hub with shops, services and 3-4 storey mixed-use buildings and townhouses
- mixed-use buildings and improved public spaces in small urban villages
- encourage the retention, investment and retrofits of older rental apartment buildings
- allow more options for secondary suites, including in duplexes and small lot houses, and some townhouses
- add more family-sized housing with townhouses or rowhouses on lots of sufficient size near Cook Street Village, north of Fairfield Plaza, along Fairfield Road and on larger corner lots
- completing neighbourhood pedestrian and cycling routes
- guidance for future park and waterfront planning.

The draft plan also includes a proposed action plan (Chapter 14) to inform future work plan priorities and capital budget processes.

Draft *Design Guidelines for Cook Street Village* (Attachment D) were developed based on community input and available for community review along with the draft plan. Additional development permit areas and proposed guidelines (with Fairfield-specific content) will be identified and proposed for Council's consideration prior to engagement on the revised draft plan.

ISSUES & ANALYSIS

Community Feedback: Draft Plan Content

Results from the survey and open house suggest moderate to good support for many directions in the draft plan, along with specific concerns and different perspectives on several issues. Fifty-seven percent of survey respondents and 81% of open house participants were very, or somewhat, supportive of the overall draft plan. Quantitative results indicate over 50% support in the on-line survey and at open houses for most of the plan's directions. Qualitative results from survey comments, meetings, conversations at events and email submissions helped to elaborate and provide deeper understanding of community concerns.

Generally, there was stronger support for directions related to new design guidelines, urban forest, and planning for the waterfront. Support was milder, or mixed, for other infill housing types in

Committee of the Whole Report Council Workshop - Draft Fairfield Neighbourhood Plan Page 4 of 10 traditional residential areas, design of large urban village areas, heritage conservation areas, Ross Bay Urban Village, rental housing retention and cycling facilities.

A summary of feedback on the draft plan is provided in Attachment E, and detailed synthesis of all feedback by theme is provided in Attachment F. Raw feedback is included in Attachment G.

Key Policy Issues and Potential Revisions

In order to proceed with more detailed analysis and proposed revisions, staff are seeking direction from Council on 12 key issues where community sentiment is substantially divided and where Council input into future policy directions will be required.

These key issues are presented in a matrix in Attachment B for Council's consideration as the basis of this workshop. The 12 issues do not represent a complete list of feedback received, nor potential revisions to be made to the draft plan. Staff will review feedback in detail and consider the full suite of revisions following the Council workshop. For the next round of engagement, staff will prepare a detailed synthesis of what was heard on the draft plan and how this feedback was considered in revisions to the draft plan.

Table 1. Twelve Key Policy Issues Identified through Community Feedback on the Draft Fairfield Neighbourhood Plan (see Attachment B for more detailed version of table, with explanation and considerations)

14	explanation and considerations)			
Key Issues from		Recommended Next Steps/ Revisions		
Community Feedback				
1.	Infill housing menu for traditional residential areas	 a. Remove option for double-row townhouses in housing sub-area 4 (near Ross Bay Village). b. Retain other options for infill housing in draft plan c. Staff review and consideration of additional parking and open space requirements (e.g. additional parking space required if more than one unit on a lot) d. Incorporate open space guidelines into development of additional design guidelines for infill housing (2018-2020). 		
2.	Townhouses near Ross Bay Village ("sub- area 4")	 a. Remove "sub-area 4" as a distinct area; would become part of sub-area 1 (General Area). b. As per sub-area 1, remove option for townhouses in more than one row. Support other infill housing options indicated for sub-area 1. Single-row townhouses would be considered on suitably-sized lots adjacent to villages and larger corner lots (same as sub-area 1). c. Re-instate option for small lot house development in this area. 		
3.	Urban place designation west of Cook Street Village (Cook Street to Heywood Street)	 a. Support "gentle density" approach: re-instate OCP designations for traditional residential areas but expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to three storeys, and creative housing on laneways in this area retain option for single or double-row townhouses in area add new policy to consider other new and innovative housing types that meet plan objectives consider reduced parking requirements for houseplexes with more than 3 units in this area. 		

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Key Issues from		Recommended Next Steps/ Revisions
4.	Infill housing east of Cook Street Village	 a. Support "gentle density" approach: East Village sub-area (Cook Street to Chester Street): expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to three storeys, and creative housing on laneways in this area. Retain option for single or double-row townhouses; review site requirements to consider feedback Sub-area 3: expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to 2.5 storeys, and creative housing on laneways in this area. Retain option for single or double-row townhouses; review, and creative housing on laneways in this area. Retain option for single or double-row townhouses; review site requirements to consider feedback add new policy to consider other creative, innovative housing types that meet plan objectives consider reduced parking requirements for houseplexes with more than 3 units in this area.
5.	Accommodate larger share of Fairfield's growth through "gentle density"	 a. Encourage more gentle density in traditional residential areas around Cook Street Village and along Fairfield Road (sub-area 2), option for larger houseplexes (4+ units), emphasizing adaptation of heritage properties and creative laneway housing b. Continue to support other housing types as proposed in the plan; review site requirements, open space and parking policies to consider feedback.
6.	Design of Cook Street Village built form	 Detailed review of plan policies and guidelines by staff to consider additional adjustments/revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.
7.	Design of Cook Street Village streetscape and cycling infrastructure	 a. Expand design principles in plan based on community feedback (e.g. recognize Lekwungen history, shading, character, lighting, community gathering, slowing traffic, artistic elements) b. Broaden scope of AAA cycling route design to an Integrated Streetscape Plan for Cook Street Village, pending budget approval, to include sidewalks, boulevards, street trees, on-street parking, loading, public spaces and connections to neighbourhood destinations (2021 design; 2022 implementation). c. Parking management strategy for Cook Street Village area identified as short-term action.
8.	Effectiveness of rental retention area policies	 a. Conduct additional analysis of policies related to density bonus (8.1.3.) through development of City-wide inclusionary housing policy b. Consider if neighbourhood specific policies are needed following Market Rental Revitalization Strategy and development of inclusionary housing policy (2018).
9.	Northwest corner and Fort Street	a. Maintain direction in plan, with staff review for potential refinements for location of heights, commercial uses in certain locations, and public space impacts.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

	lssues from nmunity Feedback	Recommended Next Steps/ Revisions
10.	Design concept for Ross Bay Urban Village (Fairfield Plaza)	 a. Maintain direction in plan, with revisions to land use and design policies to address concerns regarding transition and parking b. Develop site-specific design guidelines, with focus on transition to surrounding properties c. Remove images, to avoid concept being misconstrued as a development application.
11.	Identification of potential heritage conservation areas	 a. Remove reference to specific street names/areas in plan policies (10.2.3). b. Reword to reinforce citizen-initiated efforts to establish heritage conservation areas.
12.	Topics outside scope of neighbourhood plan	 [Desire for plan to provide more detailed policies for topics that either fall outside the scope of a neighbourhood plan or are being addressed through other Citywide initiatives (e.g. parking standards, urban forest, climate change, green buildings, stormwater management, affordable housing, all ages and abilities cycling routes, community amenity contributions, development process). a. Continue approach where neighbourhood plan provides general direction for these topics, with more detail provided by other initiatives b. Continue to share community feedback with relevant staff. Continue to make reference to concurrent and upcoming City-wide initiatives in neighbourhood plan.

Community Feedback on Engagement Process

A significant amount of feedback was received regarding the engagement process for the neighbourhood plan. Key issues include:

- desire for more time, information, demographic/housing data, and more opportunities for draft plan engagement, particularly for area around Ross Bay Village (housing sub-area 4)
- desire for more detailed information on proposed housing types for different areas to be included in engagement materials
- some frustration with engagement techniques used to date (some want town hall meetings; others want more collaborative discussions)
- confusion about status of neighbourhood plan; many understand it to be a City-initiated rezoning or similar to a development application.

Engagement techniques were targeted to reach a broad audience, including harder to reach groups such as renters, families with children and seniors. While detailed demographic information is not collected at engagement events, the survey provides a snapshot of participation in the draft plan review:

- 83% from Fairfield, 11% from Gonzales
- 84% homeowners, 16% renters
- 11% Fairfield business owners

OPTIONS & IMPACTS

Plan Process Next Steps

The Fairfield neighbourhood plan process was launched in 2016. Community engagement has been central to this process, with various opportunities and substantial feedback received at all stages. During the draft plan stage, some expressed a desire for more time, information and opportunities for engagement through the neighbourhood plan process.

To address these concerns, and the needs of other forthcoming neighbourhood plans, staff have identified two options for Council's consideration. The engagement approach for all options will focus on providing better information about the purpose of the plan and simplifying complex land use concepts. Engagement in next round would focus on confirming whether the revised plan meets the residents' vision for the future.

Option 1:

Direct staff to prepare a revised plan based on feedback from the community and Council, and provide expanded engagement opportunities for the next version of the plan and proposed OCP amendments, in spring. Engagement opportunities are recommended to include open houses with presentations, an online survey and dialogue-based area-specific events, including opportunity for community-organized events. (**Recommended**)

Pros:

This option acknowledges the considerable amount of feedback and community participation on the draft plan to date, and allows revisions to be made based on this feedback before undertaking additional engagement. Engagement techniques would be broadened to include additional events (in addition to the open house and online surveys originally envisioned). The next neighbourhoods to have their neighbourhood plans updated are North Park, Fernwood, Jubilee and Rockland, including the Fort Street and Oak Bay Avenue corridors. Under this option, these neighbourhood plans would be launched in spring 2018.

Cons:

This option may not address concerns that the process is moving too quickly. There will need to be limits on the amount of dialogue-based events so that staff can commence upcoming neighbourhood plans. While detailed planning work is still underway, staff anticipate completing "pre-planning", and other early phases where issues and opportunities are identified, for the next neighbourhoods by July 2018. More robust engagement for the Fairfield plan may defer some engagement activities for the next four plans until September, following summer holidays.

Option 2:

Pause the Fairfield neighbourhood planning process, proceed with the next scheduled neighbourhoods, and resume Fairfield planning when other neighbourhood plans are completed.

Fairfield's large size, distinct sub-areas and mix of community perspectives may make it suitable to an extended process; however, extending the project timeline for Fairfield would impact other neighbourhoods waiting to initiate their plans. Under this option, planning for Fairfield would be paused and resumed after the remaining seven neighbourhood plans are complete (approximately 2021). Staff would work with the Fairfield community at that point to identify what existing content should be retained or revisited.

Pros:

This approach would provide additional, unconstrained time for the planning process, and could be re-oriented to a community development-based approach best-suited to a longer process. Additionally, it would allow detailed design for the Cook Street Village streetscape and an all ages and abilities network to be undertaken as part of the neighbourhood plan. City-wide initiatives for housing, urban forest, waterfront and climate change would be complete prior to neighbourhood planning, and allow development of more focused Fairfield-specific policies for these issues. Development applications would continue to be evaluated using the Official Community Plan (OCP), the Humboldt Valley Precinct Plan and the Cathedral Hill Precinct Plan. The next four neighbourhoods scheduled to receive neighbourhood plan updates can commence in spring 2018, with completion of the Issues and Opportunities phase by July 2018.

Cons:

Substantial work has already been completed, and the status and validity of this work would be unclear after a several years' pause. This approach may impact community relationships as members of the community may be frustrated if the plan is paused given the time and energy they have given to participating in the process to date. This option delays refinements to the OCP and clarity on future land use issues sought by the community.

Accessibility Impact Statement

The neighbourhood plan contains a number of policies that will make public spaces more accessible for people of all abilities, including improving pedestrian crossings, sidewalks and trails.

2015 – 2018 Strategic Plan

This milestone in the Fairfield Neighbourhood Plan process supports Strategic Plan, Objective 3: Strive for Excellence in Planning and Land Use, which contains actions and outcomes to undertake local area planning focused on urban villages and transportation corridors.

Impacts to Financial Plan

Impacts to the Financial Plan will be outlined for Council when the proposed Fairfield Neighbourhood Plan, including the final Action Plan, are presented to Council for consideration.

Adding additional engagement events to the Fairfield Neighbourhood Plan process (as noted in Option 1) will have an impact to the Financial Plan as additional budget estimated in an amount up to \$11,000 to cover engagement-related costs would be needed. Pausing neighbourhood planning in Fairfield and resuming in future years (as noted in Option 2) would require additional budget to be considered in future budget processes and may require as much as \$75,000 if a completely new process is initiated.

Official Community Plan Consistency Statement

Preparation of a new Fairfield Neighbourhood Plan is consistent with the OCP, which provides planning direction for ground-oriented housing, small urban villages, a transportation network, heritage, and other policy areas. Some policies may require amendments to the OCP to align the two plans, such as land-use designations and new development permit areas. Proposed OCP amendments will be brought forward to Council prior to consultation on the proposed final Fairfield Neighbourhood Plan.

CONCLUSIONS

The draft Fairfield neighbourhood plan represents an important milestone. Throughout the process there has been shared community agreement and vision on many issues, as well as different perspectives on others. The draft plan builds on this earlier feedback and Council direction to propose policies related to housing, urban villages, waterfront, transportation and other topics. Engagement results show moderate to good support for most of the draft plan's directions, with concerns or different opinions on certain issues. Some have called for an extension to the project timeline and undertake additional community engagement on the draft plan. Following Council's direction, staff will proceed with preparing a revised plan and undertaking additional engagement.

Respectfully submitted,

Kristina Bouris

Kristlna Bouris Senior Planner Community Planning

Jonathan Tinney, Director

Jonathan Tinney, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments:

- Attachment A: Draft Fairfield Neighbourhood Plan, November 2017
- Attachment B: Workshop Matrix: Key issues and proposed revisions/next steps
- Attachment C: Fairfield Key Directions brochure, November 2017
- Attachment D: Draft Design Guidelines for Cook Street Village, November 2017
- Attachment E: Engagement summary of feedback on draft Fairfield Neighbourhood Plan
- Attachment F: Synthesis of feedback on the draft plan, by theme
- Attachment G: Raw feedback on draft Fairfield Neighbourhood Plan

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Fairfield Neighbourhood Plan

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The City of Victoria respectfully acknowledges that the land and water of the Fairfield neighbourhood is the traditional territory of the Lekwungen people.

Committee of the Whole - 01 Mar 2018

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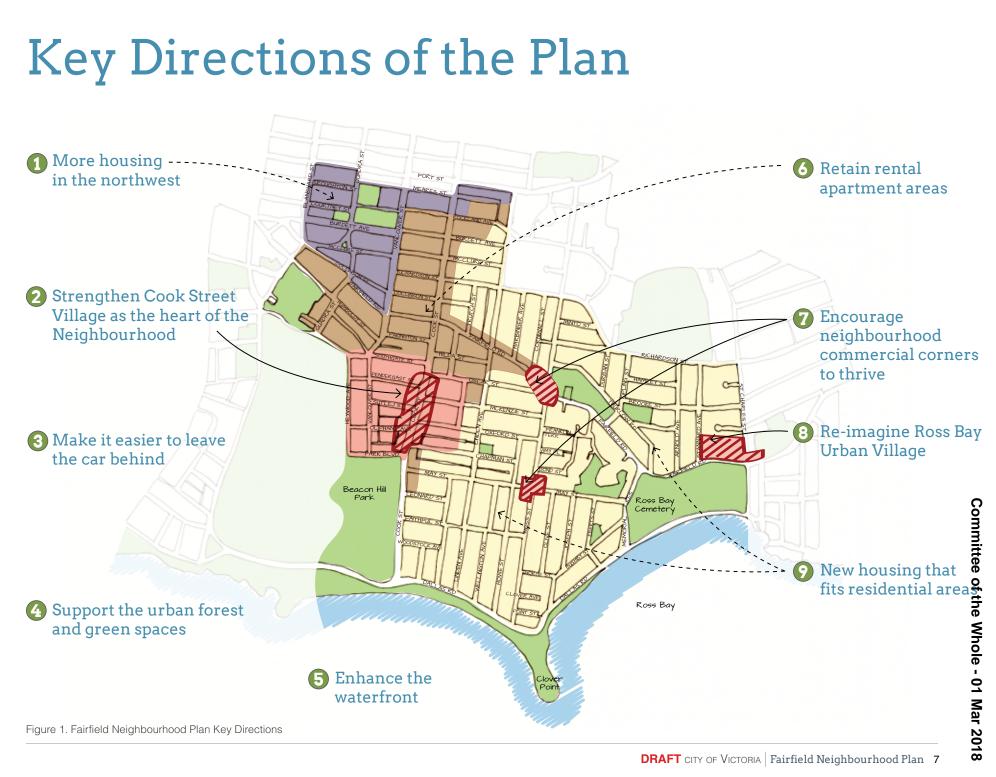
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More housing in the northwest

What we heard

The northwest corner is valued for its proximity to downtown, jobs and amenities such as the inner harbour and Beacon Hill Park. Higher density housing is more suitable here, where higher buildings already exist. Future development should be sensitively designed to gradually transition from downtown to the residential areas and help improve public spaces and streets. We heard concern about the loss of older, 4-storey apartments through redevelopment. New development should increase the supply of affordable housing in Fairfield.

How the plan addresses what we heard

The plan supports the evolution of the northwest corner of Fairfield as a residential area connecting downtown with the rest of the neighbourhood, with:

- More people living in higher residential buildings close to downtown, jobs and amenities
- Residential buildings up to six storeys in height between Vancouver Street and Quadra Street (north of Fairfield Road)
- Financial contributions from new development directed to create new, on-site affordable housing

For more information on this Big Move

See Chapter 6, Northwest Area and Fort Street Corridor.



Strengthen Cook Street Village as the heart of the neighbourhood

What we heard

Cook Street Village is the heart of Fairfield. There is a strong desire to retain its unique flavour, friendly atmosphere and small shops into the future. Streetscape improvements such as new gathering spaces, wider sidewalks, more seating and facilities for pedestrians and cyclists could make Cook Street Village even better. New retail spaces, more customers living nearby and improved public spaces will help businesses to thrive. Housing in this area should be low to moderate scale.

How the plan addresses what we heard

The plan supports Cook Street Village as a mixed use heart for the neighbourhood:

- In the Village, encourage housing above shops and limit building height to four storeys
- East of Cook Street Village to Chester Street: encourage townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings
- West of Cook Street Village: support small apartment buildings (up to four storeys) on most blocks, and townhouses
- Introduce new design guidelines for Cook Street Village to ensure good quality design of buildings, streetscape and public spaces
- Support local businesses and community gathering with new public spaces, improvements for pedestrians and cyclists, and on-street parking

For more information on this Big Move

See Chapter 7, Urban Villages; Chapter 3. Transportation and Mobility and Cook Street Village Design Guidelines.



Make it easier to leave the car behind

What we heard

In the long-term, Fairfield should move away from being a car-centred neighbourhood. Transportation improvements are needed to increase safety and accessibility. Cycling and walking connections should be improved, especially to key destinations like villages and the waterfront.

How the plan addresses what we heard

The plan identifies new routes for pedestrians and cyclists and areas that may need upgrading. Future improvements include:

- Complete walking and cycling routes and develop new ones to better connect to destinations inside and outside Fairfield
- Assess busy intersections and streets for walking, cycling and driving for safety and other improvements

For more information on this Big Move

See Chapter 3, Transportation and Mobility.



Support the urban forest and green spaces

What we heard

Trees and green spaces provide multiple benefits and are an important part of Fairfield's identity. New housing should be balanced with maintaining space for trees and vegetation. The urban forest should be enhanced in parks and boulevards. There is a desire for more food growing spaces in Fairfield.

How the plan addresses what we heard

The plan proposes stewardship of green spaces and urban forest on private and public lands, including:

- Enhance the urban forest on private property, streets and public property
- Encourage restoration of natural areas in parks
- Support the creation of community gardens and orchards as communityinitiated projects

For more information on this Big Move

See Chapter 4, Parks, Open Space and Urban Forest; Chapter 6, Northwest Area and Fort Street Corridor; Chapter 7, Urban Villages; and Chapter 8, Residential Areas.



Enhance the waterfront

What we heard

Establish Victoria's waterfront as a world-class destination. Update amenities to encourage gathering and make it easier to cycle and walk to the waterfront. Protect the shoreline ecosystem. Recognize the waterfront's cultural history.

How the plan addresses what we heard

- The plan suggests improvements for future park and infrastructure planning, such as:
- Develop a long-term plan to guide future improvements to the waterfront while protecting the unique natural environment and cultural landscape
- Complete waterfront cycling route along Dallas Road

For more information on this Big Move

See Chapter 4, Parks, Open Space and Urban Forest; Chapter 3, Transportation and Mobility and Chapter 11, Infrastructure, Environment and Sustainability.



Retain rental apartment areas

What we heard

Older, 4-storey apartment buildings are an important source of affordable housing in Fairfield and should be protected and improved. New affordable housing is needed throughout the neighbourhood.

How the plan addresses what we heard

The plan supports retaining and enhancing the supply of rental apartments in Fairfield by:

- Establishing a rental retention area north of Cook Street Village to encourage investment and retrofits of older apartment buildings
- Directing contributions from new development to create new, on-site affordable housing
- Creating incentives for maintaining and enhancing affordability through future City-wide initiatives

For more information on this Big Move

See Chapter 8, Residential Areas.



Encourage neighbourhood commercial corners to thrive

What we heard

Neighbourhood "commercial corners" should evolve as gathering places where residents can access local shops and services.

How the plan addresses what we heard

The plan proposes supporting existing commercial areas with new housing options and public space improvements by:

- Encouraging housing above shops in mixed use buildings up to 3-4 storeys in height
- Supporting local businesses and community gathering by creating attractive public spaces

For more information on this Big Move

See Chapter 7, Urban Villages.



Re-imagine Ross Bay Village

What we heard

The shops and services in this village are important to the community. There is an opportunity for more housing here as well as features to encourage community gathering. If the site redevelops, it should be designed to fit in with the surrounding residential neighbourhood and be limited to three to four storeys. The area could be better connected to the surrounding neighbourhood, with improvements for pedestrians, cyclists and vehicles.

How the plan addresses what we heard

The plan supports the evolution of Ross Bay Village (Fairfield Plaza) as a mixed use neighbourhood hub near parks, waterfront and a frequent transit route:

- If the site redevelops in the future, create a walkable village with shops, services, housing, central plaza and good connections to the surrounding neighbourhood.
- Support new mixed-use buildings (housing above shops), up to three to four storeys in height, as well as townhouses.

For more information on this Big Move

See Chapter 7, Urban Villages.

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Housing that fits the character of residential areas

What we heard

Maintain the low-rise, open and green feel of traditional residential areas. Offer housing options to attract a diversity of residents and so that people can stay in Fairfield as they age. More housing for renters and families is needed. The cost of housing is a key concern. A variety of housing types such as townhouses, and more secondary suites would be suitable in Fairfield.

How the plan addresses what we heard

In most of the traditional residential areas, the plan introduces new housing types and styles that complement the low-rise feel of Fairfield and encourage more rental housing, more mortgage-helpers, and more affordable forms of familysized housing such as townhouses. The plan proposes:

- Allowing new housing types that increase diversity while maintaining neighbourhood character, such as duplexes with secondary suites and small lot houses with suites
- Allowing two secondary suites; or a secondary suite and garden suite, in single detached houses that currently exist
- Reducing the size of lot required for duplexes

- Introducing "houseplexes", new three to four unit buildings that look like single detached houses in certain areas
- Allowing townhouses on lots of sufficient size near Cook Street Village, north of Fairfield Plaza, along Fairfield Road. near small urban villages, and on larger corner lots to support more family-sized housing

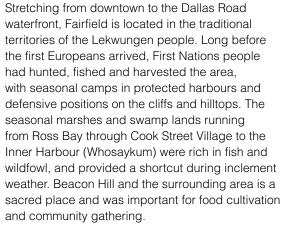
For more information on this Big Move

See Chapter 8, Residential Areas.

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1. Introduction





Fairfield today is home today to 15% of Victoria's population. Fairfield has a unique and diverse character, shaped by tree-lined streets, heritage





residential areas and bustling historic commercial areas as well as newer, higher density residential areas adjacent to Victoria's downtown. A significant portion of Victoria's rental apartment buildings are also located in Fairfield. Year round, places like Cook Street Village, Beacon Hill Park and Dallas Road attract visitors from the City and the region to the neighbourhood.

The Fairfield Neighbourhood Plan, which was launched in spring 2016, was developed in collaboration with the community to ensure future growth is shaped by those who know the neighbourhood best. The plan will act as a framework for guiding new growth, development and public investment within Fairfield, and will be implemented over the years to come through development, partnerships and City initiatives.

As Victoria and Fairfield continue to grow, Fairfield Neighbourhood Plan is intended to guide growth in a way that meets the needs of the Fairfield community, Victoria as a whole, and the region over the next 20-30 years. The plan complements City initiatives on livability, affordability, environmental sustainability, economic vitality and other improvements to support the well-being of Fairfield residents and businesses. The Plan addresses issues identified by the Fairfield community such as the types and locations of new housing, making Fairfield more affordable and attractive to a wide range of residents, the design of village areas, climate change, heritage resources that are at risk, supporting local businesses and the need for parks, active transportation and other public amenities that support a growing population.

What is a Neighbourhood Plan?

By 2041, the city of Victoria is expected to have grown by 20,000 people. The City's Official Community Plan provides high level guidance for where and how those people may live, work, shop and play in the city. The neighbourhood plan translates this guidance to the local level, including:

- What kind of housing is desirable? Where should housing, shops and services be located? And what should they look like?
- How will people move around the neighbourhood?
- How can parks and public spaces be improved?
- What will future residents and businesses need?

The neighbourhood plan will largely be accomplished through private development. The City uses a neighbourhood plan with other related policies, guidelines and regulations to evaluate the impact and suitability of public and private projects and initiatives related to land use, development, infrastructure, parks, community facilities and transportation. Private and public projects will be reviewed for their ability to help achieve the plan's vision and goals.

The City also uses a neighbourhood plan as a guide in preparing operating and capital budgets, planning work priorities and determining public improvements.

The neighbourhood plan will be implemented over a 20-30 year time frame, although regular monitoring will take place throughout the life of the plan.

The Fairfield Neighbourhood Plan provides more certainty about the community's vision for the area – for developers, for the City and for residents.

The Official Community Plan is the City's guiding document.

Committee of the Whole - 01 Mar 2018

How to use this plan

This plan provides guidance to the form and pattern of development. It used when rezoning applications are being considered, as well as to guide city-initiated actions such as the creation of new regulations. This plan is accompanied by revised Development Permit Guidelines, a bylaw that regulates the form and character of new development. Once approved by Council, the City's Official Community Plan will be amended to align with the directions of this neighbourhood plan.

Several blocks in the northwest area of the neighbourhood are included in the Downtown Core Area Plan. These areas remain part of Fairfield Neighbourhood, however, they are considered part of the Urban Core and policies within the Downtown Core Area Plan with regard to land use, height, form and character, and desired public space improvements. The neighbourhood priorities in this plan will inform what public amenities are needed when considering public projects or contributions from private development. These priorities can also be used by community members and organizations in pursuing projects for public or private grant funding, partnerships, or to be pursued through City programs such as the Community Gardens program.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable

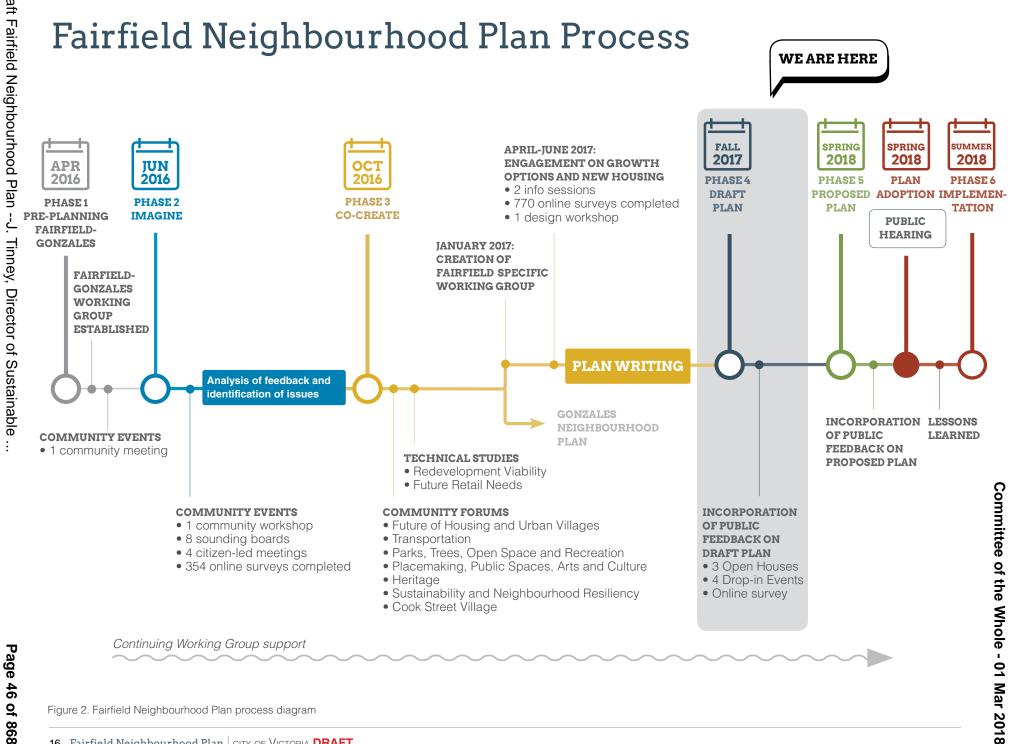


Figure 2. Fairfield Neighbourhood Plan process diagram

Plan Vision

Neighbourhood Vision Statement

In 2041 Fairfield is an inclusive, welcoming, safe and resilient neighbourhood steeped in beauty, heritage, and nature, and filled with connected people, vibrant community places, and strong local businesses

Guiding Principles

The Fairfield Neighbourhood Plan is grounded in four core sustainability principles:

- **1. Enriching community life:** Fairfield is an inclusive, welcoming neighbourhood with a strong sense of place and high quality of life.
- 2. Ensuring economic viability: Fairfield's economy is robust and diverse, and supports local-serving businesses.
- **3. Enhancing natural environment:** Fairfield continues to value and ultimately protect the beautiful natural surroundings in which it is situated. Fairfield's built and natural environment supports the restoration and integrity of ecological systems.

4. Partnering and collaborating: Fairfield's success is built on rich partnerships that build capacity and connections in the neighbourhood, and provide safe, supportive living and working environments.

Each of these priorities is equally important and complementary to the other. The policies and actions in the plan support the values in these four areas.

Neighbourhood Plan Goals

Торіс	Goals	Chapter
Transportation and Mobility	1. Improve traffic management on local and major roads	3
	2. Make walking, cycling and transit more efficient, safer and more enjoyable for people	
	3. Improve connectivity and linkages across the neighbourhood	
	4. Improve parking management around new developments and commercial areas	
	5. Create additional opportunities for housing to be located near frequent transit	
Parks, Open Space and Urban Forest	1. Enhance parks as public gather places for the neighbourhood with a variety of facilities for diverse ages and activities	4
	2. Enhance access, amenities, wayfinding and facilities along the waterfront	-
	3. Celebrate and enhance visitor experiences in Beacon Hill Park	
	4. Maintain and enhance the urban forest, habitat, and native ecosystems	
Housing	1. Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age	5-9
	2. Encourage housing design that fits in with the neighbourhood character	
	3. Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate	
	4. Facilitate the creation of more affordable housing	
	5. Create opportunities for more people to live close to downtown, jobs, amenities and transit	
Urban Villages	1. Retain and strengthen neighbourhood businesses	7
	2. Improve the walkability, bikeability and public realm in urban villages	
	3. Encourage building design that fits in with the neighbourhood character	
	4. Establish high quality, vibrant public spaces for gathering as part of urban villages	
Heritage	1. Conserve the historic character of significant buildings and streets	10
	2. Celebrate and interpret the heritage of the neighbourhood	
Infrastructure and Green Development	1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.	11
	2. Promote and encourage sustainable building design and green infrastructure	
	3. Support opportunities to grow and get food close to home.	
	4. Protect coastal ecosystems	
	5. Identify climate change adaptation strategies	

Торіс	Goals	Chapter
Placemaking, Arts and Culture	1. Honour Fairfield's indigenous history and culture	12
	2. Create great public spaces where people can gather	
	3. Animate and enliven Fairfield through public art and community events	
	4. Encourage community-led placemaking	
	5. Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.	
Community Facilities and Well-being	1. Support a more diverse population in Fairfield	13
	2. Increase the sense of belonging and inclusion for Fairfield residents	
	3. Encourage and enhance community and seniors centres as hearts of the community	
	4. Support child care and elder care options	

Figure 3: Neighbourhood Plan Goals, cont'd.

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2. Neighbourhood Context Plan Area

Fairfield boasts a diversity of commercial, residential and natural areas, from urban downtown in the northwest corner to historic residential to awe-inspiring green spaces on the ocean's edge.

Today, Fairfield is comprised of a mix of mid- and low-rise apartments, townhouses, duplexes, converted heritage homes, and single-detached homes on well-maintained, tree-lined streets with areas of commercial activity which support two villages, Cook Street Village and Ross Bay Village (known as Fairfield Plaza). Close to the downtown, Fairfield includes denser multi-unit buildings, businesses and hotels in the Cathedral Hill and Humboldt Valley areas, as well as commerce along Fort Street. Throughout are scattered commercial areas including at Moss Street and Fairfield Road, Moss and May, and along Cook Street south of Meares Street (see Chapters 7).

Fairfield is approximately 271 hectares (669 acres) in size, and is bounded to the east by the Gonzales neighbourhood, to the north by the Rockland and Harris Green neighbourhoods, to the west by Beacon Hill Park and Blanshard Street, and to the south by the ocean shoreline of the Strait of Juan de Fuca. This neighbourhood has a vibrant weekly summer farmer's market, two community centres, and the Downtown Y. Education is provided by École Élémentaire Sir James Douglas Elementary School and Christ Church Cathedral school. (See Chapter 13, Community Facilities and Well-Being).

In addition to Beacon Hill Park and the Dallas Road waterfront, the neighbourhood contains several additional city parks and greens, and provincial green spaces at the BC Court's building and St. Ann's Academy and the historic Ross Bay Cemetery. Important ecosystems are found in Beacon Hill Park, Moss Rocks Park and the waterfront, as well as in the urban forest found on public and private lands throughout the neighbourhood (see Chapter 4, Parks, Open Spaces and Urban Forest). A number of designated heritage sites include Pioneer Park, Christchurch Cathedral, St. Ann's academy, the Ross Bay Villa, and a range of apartment buildings and private homes throughout the neighbourhood (see Chapter 10, Heritage).

The neighbourhood includes two identified Frequent Transit routes—one along Fort Street and one on Fairfield Road—as well as planned All Ages and Abilities routes as part of the bicycle network (see Chapter 3, Transportation and Mobility).



Figure 4. Fairfield Neighbourhood Plan Area

Moments in the history of Fairfield



Lekwungen people live, hunt, fish and harvest in the area, with seasonal camps in protected harbours and defensive positions on the cliffs and hilltops. Camas is cultivated around Mee-gan (Beacon Hill), a sacred place, providing a staple for food and trade, while seasonal swamp lands provide fish and wildfowl.



1858: Fairfield Estate is taken over by Sir James Douglas and eventually subdivided into smaller farms.



1875:

The Sisters of St. Ann start St. Joseph's Hospital located in the Humblodt Valley. Later expands into a school of nursing and nurses' residence.



1910:

Moss Street School opens as a fourroom school house. Expansions occur in 1930 and 1958 and the name is changed to Sir James Douglas **Elementary School**



1842:

Sir James Douglas lands at Clover Point in

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Draft Fairfield Neighbourhood Plan

Tinney,

Director of Sustainable



search for a site for a trading post for the Hudson's Bay Company.



1858:

Beacon Hill Park is set aside as a public park. A beacon placed atop the hill warns mariners of the submerged reef at Brotchie Ledge. The hill is also a sacred place for the Lekwengen people, known as Mee-qan.



1890:

Fairfield is connected to the rest of Victoria via Fairfield Road. Streetcar lines are eventually established in 1909.

1958:

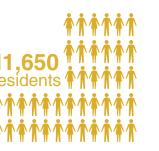
Fairfield Plaza opens, followed by the first location of Thrifty Foods in 1977.

Figure 5. History timeline

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Neighbourhood Snapshot

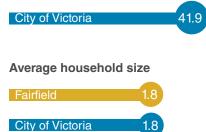
46.3







Median Age Fairfield



% Total households that have children at home



% Households that are one-person households



Figure 6. Neighbourhood snapshot

Low-income Households

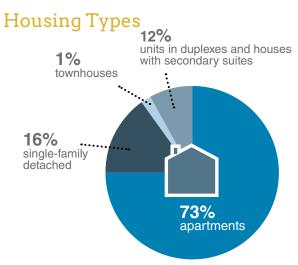




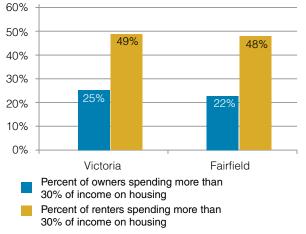
Average number of children at home for households with children



Source: Statistics Canada Census and National Household Survey, 2011

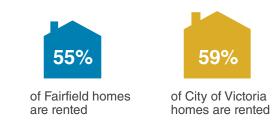


Housing Affordability



Source: Statistics Canada National Household Survey, 2011

Rental vs. Ownership



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Neighbourhood Features



Cook Street Village



Beacon Hill Park



Clover Point



St. Ann's Academy



Ross Bay Cemetery



Moss Street Market



Heritage houses

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Rental apartment buildings



Fort Street

3. Transportation and Mobility

Making it easier, safer and more convenient to move around Fairfield is a priority for the neighbourhood.



Goals:

- 1. Improve traffic management on local and major roads
- 2. Make walking, cycling and transit more efficient, safer and more enjoyable for people
- 3. Improve connectivity and linkages across the neighbourhood
- 4. Improve parking management around new developments and commercial areas
- 5. Create additional opportunities for housing to be located near frequent transit

The plan identifies key intersections, streets and other locations for potential improvements for traffic management to support neighbourhood livability and safety. To increase the share of people cycling and walking, the plan identifies future active transportation routes that will connect to form a network that is comfortable for people of all ages and provides direct and convenient access to important destinations – like work, schools, parks, shopping areas, transit routes and other neighbourhoods. The plan also supports better access to transit, parking management in key locations and other improvements to support neighbourhood transportation system.

Other Relevant Policies & Bylaws

Several City-wide policies guide transportation planning, priority-setting and funding at the neighbourhood level:

- Official Community Plan
- Pedestrian Master Plan
- Greenways Plan
- Bicycle Master Plan
- All Ages and Abilities Active Cycling
 Network
- Pavement Management Plan
- Zoning Regulation Bylaw Schedule C off-street parking requirements
- Subdivision and Development Servicing Bylaw – road widths, on-street parking
- Streets and Traffic Bylaw on-street parking

Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboards. The City of Victoria recognizes that active transportation provides important health, social, transportation, environmental and economic benefits. Committee of the Whole - 01 Mar 2018

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Transportation and Mobility

Neighbourhood Active Transportation

Intent:

Make walking, cycling and transit more efficient, safer and more enjoyable for people. Improve connectivity and linkages across the neighbourhood.

3.1. Active Transportation Network

3.1.1. Create and maintain a well-defined pedestrian and cycling network providing complete, comfortable north-south and eastwest connections to important destinations such as schools, parks, transit routes, villages, and the City-wide All Ages and Abilities network (see Map 1).

3.1.2. Complete gaps in the neighbourhood sidewalk network to the standards, and at locations, outlined in the Pedestrian Master Plan.

3.1.3. In developing urban forest succession management strategies, ensure continuous street trees along active transportation routes to beautify the experience for users.

3.1.4. Include pedestrian and cyclist-focused public realm improvements in large and small urban villages to encourage walkability and bikeability. Improvements may include new benches, lighting, landscaping, street trees, wayfinding, bicycle parking and other features.

3.1.5. Consider the needs of mobility scooters as part of pedestrian improvements to streetscapes and public spaces.



3.2. All Ages and Abilities Network

3.2.1. Develop an All Ages and Abilities route on Cook Street to connect Pandora Avenue to the Dallas Road waterfront.

a)North of Cook Street Village: Develop an All Ages and Abilities route as protected, one-way cycling lanes on both sides of the street.

b)Develop a future detailed design for All Ages and Abilities route through Cook Street Village that safely accommodates all modes. Engage the community in future design for Cook Street Village streetscape that aims to :

a) Achieve no net loss of on-street parking for customer and business use in the village

b)Establish formal commercial loading zones consistent with those elsewhere in the city

c)Maintain street trees

d)Maintain and enhance the quality of pedestrian space

c) Although identified as a protected cycling facility, community feedback suggested alternative designs such as exploring the potential to reduce vehicle speeds and volumes to accommodate a shared road facility, creating a Living Street, or raised cycling lanes on the edge of the boulevard.

3.2.2. Develop a protected cycling facility along Dallas Road to connect Ogden Point to Clover Point, with eventual connections to Oak Bay border.

3.2.3. Develop an All Ages and Abilities route along Humboldt Street and Pakington Street, to link downtown with Cook Street. Add features that reduce vehicle speeds and traffic volumes to increase the level of comfort for people on bikes sharing the roadway with vehicles. Where vehicle speeds and traffic volumes cannot be reduced to a level of comfort for a shared condition, consider protected bicycle facilities as part of the design.

3.2.4. Develop an All Ages and Abilities route along Richardson Street to link Cook Street to Gonzales and Oak Bay. Add features that reduce vehicle speeds and traffic volumes to increase the level of comfort for people on bicycles sharing the roadway with vehicles. Where vehicle speeds and traffic volumes cannot be reduced to a level of comfort for a shared condition, consider protected bicycle facilities as part of the design.

3.2.5. Develop an All Ages and Abilities route on Vancouver Street and through Beacon Hill Park (between Humboldt Street and Dallas Road) to link downtown with the waterfront.

3.3. Other Neighbourhood Active Transportation Routes

3.3.1. Beacon Hill Park: Consider a continuous east-west route across Beacon Hill Park to link South Park Community School to Cook Street Village.

3.3.2. Brooke Street: Complete a continuous cycling and pedestrian route between Sir James Douglas School and Margaret Jenkins Street.

3.3.3. Rockland Avenue Greenway: Develop a long-term strategy for completing the Rockland Avenue Greenway.

All Ages and Abilities (AAA) bicycle routes are designed to provide an inviting and low stress cycling experience. They can appeal to a broader spectrum of the population, such as children and seniors, by establishing a safer and more comfortable environment for riding bicycles. On quiet streets, it means routes which have low vehicle speeds and traffic volumes and where roadway is shared with vehicles and parking. On busy streets, it means routes with physical separation from vehicles.

Transportation and Mobility Neighbourhood-Identified Transportation Improvements



3.4. Active Transportation Improvements:

The following transportation improvements were identified as priorities through community engagement:

3.4.1. Cook Street Village: Assess Cook Street Village for needed pedestrian and cycling improvements as part of detailed design of the All Ages and Abilities facility. Community suggestions include additional and improved crossings, wider sidewalks, additional bicycle parking, and hardscaping parts of the boulevard to help ease pedestrian congestion. Complete streetscape improvements which support the village as a gathering place. (See 7.2.7. - 7.2.19.)

3.4.2. Dallas Road: Assess Dallas Road between Clover Point and Douglas Street for pedestrian and cyclist safety as part of the AAA cycling network development. Key concerns include safety of existing crossing, intersection improvements at Cook Street and Dallas Road, a possible additional crossing at Mile Zero, vehicle speed and parking configuration along Dallas Road. Consider additional bicycle parking in key locations including the Ross Bay seawall. Add wayfinding to the village areas and Beacon Hill Park.

3.4.3. Fairfield Road between St. Charles Street and Cook Street: Evaluate road conditions for pedestrian and cyclist comfort and safety, including intersection visibility, appropriateness and crossings. Key locations with community concerns include entrances to Fairfield Plaza, the intersections of Fairfield Road at Moss Street and at St. Charles Street. **3.4.4. Richardson Street:** Evaluate road conditions for improvements for pedestrian and cyclist safety and comfort at major intersections, sidewalk completion and reduced speeds along the corridor. Key locations for concerns include the Linden Avenue and Richardson Street intersection (pedestrian safety), intersections at Moss Street and Richardson (failure to stop, pedestrian crossings) and near Minto Street (sidewalk completion).

3.4.5. Sir James Douglas School: Consider suggested improvements generated through the Active and Safe Routes to School program, including assessing the intersection of Fairfield Road and Moss Street for safety, crossing improvements at Moss Street and Thurlow Road, and crossing improvements at Thurlow Road and Durban Street.

3.4.6. St. Charles Street: Evaluate road conditions for speed, pedestrian comfort and safety, including intersection visibility, appropriateness and crossings. Key locations of community concern include St. Charles Street at Richardson Street, and Brooke Street, and at Fairfield Road.

3.4.7. Quadra Street: Evalaute for pedestrian safety, visibility and crossing improvements. Assess Southgate Street intersection for pedestrian safety, visibility and crossing improvements.

3.5. Traffic Management Improvements

3.5.1. Vancouver Street: Evaluate opportunities for traffic calming and diversion.

3.5.2. Collinson Street at Cook Street: Assess for speed, volume and cut-through traffic. Community feedback indicated in creative placemaking to slow traffic.

3.5.3. Linden, Cornwall, Stannard, Arnold, Thurlow, Harbinger and Kipling Streets between Richardson Street and Fairfield Road: Assess existing conditions and identify opportunities to mitigate or address traffic management concerns as part of the process of developing an All Ages and Abilities route on Richardson Street.

3.5.4. Heywood Avenue: Assess for speed and volume.

3.5.5. Bushby Street: Assess for speed and volume.

3.5.6. May Street: Assess for speed and volume.

Transportation and Mobility Transit Network

Intent:

Make walking, cycling and transit more efficient, safer and more enjoyable for people. Improve connectivity and linkages across the neighbourhood.

3.6. Frequent Transit Routes

3.6.1. Add opportunities for people to live on Frequent Transit corridors on Fort Street and Fairfield Road (see Chapter 6, 8).

3.6.2. Maintain transit network consistent with BC Transit's Victoria Transit Future Plan (2011), as shown in Map 3.

3.6.3. Continue to work with BC Transit to improve transit service and connectivity within the neighbourhood and to other City destinations, including adjacent neighbourhoods.

3.6.4. New private or public development projects along identified Frequent Transit Routes should accommodate and support transit-oriented features such as bus shelters, bicycle parking, and real time information.

3.6.5. Work with BC Transit to improve transit servicing to Cook Street Village, and improve connections between Fairfield and rest of the city.

The Frequent Transit Network will service major corridors with convenient, reliable and frequent transit service seven days a week. The Frequent Transit Network will carry a large share of the transit system's total ridership and for this reason justifies capital investments such as transit priority, right-of-way improvements and a high level of transit stop amenities. (Adapted from BC Transit, Transit Future Plan)



Transportation and Mobility Parking Management

Intent:

Improve parking management around new developments and commercial areas

3.7. Vehicle Parking Management

3.7.1. While the long-term goal is to reduce the car dependency of urban villages, support a sufficient combination of on-street and offstreet parking around village centres which, in combination with other modes, supports business vitality.

3.7.2. Develop parking management strategies for Cook Street Village to balance business viability and residential needs

3.7.3. Periodically review parking needs upon request and explore new parking management strategies as required.

3.8. Bicycle Parking Management

3.8.1. Prioritize end-of trip cycling facilities such as bicycle parking at key neighbourhood destinations including urban villages, waterfront and Beacon Hill Park.

3.9. Car-Sharing and Low-Carbon Vehicles

3.9.1. Support car sharing and electric vehicle charging at key neighbourhood destinations.

3.9.2. Identify strategies to support electric vehicle use and related infrastructure in Fairfield, as part of City-wide transportation and energy planning.

4. Parks, Open Space and Urban Forest





Goals:

- 1. Enhance parks as public gathering places for the neighbourhood with a variety of facilities for diverse ages and activities
- 2. Enhance access, amenities, wayfinding and facilities along the waterfront
- 3. Celebrate and enhance visitor experiences in Beacon Hill Park
- 4. Maintain and enhance the urban forest, habitat and native ecosystems
- 5. Support more food production in public spaces

The City of Victoria's parks and open spaces are a vital piece of the city's character, culture and vibrancy. They support important habitat and ecological functions, and provide residents and visitors opportunities to socialize, recreate, relax, play, learn and connect with nature. They are an important contributor to quality of life, playing a role in the support of ecological, physical, social and economic health of the city and its residents.

Other Relevant Policies & Bylaws

- Official Community Plan
- Parks and Open Spaces Master Plan
- Greenways Plan
- Park Management and Improvement
 Plans
- Urban Forest Master Plan
- Tree Preservation Bylaw
- Parks Regulation Bylaw

The City's Official Community Plan calls for 99% of Victorians to have a park or open space within 400m of home by 2041; most of Fairfield neighbourhood meets this target with the exception of the area north east of Cook Street along the Rockland border.

The plan emphasizes the role of parks and open spaces as locations where neighbours connect and socialize with each other through both park amenities and programming while protecting important ecological resources.

Parks, Open Space and Urban Forest Neighbourhood Parks

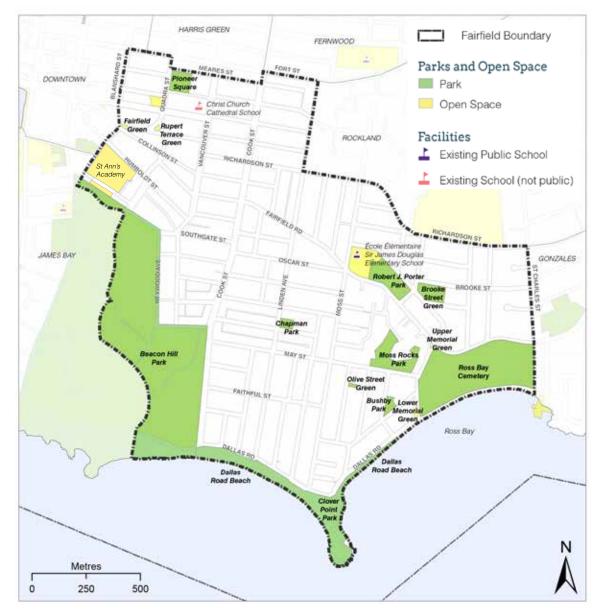
4.1. Parks and Open Space Network

Intent:

Manage Fairfield's parks, open spaces, eocosystems, urban forest, habitat and watershed as parts of a greater regional ecosystem.

4.1.1. Protect and maintain the existing parks and open space network identified on Map 4: Existing Parks and Open Space Network 2017.

4.1.2. Develop strategies to connect, protect and restore thel function of ecosystems on public and private lands, consistent with the Parks and Open Space Master Plan.



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4.2. Community Gathering and Placemaking in Parks

Intent:

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable

Enhance parks as public gathering places for the neighbourhood with a variety of features for diverse ages and activities

4.2.1. Engage the Songhees and Esquimalt First Nations to determine interest and appropriate recognition of sites of interest in parks and open space.

4.2.2. Continue to work with recreation service providers to offer programming in neighbourhood parks.

4.2.3. Improve access and create more enjoyable walking and cycling experience to Fairfield parks and the waterfront through the addition of new crossings and public realm improvements such as street trees, seating, bike racks, lighting and wayfinding.

4.2.4. Design and refresh amenities in neighbourhood parks and open spaces to meet the needs of a range of ages, abilities and activities.

4.2.5. Look for opportunities through park upgrades to add features to encourage neighbourhood gathering. Through engagement, residents suggested clusters of benches to encourage conversation, interactive public art and features aimed at older adults.

4.2.6. Use interpretive signage in parks for educational opportunities, and to connect people to the human and natural history of Fairfield.

4.2.7. Explore the opportunity for limited commercial activities in parks, such as food trucks and markets.

4.2.8. Encourage the animation of parks through public art and placemaking, and use of parks for community special events such as festivals and concerts.

4.3. Waterfront Parks

Intent:

Enhance access, amenities, wayfinding and facilities along the waterfront

Through community engagement, the Fairfield community identified a number of suggested improvements for the waterfront parks. These included new or improved pathways to enhance accessibility and connectivity; wayfinding and regulatory signage; recognition and interpretation of First Nations uses and sites that reinforce the culturally-significant landscape on the waterfront; natural areas restoration and invasive species management; management strategies for shoreline and bluff stability; enhanced visitor facilities, such as washrooms and increased bicycle parking; improved pedestrian safety and comfort across Dallas Road; pedestrian enhancements at Clover Point; consideration for public art or other design features; and interpretation of natural and human history.

4.3.1. Engage residents and stakeholders of Fairfield in a city-wide process to develop a long-term plan to guide future improvements to waterfront park areas from Clover Point Park to Holland Point Park in James Bay to improve the visitor experience, restore the coastal bluff ecosystem, protect wildlife habitat, and respect the culturally-significant landscape, consistent with the direction of the Parks and Open Spaces Master Plan.



Beacon Hill Park



Courthouse Playground



Dallas Road Waterfront Trail

Parks, Open Space and Urban Forest Neighbourhood Parks, cont'd.

4.4. Beacon Hill Park

Intent:

Celebrate and enhance visitor experiences in Beacon Hill Park

The Fairfield community identified a number of suggested future improvements to Beacon Hill Park through community engagement. These suggestions included recognition and interpretation of First Nations history; pathway improvements for accessibility and safety; wayfinding and regulatory signage; natural areas restoration; interpretation of natural history and native ecosystem; other features that reinforce the human history along the waterfront; adding features to encourage people to gather, such as picnic tables and clustered seating near popular view points.

4.4.1. Engage residents and stakeholders of Fairfield in a city-wide process to develop a long-term plan to guide improvements for Beacon Hill Park to further animate the park and encourage broader use while protecting the park's natural and horticultural areas, consistent with the direction of the Parks and Open Spaces Master Plan.

4.5. Ross Bay Waterfront

4.5.1. Consider additional seating and improved access to the beach and causeway for people with mobility issues or carrying watercraft.

4.6. Moss Rocks Parks

4.6.1. Assess the feasibility of creating new trail connections through the park to connect Masters Road and May Street as per the City's Greenways Plan.

4.6.2. Protect, improve and restore natural areas of the park, including invasive species management.

4.6.3. Encourage adjacent property owners to protect natural areas and use landscape management practices that support the park's ecological value.

4.7. Robert J. Porter

4.7.1. Develop a park improvement plan to address playground upgrades, improved pathway connections, and to help further the goals and objectives identified in the Parks and Open Spaces Master Plan.

4.8. Chapman Park and Bushby Park

4.8.1. Explore opportunity for future allotment gardens or other food features, where residents and community organizations express an interest.

4.9. Pioneer Square

4.9.1. Complete the implementation of remaining recommendations identified in the Pioneer Square Management Plan.



Moss Rocks Park



Robert J. Porter Park



Committee of the Whole - 01 Mar 2018

Pioneer Square

Parks, Open Space and Urban Forest Coastal Ecosystems

4.10. Management Strategies

Intent:

Protect coastal ecosystems.

4.10.1. Develop and implement future management strategies for the restoration of coastal bluff ecosystems which are found west of Clover Point, considering climate change and future sea level rise

a) Update and assess erosion control and shoreline protection measures for shoreline between Ogden Point and Gonzales Beach.

4.10.2. When undertaking development (e.g. trails and public facilities) adjacent to the waterfront, consider impacts on habitat and impacts of future impacts of sea level rise. Integrate provincial Guidance on Planning for Sea Level Rise, and Green Shores principles, into the design.



Dallas Road waterfront

Committee of the Whole - 01 Mar 2018

Parks, Open Space and Urban Forest Urban Forest

Fairfield's urban forest contributes to many different parts of neighbourhood life. Trees and understorey provide important ecosystem services such as cleaner air and water, habitat for wildlife, improved rainwater cycling and protection from impacts of climate change. Fairfield's treelined streets, forested parks and meadows contribute to people's well-being, and to the sense of place and history in the neighbourhood.

An urban forest includes all of a community's trees, shrubs and groundcover and the soils in which they grow. Parks, natural areas, boulevards, and residential gardens are examples of some of the many and diverse treed areas that make up the urban forest on public and private lands. The City's Urban Forest Master Plan sets out a vision and strategy for the management of Victoria's urban forest for the next 50 years and includes four key goals:

- 1. Develop and maintain strong community-wide support for the urban forest.
- 2. Protect, enhance and expand Victoria's urban forest.
- 3. Design and manage the urban forest to maximize watershed health, biodiversity, and conservation of sensitive ecosystems.
- 4. Maximize the community benefit from the urban forest in all neighbourhoods.

The Master Plan also identifies specific City-wide initiatives to implement the urban forest goals.

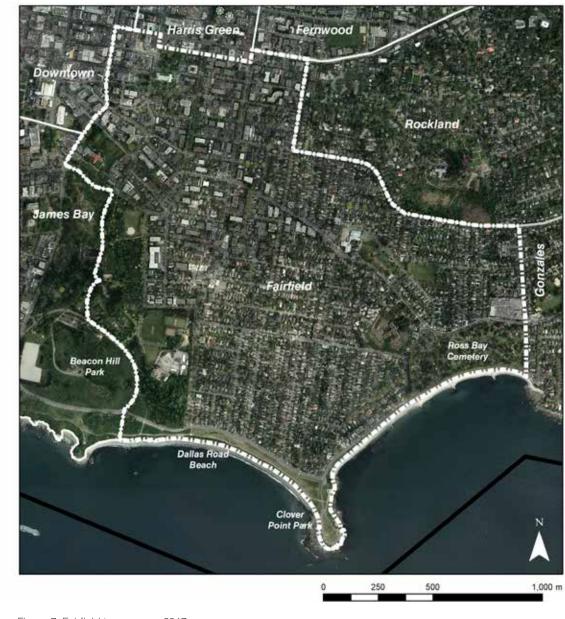


Figure 7. Fairfield tree canopy 2017

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4.11. General Policies

Intent:

Maintain and enhance the urban forest and native ecosystems

4.11.1. Assess existing tree canopy and develop tree canopy targets for Fairfield, through ongoing implementation of the Urban Forest Master Plan.

4.11.2. Develop mechanisms to communicate the City's progress on implementation of the Urban Forest Master Plan to the community.

4.12. Trees and Native Ecosystems in Public Parks

4.12.1. Restore and expand treed native ecosystems and natural areas in Beacon Hill Park, Moss Rocks Park, Robert J. Porter Park and other natural areas in Fairfield parks. Continue to increase the City's work in partnership with community organizations, youth and the school district to support stewardship and restoration efforts.

4.12.2. Consider community orchards in parks and open space, where residents and community residents express interest in stewardship agreements.

4.13. Boulevards and Street Trees

4.13.1. Recognize the role that boulevard and street trees play in neighbourhood character and sense of place.

a) Consider urban forest quality and diversity consistent with the Urban Forest Master Plan when replacing or planting street trees.

b)Use best management practices to extend the life of street trees.

c)Stagger the replacement of older street trees, where possible, to minimize impacts to neighbourhood character.

d)Select species that maximize urban forest benefits and have the resilience to deal with climate change impacts.

4.13.2. Develop design guidance for new types of infill housing to support the urban forest through planting spaces for street trees (on boulevards or private land adjacent to the right of way) and to support tree diversity on private property. (See 4.14.2, 8.15.7.)

4.13.3. In Cook Street Village, when replacing aging chestnut trees, plant new chestnut trees that over the medium to longer term will maintain the character of the area.

4.13.4. As part of public realm improvements in Cook Street Village, Ross Bay Urban Village and small urban villages, add new street trees where possible.

a) Consider below grade and upper setbacks in areas where large canopy trees exist or are desired in order to accommodate the tree canopy.

b) Consider alternative boulevard designs in urban villages that provide hardscaped areas for pedestrian access while leaving ample room and soil volume for street trees.







Parks, Open Space and Urban Forest Urban Forest, cont'd.

4.14. Trees and Native Ecosystems on Private Lands

4.14.1. When additions to existing buildings or new buildings are proposed, consider granting variances, if required, to retain significant trees, landscape or native ecosystem features.

4.14.2. Update the Zoning Regulation Bylaw and create Development Permit guidelines for townhouses and new types of infill housing to balance housing objectives with maintaining open space on private land adequate for canopied trees. (See 4.13.2., 8.15 - 8.16)

4.14.3. Prioritize updates to the Tree Preservation Bylaw and ensure the community is kept up to date on timelines and methods for input.

4.15. Community Stewardship

4.15.1. Support community-led projects in partnership with the City to support the urban forest. Community suggestions included urban forest walks, a memorial tree program, adopt-a-boulevard-tree program and celebrating the urban forest through public art.

4.15.2. Work with the community to develop a process to identify trees of significance in Fairfield on both public and private land.





Parks, Open Space and Urban Forest Adapting to Climate Change

4.16. Climate Change in Parks and Open Space

4.16.1. Parks and open space play an important role in helping the city as a whole mitigate and adapt to climate change. As identified in the City's Parks and Open Spaces Master Plan, consider the following actions:

a) On public lands, reduce impervious and hardscaped areas where possible and use vegetation to shade impervious areas and buildings to reduce heat island effect.

b)Identify plants and ecosystems vulnerable to climate change and develop management strategies to mitigate impacts, through the implementation of the City's Parks and Open Spaces Master Plan.

c)As part of park improvement planning for waterfront parks, identify vulnerabilities to climate change impacts and development mitigation strategies.

d)Identify city infrastructure and facilities susceptible to impacts from sea level rise and develop strategies to adapt.

e) Recognize the ecosystem services and functions provided by the urban forest to help mitigate climate change impacts in parks and open spaces (e.g. through shade, species diversity, flood control).

5. Future Land Use

This section provides guidance on future land use envisioned in Fairfield Neighbourhood, as well as general policies related to housing affordability. See subsequent chapters for more detailed policy guidance.

Future Land Use Map

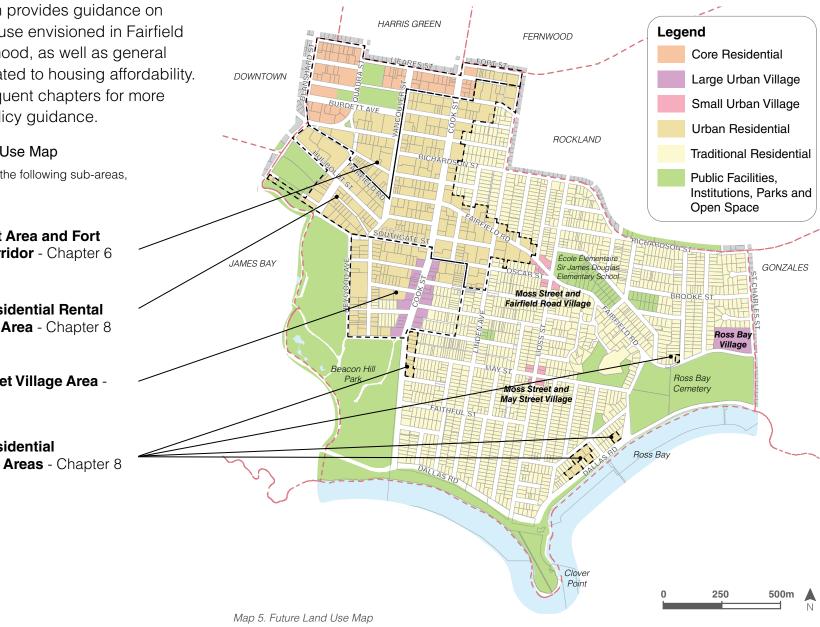
For policies for the following sub-areas, please see:

Northwest Area and Fort Street Corridor - Chapter 6

Urban Residential Rental Retention Area - Chapter 8

Cook Street Village Area -Chapter 7

Urban Residential Transition Areas - Chapter 8



5.1. Future Land Use Summary Table

	Uses	Density (Floor Space Ratio)		Building Types
Traditional Residential	 Residential Small-scale commercial uses may be considered on a case-by-case basis at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan) 	Density guided by development types as identified in Chapter 8 (Residential Areas) and Chapter 7 (Urban Villages, for the Cook Street Village Area)	•	Single-detached dwellings, house conversions, duplexes Generally ground-oriented residential buildings, including houseplexes and townhouses, consistent with the policies in Chapters 6 and 7 Accessory suites in detached dwellings, duplexes and in some townhouses consistent with policies in Chapter 8
Urban Residential – All Areas	See below	See below	•	Residential buildings set back to accommodate landscaping Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back For multi-unit buildings of three or more units, parking located to the rear, in a structure or underground
Urban Residential – Northwest Area, Fort Street Corridor and Rental Retention Areas	 Residential Commercial uses at grade encouraged at the corners of Vancouver Street and Collinson Street Commercial uses at grade may be supported in the following additional areas: along Fort Street east of Cook Street at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan) where commercial uses already exist 	 Up to 1.2 FSR Opportunities for bonus density up to: 2.5 FSR within the Northwest Area and Fort Street Corridor as identified in Map xx 2.2 FSR within the Rental Retention Area 	Ho •	using types consistent with Traditional Residential, plus: Multi-unit residential or mixed use buildings up to 20 metres (approximately 6 storeys) in height Massing of building height to respond to public view corridor identified in this plan (see Policies 6.1.14, 8.3.7)
Figure 8: Future Land Use	e Summary Table			

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Figure 8: Future Land Use Summary Table

Urban Residential – Cook Street Village Area	Residential	Up to 1.2 FSR Opportunities for bonus density up to 2.0 FSR	 Housing types consistent with Traditional Residential, plus: Multi-unit residential buildings up to 13.5 metres (approximately 4 storeys) in height in the Urban Residential areas west of Cook Street Village Townhouses and rowhouses rather than apartment buildings are encouraged in the Urban Residential areas east of Cook Street Village
Urban Residential – Transition Areas	Residential	Up to 1.2 FSR	 Housing types consistent with Traditional Residential, plus: Multi-unit residential buildings up to 3 to 4 storeys in height, consistent with guidance in Chapter 8
Small Urban Village	 Commercial uses on the ground floor Commercial or residential uses on upper floors 	Up to 1.5 floor space ratio	 Mixed use buildings up to 10.5 metres (approximately 3 storeys) or 13.5 metres (approximately 4 storeys) in height, based on policies in Chapter 7 Buildings set close to the street to define the public realm Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear or underground
Cook Street Village	 Commercial uses on the ground floor in most of the village. Either commercial or residential uses on the ground floor may be considered fronting the following locations: the northwest corner of Cook Street and the north side of Park Boulevard the northeast corner of Cook Street and the north side of Chapman Street Commercial or Residential uses on upper floors 	Up to 1.5 floor space ratio Opportunities for bonus density up to 2.5 FSR (within height limit)	 Mixed use buildings up to 13.5 metres (approximately 4 storeys) in height Buildings set back from the front property line to accommodate seating, patio space, display areas or similar uses Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear, in a structure or underground
Ross Bay Village	 Commercial uses on the ground floor Commercial or residential uses on upper floors 	Up to 1.5 floor space ratio Opportunity for bonus density up to 2.5 FSR (within height limits)	 Mixed use buildings up to 11 metres (approximately 3 storeys) or 14 metres (approximately 4 storeys) in height, based on policies in Chapter 7 Buildings set close to the street to define the public realm Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear, in a structure or underground

Core • Mixed use or residential Up to 2:1 FSR	Residential or mixed-use buildings up to 30 metres
 Residential Development which consists entirely of commercial uses may be supported West of Quadra Street and in locations where such uses already exist Commercial uses should be located on the ground floor facing Cook Street, in the half-block south of Meares Street 	 (approximately 8-10 storeys) in height between Blanshard Street and Quadra Street Residential or mixed-use buildings up to 20 metres (approximately 6 storeys) in height elsewhere Mixed-use buildings set close to the street to define the public realm Residential buildings may be set back with front yard landscaping depending on context Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear, in a structure or underground

Figure 8: Future Land Use Summary Table, cont'd.

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6. Northwest Area and Fort Street Corridor

Goals:

- 1. Create opportunities for more people to live close to downtown, jobs, amenities and transit
- 1. Direct contributions from new development to create new, on-site affordable housing in this area

The northwest area stretches from the shoulder of Victoria's downtown to leafy Vancouver Street in the east and Fairfield Road in the south. It includes a mix of housing types and ages, commercial uses, hotels, several parks and public spaces, including Pioneer Park, and community institutions such as the Downtown Y, Christchurch Cathedral and school.

The Fort Street Corridor stretches east towards Linden Street. Commercial and mixed-use buildings front along Fort Street and Cook Street, trending towards residential east of Cook Street and south of Meares Street. This area contains several sites protected by heritage designation or recognized on the City's Heritage Register.

This plan proposes development which transitions from the mixed-use downtown blocks west of Quadra Street and north of Courtney Street, to primarily residential development up to six storeys elsewhere blending into the Rental Retention area (Chapter 8) to the east and south. It identifies several special places for public realm investment, important tree-lined streets and a public view corridor to the Olympic Mountains.

Note: several blocks west of Quadra Street are also addressed in the Downtown Core Area Plan (see Map 7 and 8)



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Northwest Area and Fort Street Corridor Northwest Area Policies

6.1. Land Use and Urban Design Policies

6.1.1. Consider the maximum building heights described in the Map 7 in the evaluation of zoning applications.

6.1.2. Maintain a transition in building height from the area west of Quadra Street where taller buildings are supported to lower-scale buildings east of Quadra Street.

6.1.3. Ensure that the massing and placement of new buildings provide a transition to other adjacent lower-scaled buildings and heritage buildings.

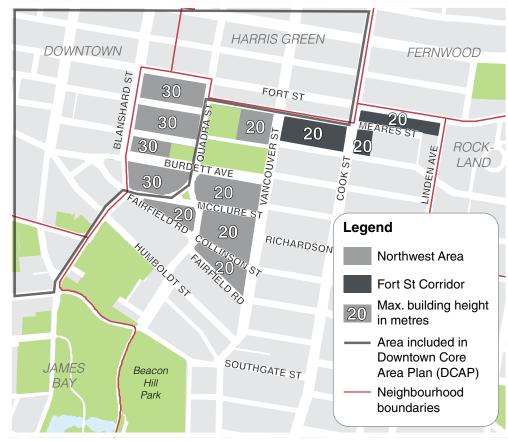
6.1.4. Consider development up to the base density indicated in Map 8.

6.1.5. Notwithstanding policy 6.1.4., consider additional density up to the maximum indicated in Map 8, for new mixed-use or residential development that provides on-site affordable housing that is secured through a legal agreement and that is consistent with other City of Victoria housing policies.

6.1.6. Notwithstanding policy 6.1.4., consider additional density of commercial development west of Quadra street and north of Rupert Terrace, up to the maximum indicated in Map 8, consistent with any City-wide policies on community amenity contribution.

6.1.7. The east and west sides of Vancouver Street should be framed with buildings of compatible form and character to define and enhance Vancouver Street as a corridor, and maintain the streetcape character of broad boulevards and large canopy trees. Building scale may vary where heritage buildings are conserved.

Maximum height	Approximate number of storeys in a mixed- use building	Approximate number of storeys in a residential building
20m	5-6	6
25m	7-8	8
30m	8-9	9-10



Map 7. Maximum Building Height Map – Northwest Area + Fort Street Corridor

6.1.8. New buildings should consider use of building elements and building designs that complement the surrounding area.

6.1.9. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

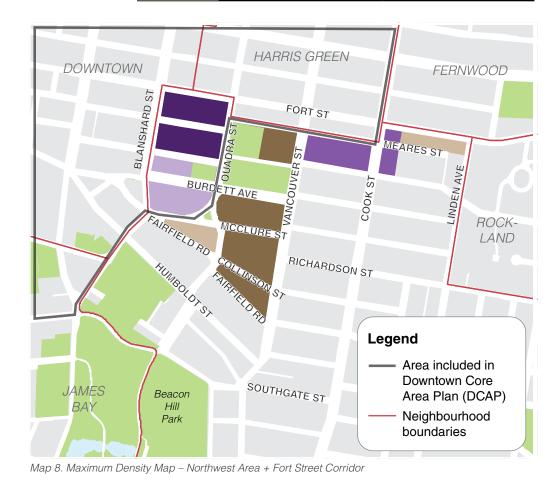
6.1.10. Consider upper storey and roof top building designs that help to complement the existing skyline.

6.1.11. Ensure that new development integrates attractive landscaping and building features that create attractive walking environments along the adjacent streets.

6.1.12. Ensure that any new development that is adjacent to Christ Church Cathedral site, or the playground at the Provincial Law Court is designed to complement both sites through building placement, design, mass as well as potential uses.

6.1.13. Give special design consideration to development applciations located within a 90-metre radius of the heritage landmark buildings identified in Map 8 of the Official Community Plan, including Christchurch Cathedral, the Church of Our Lord, and St. Ann's Academy, to ensure that height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of these heritage landmark buildings.

Area	Base density:	Additional density considered up to:
	2:1 FSR	5:1 FSR
	2:1 FSR	3.5:1 FSR
	2:1 FSR	3:1 FSR
	1.2:1 FSR	2.5:1 FSR
	1.2:1 FSR	2:1 FSR



Northwest Area and Fort Street Corridor Northwest Area Policies, cont'd.

6.1.14. New development should respect the view corridor identified from Quadra Street at Burdett Street, looking south to the Olympic Mountains and Beacon Hill Park tree tops (see Figures 9-11), by:

a) Considering the location, siting and design of new development within the specified view corridor to maintain views of the characterdefining elements described in this section, as seen from the identified public vantage point.

b) Ensuring that new development that is located adjacent to the view corridor is designed to help frame and enhance this view corridor.

c) Encouraging the removal of power poles and overhead wiring, where feasible, to enhance the view corridor

6.1.15. Support opportunities for the provision of affordable 'family-oriented' housing as a component of the potential redevelopment of the Downtown Y site.

6.1.16. Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street.



Figure 9. View corridor from Quadra Street to Burdett Street looking south



Figure 10. Vantage point at Quadra Street at Burdett Street



Figure 11. View from Quadra Street at Burdett Street, looking south

6.2. Public Realm Policies

6.2.1. Maintain and enhance the existing urban tree canopy on all streets to support attractive streetscapes and walkable environments.

6.2.2. Explore the potential to redesign and transform McClure Street and Collinson Street as people-priority 'Living Streets' that include green features.

6.2.3. Consider opportunities for integrating attractive and well-defined exterior mid-block pedestrian walkways that are oriented north/ south across longer blocks.

6.2.4. Enhance Broughton Street and Courtney Street (between Blanshard and Quadra Streets) as attractive pedestrian-oriented environments that incorporate improved lighting, street trees and landscaping, distinct paving treatment, and seating.

COLLINSON + MECLURE :"LIVING STREETS"

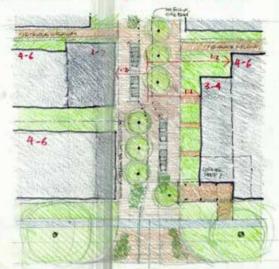


Fig 12. Conceptual illustration of 'Living Street' concept with design features to support the street as a place for social interaction, pedestrian activity and community gathering.



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8-10 storey commercial and resi-dential buildings between Blanshard Street and Quadra Street (north of Rupert Terrace)

Residential buildings up to 6 storeys between Vancouver Street and Quadra Street

Develop a vibrant, mixed use area along Fort Street, with buildings up to 6 storeys east of Quadra Street to Linden Avenue

on Broughton Street and Courtney Street

Draft Fairfield Neighbourhood Plan

Tinney, Director of Sustainable

Preserve public view towards , Beacon Hill and Olympic Mountains

Explore Mc-Clure Street and Collinson Street as people-priority "Liv-ing Streets" with green design features



Figure 14. Northwest Area and Fort Street Corridor Concept Diagram

Develop new design 'quidelines to require new multi-uhit buildings to fit in and provide a sensitive transition to surrounding properties-

Complete Rockland Avenue Greenway

Committee of the Maintain walkable streets and urban forests throughout the 01 Mar 2018

Northwest Area and Fort Street Corridor Fort Street Corridor policies

6.3. Land Use + Urban Design Policies

6.3.1. Consider the maximum building heights described in the Maximum Building Height Map (Map 7) in the evaluation of zoning applications.

6.3.2. For property located between Fort Street and Meares Street, east of Cook Street and west of Linden Avenue:

a) support a density of 1.2:1 FSR for property with an OCP designation of Urban Residential

b) support a density of up to 2:1 FSR for property with an OCP designation of Core Residential.

6.3.3. Notwithstanding policy 6.3.2., consider additional density and height up to the maximum indicated in Map 7 for new mixed-use or residential development that provides on-site affordable housing that is secured through a legal agreement and that is consistent with other City of Victoria housing policies.

6.3.4. Support the provision of active commercial uses on the ground floor as a means to encourage activity and vitality along the street.

6.3.5. Where ground floor commercial uses are proposed with new development along Fort Street encourage portions of the building to be set back up to 3m from the front property line to accomodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk. 6.3.6. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

6.3.7. Ensure that new commercial or mixeduse development is designed to maintain the pattern and rhythm of the smaller-scale existing heritage buildings and surrounding context.

6.3.8. Consider the provision of canopies and awnings that are designed to provide protection from the weather and that are designed to complement overall building design and the surrounding public realm.

6.3.9. Consider the organization and placement of building massing and design to demarcate and define the building base, body and top.

6.3.10. Ensure that building entrances are clearly identifiable and have direct connections from the street.

6.3.11. Ensure that building driveways and parking access are designed and located to minimize interruption of the commercial frontages and the pedestrian environment along public sidewalks.





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7. Urban Villages

Neighbourhood urban villages areas provide walkable shops and services, encourage a neighbourhood social life and provide different housing options. Retaining and strengthening the urban village areas in Fairfield will contribute to the vitality and viability of businesses, and add character to the neighbourhood.





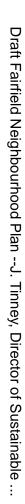
Goals:

- 1. Retain and strengthen neighbourhood businesses
- 2. Improve the walkability, bikeability and public realm in urban villages
- 3. Encourage design that fits in with the neighbourhood character
- 4. Establish high-quality, vibrant public spaces for gathering as part of urban villages

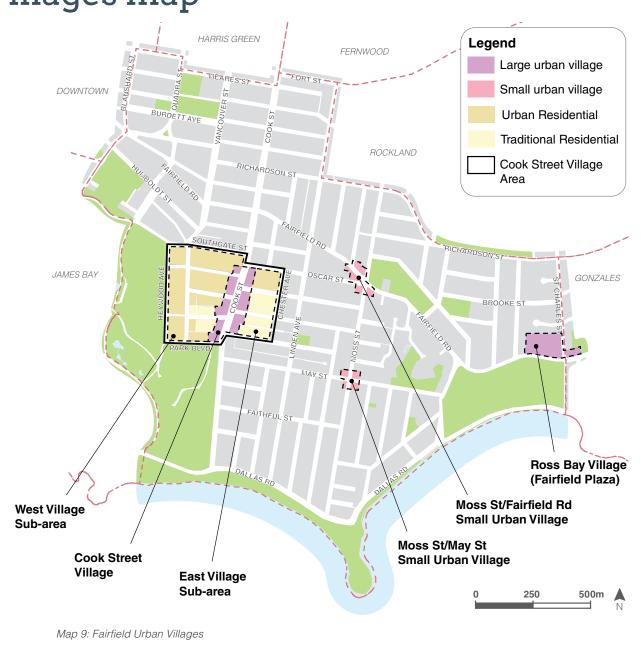
This plan seeks to maintain and strengthen Fairfield's existing urban villages through the development of appropriately scaled and designed mixed use buildings, enhanced public spaces and streetscapes, improved transportation options, diverse housing options and continued support for local businesses. The quality design of new buildings and their relationship with public spaces and other buildings will be a key consideration in assessing development proposals in the urban villages.







Urban Villages Fairfield Urban Villages map



Urban Villages Cook Street Village Area

Cook Street Village is a beloved destination for Fairfield residents and many others across the region, due to its unique collection of shops, cafes, services and proximity to parks and waterfront.

Guiding Principles for Cook Street Village

The following Guiding Principles Community Design and Business Vitality Principles for Cook Street Village have been developed based on early community feedback:

Community Design Principles

- Create a new public gathering place in Cook Street Village
- Widen sidewalks and create better spaces for pedestrians
- Maintain the sunny and open feeling of the streets
- Protect and renew the street tree canopy
- Create gateways that signal the entrance to Cook Street Village
- Improve village bike facilities and bike parking
- Improve the condition of the boulevards through the village
- Slow down traffic through the village
- Keep the eclectic, unique feel of the village

Business Vitality Principles

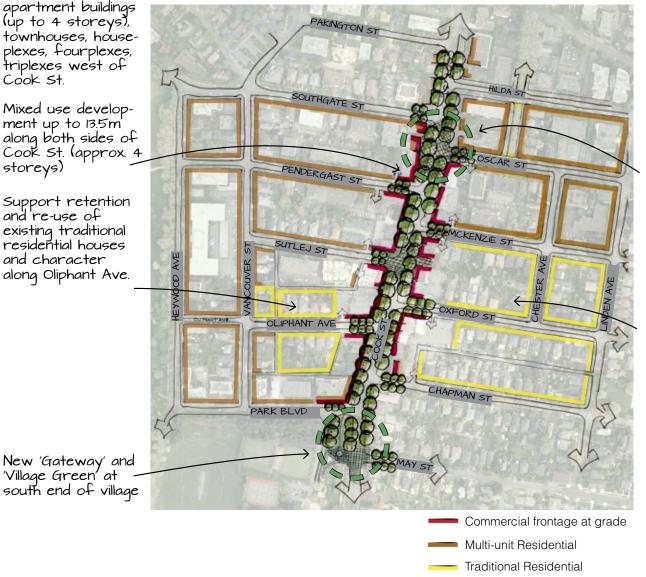
- Support and strengthen village businesses as the village changes
- Provide new nearby housing and residents to add customers for village businesses
- Encourage front patios, display areas, seating and other semi-private space in front of businesses
- Find on-street parking solutions that work better for residents and businesses
- Improve village transit service

Urban Villages Cook Street Village Area, cont'd.

Mix of small apartment buildings (up to 4 storeys), townhouses, houseplexes, fourplexes, triplexes we'st of Cook St.

Mixed use development up to 13.5m along both sides of Cook St. (approx. 4 storeys)

Support retention and re-use of existing traditional residential houses and character along Oliphant Ave.



Mix of housing east of Cook St. including townhouse, four-plex, tri-plex, duplex and singledetached but no new apartment buildings

New 'Gateway' at north end of village

New plaza space in the village

Support townhouse development on west side of Chester Ave.

Widened sidewalk, improved boulevards and street trees retained along Cook St.

Improved village bike facilities and parking Committee of the Whole - 01 Mar 2018

Figure 15: Cook Street Village Concept Diagram

7.1. Land Use + Urban Design Policies

Cook Street Village

7.1.1. Support mixed use development up to 13.5m in height (approx. 4 storeys) for property that abuts the east side of Cook Street between Oscar Street and Chapman Street.

7.1.2. Support mixed use development up to 13.5m in height (approx. 4 storeys) for property that abuts the west side of Cook Street between Southgate Street and Park Boulevard.

7.1.3. Support a density of up to 1.5:1 FSR along Cook Street. Additional density up to a total of 2.5:1 Floor Space Ratio is supported where development provides a contribution offsetting the impacts of added density. The priorities for contribution are on-site, secured affordable housing or support for public realm improvements within the village.

7.1.4. Ground floor uses located on the property at the corner of Cook Street and the north side of Park Boulevard may be residential or commercial.

7.1.5. Ground floor uses located on the property at the corner of Cook Street and the north side of Chapman Street may be residential or commercial.

7.1.6. Support ground floor commercial uses along Cook Street that are smaller in size to better support local businesses and to maintain the existing rhythm of the streetscape.

7.1.7. Recognize and support the need for larger commercial retail space in the range of 10,000 to $15,000 \text{ ft}^2$. where provided in conjunction with a grocery store.

West of Cook Street Village Sub-Area: Urban Residential

7.1.8. Support multi-residential development up to 13.5m in height (approx. 4 storeys) for the area located between the west side of Cook Street and Heywood Avenue in addition to other forms of housing including houseplexes, townhouses, fourplex and triplex development up to 9.5m in height (approx. 3 storeys).

7.1.9. Support multi-residential development, especially in the form of apartment buildings along Vancouver Street between Southgate Street and Park Boulevard.

7.1.10. Encourage varied building heights and massing between buildings to avoid uniformity in building design along the street block.

7.1.11. Reduce building bulk of upper storeys to minimize the effects of shading and mitigate the visual presence of bulky upper storey mass.



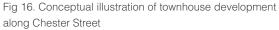




Fig 17. Conceptual illustration of townhouse development on the east side of Heywood Avenue

Urban Villages Cook Street Village Area, cont'd.

West of Village Sub-Area: Traditional Residential

7.1.12. For the traditional residential properties along Oliphant Avenue between Cook Street and Vancouver Street as well as for the property located immediately on the north east corner of Oliphant Avenue and Vancouver Street, encourage the re-use of character houses or new housing that complements the character and scale of the street (e.g. houseplexes).

7.1.13. Encourage new traditional residential development on the mid-block properties along Oliphant Avenue between Cook Street and Vancouver Street as well as for the property located immediately on the north east corner of Oliphant Avenue and Vancouver Street to be designed to reflect and complement the surrounding design, massing, scale and features of the existing older homes.

East of Village Sub-Area: Urban Residential

7.1.14. Discourage multi-residential development in the form of apartments as a means of encouraging townhouses and to provide a more sensitive transition to the surrounding traditional residential area.

7.1.15. Encourage varied building heights and massing between buildings to avoid uniformity in building design along the street block.

7.1.16. Reduce building bulk of upper storeys to minimize the effects of shading and mitigate the visual presence of bulky upper storey mass.

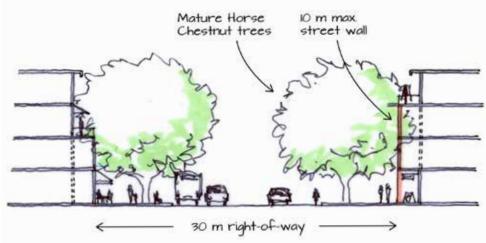


Fig 18. Sample cross section of Cook Street Right of Way to illustrate proportional street wall heights, upper storey setbacks and relation to mature street trees. Note: Right of Way is generally considered property line to property line.

East of Village Sub-Area: Traditional Residential

7.1.17. Support a mix of housing forms east of Cook Street that are compatible with surrounding character, including traditional single-detached and duplex dwellings up to approximately 2 - 2.5 storeys as well as townhouses and houseplex (e.g. triplexes, fourplexes) development up to approx. 3 storeys.

7.1.18. Townhouse development is encouraged to locate along the west side of Chester Avenue as a transition to lower-scale residential development on the east side of Chester Avenue.

7.2. General Form and Character

The following policies are intended to apply to the Cook Street Village Area, as shown on Map 9.

7.2.1. Encourage ground-floor commercial uses on corner sites along Cook Street to have a visual presence and identity on both street frontages through the use of entrances, windows, awnings and other building elements.

7.2.2. New buildings should consider use of building elements and building designs that complement the surrounding area particularly with regard to cladding materials, window styles and patterns, roof pitch, building placement, orientation and setbacks.

7.2.3. New development along Cook Street should create a sense of enclosure along the streetscape by providing a street wall that is at a maximum height approximately 1/3 the width of the adjacent Right of Way and portions of the building located above the street wall should be setback a minimum of 2.0m to mitigate the massing, visual impact of the building and to allow for sunlight exposure to the street. Recognize that the height and size of street trees may impact sunlight exposure on the street.

7.2.4. Ensure that the placement and design of new buildings accommodate existing and future street trees and mitigate any potential conflict between the building and the mature tree canopy. 7.2.5. Support the retention of the existing urban tree canopy including mature trees along Cook Street, however recognize that the height and size of the trees may impact sunlight exposure on the street.

7.2.6. Multi-residential and mixed-use buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

7.2.7. Identify opportunities to design and build an attractive 'gateway' at the north end of the village that is ideally located near the intersection of Cook Street and Oscar Street and which incorporates distinct paving/surface treatments, an improved pedestrian crossing with pedestrian activated lights, enhanced landscaping and street furniture.

7.2.8. Identify opportunities to design and build an attractive 'gateway' or 'village green' at the south end of the village that is ideally located near the intersection of Cook Street and May Street or Cook Street and Park Boulevard and which incorporates distinct paving/surface treatments, soft landscaping, an improved pedestrian crossing with pedestrian activated lights, enhanced landscaping, street furniture and an improved and more inviting entrance to Beacon Hill Park.



Fig 19. Note sidewalk shading from mature street trees and close proximity to existing buildings.

Urban Villages Cook Street Village Area, cont'd.



Fig 20. Conceptual illustration of plaza space along Cook Street with enhanced streetscape

7.2.9. Explore opportunities to mitigate vehicle speed along Cook Street through the integration of more pedestrian-oriented design features such as corner bulb-outs and additional cross walks.

7.2.10. Support a centrally located village square or plaza along Cook Street. The plaza should provide an attractive design with related features that encourage social interaction, complement the local businesses, encourage walking and cycling and support the programming of community based special events and activities. Seek amenity contributions to support the plaza as a condition of rezonings in the village that add additional density.

7.2.11. Encourage the underground relocation of overhead power lines at gateways and along Cook Street where possible.



Fig 21. Note wide sidewalk with distinct paving that encourage outdoor seating and patio space

7.2.12. Ensure that any roadway redesign or improvements along Cook Street accommodate designated spaces for commercial loading.

7.2.13. Design Cook Street Village as a complete street that safely accommodates all modes.

7.2.14. Ensure a future design for Cook Street Village streetscape and an All Ages and Abilities (AAA) cycling facility that aims to:

a) Achieve no net loss of on-street parking for business or customer use

b)Establish formal commercial loading zones consistent with those elsewhere in the city

c)Maintain street trees

d)Maintain and enhance the quality of pedestrian space

7.2.15. Include pedestrian-focused public realm improvements through redevelopment along Cook Street including widened sidewalks, seating areas, patios, new street furniture, canopies and awnings, bicycle parking, improved lighting, landscaping, wayfinding and other features that enhance Cook Street and encourage pedestrian activity and vibrancy.

7.2.16. Explore alternative boulevard designs that replace grassy boulevards in between trees with attractive and permeable hardscaping surfaces to provide a wider and more functional pedestrian area, while improving the overall aesthetic and reducing maintenance needs. Ensure that ample soft landscaping is retained around trees to maintain healthy, large-canopy street trees.

7.2.17. Explore opportunities to reduce storm water run-off through the integration of rain gardens on boulevard space.

7.2.18. Where ground floor commercial uses are proposed with new development along Cook Street encourage portions of the building to be set back a minimum of 1m up to a maximum of 3m from the front property line to accomodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk. Committee of the Whole - 01 Mar 2018

7.2.19. Maintain a minimum sidewalk width of 3m and seek opportunities to achieve sidewalk widths up to 5m where possible.

7.3. Parking

7.3.1. Off-street parking should be provided at the rear and/or underground so as to not dominate the overall development and to not impact the pedestrian streetscape and should be well screened from adjacent residences.

7.3.2. To improve the continuity of the Cook Street Village streetscape, driveway access to rear parking and loading areas should be shared and accessible from side streets where possible.

7.3.3. Collaborate with the local community and businesses to explore opportunities for improving the efficiency and availability of onstreet parking.

7.4. Considerations for Zoning and Design Guidelines along Cook Street

The following table provides a general summary of key elements and objectives that should be considered as part of developing updated zoning regulations and design guidelines and where streetscape improvements are proposed to implement the Fairfield Neighbourhood Plan as it applies along Cook Street within the Cook Street Village.

Building Height (Maximum)	 13.5m (accommodates approximately 4 storeys) 	
Density	 1.5:1 maximum Up to 2.5:1 where on-site affordable housing is provided – secured through a legal agreement 	
Street level uses	 Commercial (commercial or residential supported for properties at southern entrance to village) 	
Street Wall (Maximum)	 Maximum street wall height of 10.2m Based on a general principle of 3:1 (Right of Way width:street wall height) 	
Building Base and Street Interface	 1m to 3m front setback Portions of building facing Cook Street to be set back from property line to provide opportunities for patios, seating, outdoor display space, etc. 	
Upper Storey Setback (Minimum)	Portions of building located above the street wall to be set back a minimum of 2m from the outer portion of the street wall Upper storey balconies should not project into the setback	
Sidewalk Width	 Support provision of sidewalk areas with a minimum width of 3m Support sidewalks up to 5m wide depending on Right of Way conditions and ability to provide pedestrian areas along boulevard or within setback area 	
Trees	 Encourage provision of single row of trees on both sides of the street Includes on-going maintenance and replacement of character defining Horse Chestnut trees or other compatible and similar varieties 	
Street furniture	 Encourage well-designed street furniture such as street benches, lighting, garbage receptacles and other elements that enhance the pedestrian realm Consider opportunities for higher quality or distinctive designs at gateways or plaza spaces along Cook Street 	

Fig 22. Cook Street General Description and Design Criteria.

Urban Villages Ross Bay Village (Fairfield Plaza)

7.5. Land Use + Urban Design Policies

7.5.1. Support the redevelopment of the Fairfield Plaza site and the adjacent gas station as a mixed-use commercial centre that provides amenities and services for the surrounding neighbourhoods.

7.5.2. Support the development of mixeduse buildings up to 11.0m in height (approx. 3 storeys) surrounding a central plaza space, except up to 14m (approx. 4 storeys) on the southeast corner of the village (west of St. Charles Street)

7.5.3. Ensure mixed-use buildings are designed to accommodate commercial uses on the ground floor

7.5.4. The building on the southwest corner of the village site should be designed to accommodate a mid-sized grocery store on the ground floor along with residential units above. Building design should also consider commercial loading.

7.5.5. Support the location of townhouse and row house development on parcels that are located directly adjacent to the village as a means of providing a transition from the village to the surrounding lower-scale traditional residential area.

7.5.6. Ensure that buildings provide ground floor windows, entrances and seating areas that are directly oriented to the central plaza space in order to support vitality within the plaza space.



TOWNHOUSE TRANSITION ZONE VILLAGE PLAZA SURROUNDED BY SHOPS

SMALL SHOPS WITH HOUSING ABOVE, 4 STOREYS TOWNHOUSES/SMALL APPARTMENT OR MIXED USE, UP TO 3 STOREYS

Fig 23. Ross Bay Village Concept Diagram

7.5.7. New buildings should consider use of building elements and building designs that complement the surrounding area.

7.5.8. Consider opportunities for improved cross walks and well-designed pedestrian connections between the village and the surrounding area including Ross Bay Cemetery and Hollywood Park.

7.5.9. Ensure that the central plaza space is directly accessible from several well-defined and visible entrances

7.5.10. Locate parking below grade where possible to maintain a pedestrian oriented plaza space and to encourage walkability within the site.



Fig 24. Conceptual illustration looking at plaza space and potential grocery store from Fairfield Road



Fig 25. Ross Bay Village concept from bird's eye view

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Urban Villages Small Urban Villages

Note: Policies apply to both Moss Street and May Street and Moss Street and Fairfield Road small urban villages unless otherwise identified.

Intent:

To further enhance the Small Urban Villages at Moss Street and May Street, and Moss Street and Fairfield Road (Five Points) as unique commercial and mixed-use nodes that are attractive, distinct, welcoming, and provide a limited range of neighbourhood oriented amenities and services and to ensure that new development is complementary in design to the surrounding Traditional Residential Areas.

7.6. Land Use + Urban Design Policies

7.6.1. Support mixed use development up to a maximum height of 13.5m (approximately 4 storeys) fronting on Fairfield Road, and up to 10.5m (approximately 3 storeys) elsewhere.

7.6.2. Support mixed use development up to a desnity of 1.5:1 floor space ratio.

7.6.3. Notwithstanding 7.6.2., consider additional density up to 2:1 floor space ratio on parcels fronting on Fairfield Road, where development provides a contribution offsetting the impacts of added density. The prioriy for contribution is support for public realm improvements within the village.

7.6.4. Centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower-scale buildings.

7.6.5. Infill development including townhouses and houseplex developments may be located on Traditional Residential designated parcels that are immediately adjacent to the small urban villages, as consistent with neighbourhood character, as a means of providing a more sensitive transition to the Traditional Residential areas.

7.6.6. New buildings should consider use of building elements and building designs that complement the surrounding area particularly with regard to cladding materials, window styles and patterns, roof pitch, building placement, orientation and setbacks.

7.6.7. Enhance the prominence and vitality of small urban villages by incorporate pedestrian-focused public realm improvements such as unique and distinct paving treatments, attractive street furniture, improved lighting and enhanced landscaping.

7.6.8. Where ground floor commercial uses are proposed with new development, encourage portions of the building to be set back up to 3m from the front property line to accommodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk.

7.6.9. Collaborate with BC Transit to enhance existing bus stops with upgraded and more attractive bus shelters.

7.7. Village Specific Policies – Moss Street and Fairfield Road (Five Points)

7.7.1. Explore the opportunity to implement a 'pedestrian scramble' intersection as a means to prioritize pedestrian movement and safety within the village.

7.7.2. Consider opportunities to improve safety for pedestrians and cyclists as part of any improvements to the Right of Way or through redevelopment on private property

7.7.3. Consider opportunities to develop an attractive small plaza space near the intersection of Moss Street and Oscar Street to further enhance the village.

7.7.4. Encourage the retention and adaptive re-use of buildings of heritage merit.

4 storey mixed use buildings fronting Fairfield Rd, stepping down to surrounding residential areas

Sensitive neighbourhood infill _____ adjacent to village

Expand and enhance plaza space at end of Oscar St



Use distinct paving, attractive street furniture, improved lighting and enhanced landscaping to highlight intersection

Integrate attractive and unique bus stop designs, to support frequent transit on Fairfield Rd

Urban Villages Small Urban Villages, cont'd.



Fig 27. Conceptual illustration of Moss Street and Fairfield Road small urban village



Fig 28. Conceptual illustration of design concept features and enhancements

7.8. Village Specific Policies – Moss Street and May Street

7.8.1. Encourage adaptive re-use of existing single-detached buildings in the southwest corner for the purpose of commercial or mixed-use purposes.

7.8.2. Encourage the retention and adaptive re-use of the historic mixed use building at the northwest corner.

7.8.3. With the exception of the southwest corner, support 3 storey mixed-use buildings with commerical frontages facing May Street, and transitioning in scale to the surrounding neighboourhood.

7.8.4. Support opportunities for live-work uses within the village.



Fig 29. Conceptual illustration of small urban village at Moss Street and May Street



Fig 30. Conceptual illustration of Moss Street and May Street looking east

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Mixed use buildings up to 3 storeys facing onto May Street and transitioning to surrounding neighbourhood Use distinct paving, attractive street furniture, improved lighting and enhanced landscaping to highlight intersection

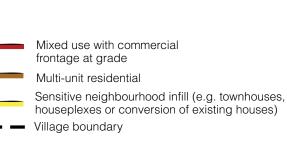
Enhance bus stop

Retain historic houses

Sensitive neighbourhood infill directly adjacent to village

Support live-work uses





8. Residential Housing Areas



Goals:

- Support new housing of different sizes, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age
- 2. Encourage housing design that fits with the neighbourhood
- 3. Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate
- 4. Facilitate the creation of more affordable housing
- 5. Create opportunities for more people to live close to downtown, jobs, amenities and transit



There is a rich diversity of housing in Fairfield which, in turn, supports a diversity of residents. Collectively, the traditional residential areas feature ground-oriented housing such as single detached houses, secondary suites, duplexes and heritage conversions. Many of traditional residential areas of the neighbourhood are characterized by tree-lined residential streets, historic and post-war houses that reflect Fairfield's suburban history and landscaped front yards.

The urban residential areas include a range of rental and condominium buildings, townhouses, as well as a mix of lower scale housing sprinkled throughout. Tree-lined streets and generous landscaped yards create a livable neighbourhood.

Housing is a key issue for Fairfield residents. With high land values, proximity to urban villages, waterfront, downtown, family-friendly amenities and major parks, Fairfield is a desirable –and increasingly expensive- place to live. It contains a significant portion of the City's rental housing

Other Relevant Policies & Bylaws

- Official Community Plan
- Victoria Housing Strategy
- Market Rental Revitalization Study (2018)
- Development Permit Area Guidelines
- Small Lot Rezoning Policy
- Garden Suites Policy
- Neighbourliness Guidelines for Duplexes
- House Conversion Regulations

stock, and there is a desire to retain and revitalize this relatively affordable supply of housing where possible. There is a strong desire for more familyfriendly (3 bedroom or more) rental and ownership housing, such as townhouses or large apartments. With increasing housing costs, there is a desire for more mortgage-helping secondary suites, which provide greater diversity of rental options. There is a desire to maintain the historic character of the neighbourhood, and the design and fit of new and old is an important neighbourhood concern. With an aging population, people would like housing options that let them stay in Fairfield as they age.

The plan supports of mix of housing options for people of different income levels, lifestyles and household sizes and provides more choice for people to stay in the neighbourhood as they age. Significantly, it also emphasizes rental retention or replacement in an area that includes much of Fairfield's supply of rental apartment buildings.

Residential Housing Areas Introduction

This chapter focuses on two key geographic areas: Urban Residential Areas and Traditional Residential Areas.

Urban Residential Areas

Within Fairfield, there are several Urban Residential housing areas. Collectively, they support a diversity of types of low- and medium- multi-unit and attached housing including townhouses, apartment buildings and heritage conversions. This chapter focuses on the Urban Residential areas north of Cook Street Village ("Rental Retention Area"), as well as other small pockets of Urban Residential Housing in the neighbourhood ("Transition Areas"). The Urban Residential areas east and west of Cook Street Village Area are addressed in Chapter 7, and those in the northwest area and Fort Street Corridor are addressed in Chapter 6. There are unique visions and objectives for each of these different areas of Urban Residential housing.

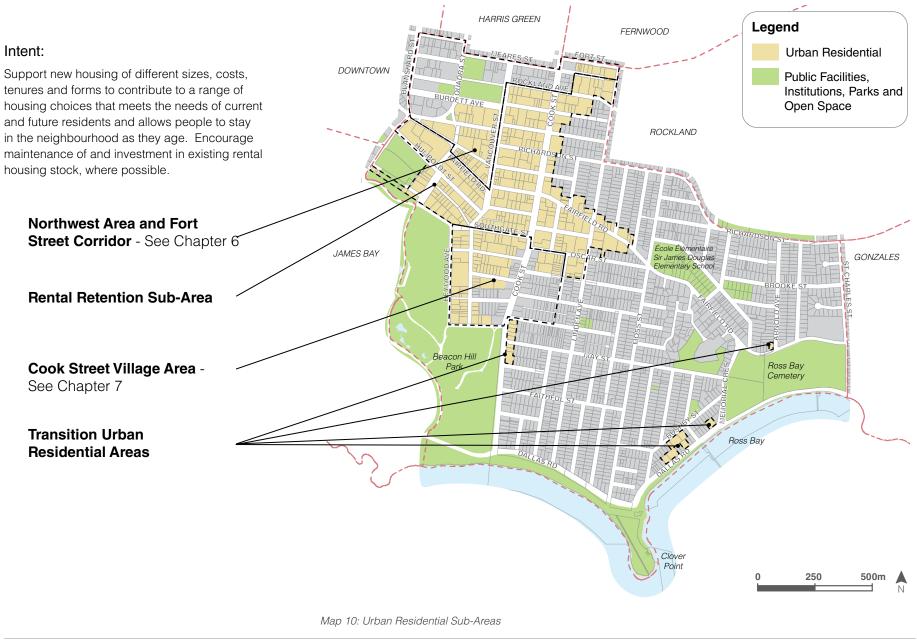
This Chapter further identified two sub-areas:

 Rental Retention Area: Primarily located north of Cook Street Village and east of Vancouver Street, this area provides one of the city's most important selections of multiunit housing, mixed with older houses, small commercial buildings and related uses. This is a very walkable area characterized by tree-lined streets and landscaped front yards. This plan seeks to maintain and encourage reinvestment in Fairfield's rental housing, or support replacement with new rental housing, while supporting compatible new development. Quality design of new buildings and landscape will be key considerations in assessing new development. • **Transition Areas:** These areas are located within the fabric of lower-density development throughout the neighbourhood. For this reason, compatibility in scale with the surrounding neighbourhood is emphasized.

Traditional Residential Areas

The Traditional Residential areas are envisioned to contain ground-oriented housing including single detached homes, duplexes, townhouses, and heritage houses converted into multiple units, along tree-lined streets. Diverse housing will support a diversity of residents. Many houses contain secondary suites, providing rental income to owners and important opportunities for rental housing. This chapter seeks to provide the opportunity for a variety of infill housing types to be added incrementally, in appropriate locations. Sensitive design and landscape should fit with the neighbourhood, relate well to neighbours and support street trees and trees on private land.

Residential Housing Areas Urban Residential Housing Areas



Residential Housing Areas Urban Residential Housing Areas, cont'd.

8.1. Rental Retention Sub-Area Land Use and Urban Design Policies

8.1.1. This area contains a significant portion of the city's stock of existing rental housing in existing buildings. Therefore, loss of rental housing in this area can have a significant impact on the city's rental housing market. Therefore, the retention, replacement or enhancement of on-site rental housing units is a priority in considering rezoning applications.

8.1.2. Support the retention or replacement of existing rental units on sites of four or more rental units by considering an increase in zoned density on these sites only if, as a voluntary amenity:

8.1.2.1. An equivalent number and kind (e.g. number of bedrooms) of units is maintained on-site and secured as rental housing consistent with the Official Community Plan and city-wide housing policies;

8.1.2.2. Within this area, a contribution to the City's affordable housing fund will not be considered in lieu of retention or replacement of rental housing units.

8.1.2.3. Consider additional policies for rental retention and replacement in this area through development of city-wide inclusionary housing policies and Market Rental Retention and Revitalization Study.

8.1.2.3. Where a redevelopment requiring rezoning will result in the displacement of renters, a tenant transition strategy will be required as part of the rezoning application, consistent with the Official Community Plan. (see also 9.1.6)

8.1.3. Consider the following development for this area:

8.1.3.1. Consider residential buildings up to 4 storeys and 1.2 floor space ratio.

8.1.2.4. Consider residential buildings up to 6 storeys and additional density as follows:

a) density up to 2.0 floor space ratio where any required rental replacement or retention of units is secured (8.1.2.) and where any additional affordable housing contribution consistent with city-wide policy is secured for the life of the building.

b) further additional density up to a total of 2.2 floor space ratio where an additional public benefit is secured in the form of on-site affordable housing consistent with City policy for the life of the building (in addition to any required rental replacement or retention).

8.1.4. New development at the corners of Vancouver Street and Collinson Street is encouraged to include commercial spaces at grade to serve the neighbourhood, particularly on the southeast corner where commercial development exists.

8.1.5. Commercial or residential uses at grade may be supported at the corners of Cook Street and Fairfield Road.

8.1.6. Limited commercial uses may be considered elsewhere at the intersection of two streets that are classified as arterials, secondary arterials, collectors or secondary collectors, as determined to be appropriate on a case-by-case basis (See OCP Map 4, Functional Street Classification). 8.1.7. Hotels and community facilities are supported where these uses currently exist.

8.1.8. Conservation and possible adaptive re-use of buildings of heritage merit is strongly encouraged. This includes the cluster of designated houses along the east side of Vancouver Street between Richardson Street and McClure Street.

8.1.9. New development should respect the view corridor identified from Quadra Street at Burdett Street, looking south to the Olympic Mountains and Beacon Hill consistent with Policy 6.1.14.

8.1.10. Give special design consideration to development applications located within a 90-metre radius of the heritage landmark buildings identified in OCP Map 8, Heritage Landmark Buildings, which include Christchurch Cathedral, the Church of Our Lord, and St. Ann's Academy, to ensure that height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of these heritage landmark buildings.

8.2. Transition Urban Residential Areas

These areas are located within the fabric of lower-density development throughout the neighbourhood, mostly south of Fairfield Road. For this reason, compatibility in scale with the surrounding neighbourhood is emphasized.

8.2.1. In the urban residential areas between Dallas Road and Bushby Street, as identified in Map 10, support development consistent with existing development patterns, as follows:

a) Density: Up to 1.2 floor space ratio. Where underground parking and required on-site landscaping is provided, density up to 1.6 floor space ratio may be considered.

b)Height: Up to 12.5 metres (approximately 4 storeys). Although existing zoning supports development up to 6 storeys, any rezoning for additional density is strongly encouraged not to exceed 4 storeys.

8.2.2. In the urban residential areas along the east side of Cook Street between Chapman Street and Leonard Street, development is envisioned to be consistent with existing development pattern as follows:

a) Density: Up to 1.2 floor space ratio

b)Height: Up to 10.7 metres (approximately 3 storeys) consistent with existing development

c)The retention of heritage designated and register buildings is strongly encouraged.

8.2.3. In the urban residential area on the northwest corner of Fairfield Road and Arnold Avenue, support development consistent with existing development patterns, up to 12 metres (approximately 4 storeys) in height consistent with existing development.

8.3. Form and Character Objectives for Urban Residential Areas

8.3.1. The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in Traditional Residential areas:

a) To maintain a character of multi-unit buildings fronted by green spaces along public streets

b)To present a friendly face to the street and create pedestrian-friendly environments

c) To develop street walls (that portion of the building façade closest to the street) whose scale relates to the width of adjacent streets, framing the streets while allowing access for sunlight.

d)To ensure new development is neighbourly, compatible and transitions sensitively to adjacent development, particularly adjacent Traditional Residential areas

e) To minimize the impacts of off-street parking on the quality of site designs and the pedestrian environment

 f) To include landscape and on-site open spaces that contribute to urban forest objectives, provide environmental benefits, and support sociability and livability

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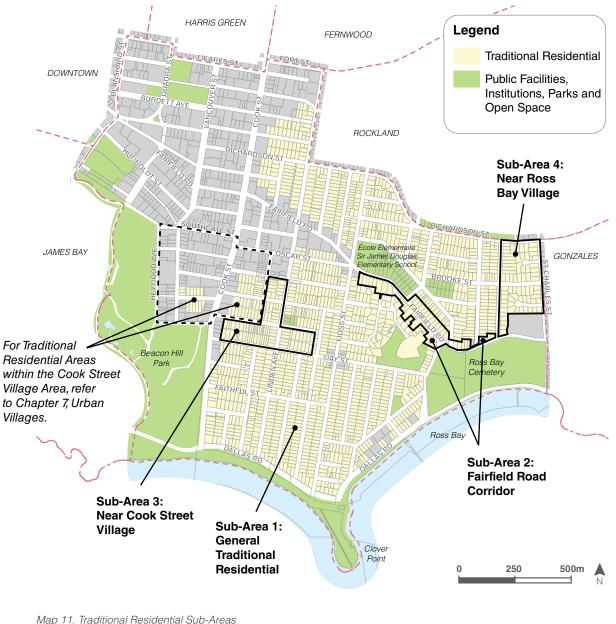
Residential Housing Areas

Traditional Residential Housing Areas

Traditional residential areas include ground-oriented housing with access to on-site open space.

Intent:

Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age. Traditional residential areas focus on ground-oriented housing, with access to on-site open space, which fits the neighbourhood. A diversity of housing is desired to support more homeownership choices and more diverse rental options.



8.4. Sub-Area 1: General Areas

Intent:

Maintain the existing neighbourhood character while supporting the development of additional infill housing appropriate to the neighbourhood context, creating opportunities for ownership and rental, and for housing appealing to a variety of households.

Appropriate housing types in this Traditional Residential Sub-Area include:

a) Townhouses in a single row (see 8.7) – on corner lots, or directly adjacent to small urban villages

b)Houseplexes (see 8.10) – on lots of sufficient size

c) House conversions (of heritage houses to multiple units; see 10.4)

d)Duplexes with or without secondary suites (see 8.9)

e)Single detached house + two secondary suites (with retention of existing house; see 8.11)

f) Single detached house + secondary suite+ garden suite (with retention of existing house; see 8.11)

g)Single detached house with garden suite

h) Single detached house with secondary suite

i) Single detached house

j) Small lot house with or without secondary suite (see 8.12.)

8.5. Sub-Area 2 - Fairfield Road Corridor

Intent:

Support the development of additional housing types including townhouses and houseplexes along this frequent transit route and near urban villages.

Appropriate housing types in this Traditional Residential Sub-Area include:

a) Townhouses in a single row (see 8.7) – on lots of sufficient size $% \left({{\left[{{{\rm{S}}_{\rm{e}}} \right]}_{\rm{e}}} \right)$

b)Houseplexes (see 8.10) – on lots of sufficient size

c)House conversions (of heritage houses to multiple units; see 10.4)

d)Duplexes with secondary suites (see 8.9)

e)Single detached house + two secondary suites (with retention of existing house; see 8.11)

f) Single detached house + secondary suite+ garden suite (with retention of existing house; see 8.11)

g)Single detached house with garden suite

h) Single detached house with secondary suite

i) Single detached house

Small lot rezoning and subdivision is not supported in this area (see 8.12)

8.6. Sub-Area 3 – Near Cook Street Village and Sub-Area 4 – Near Ross Bay Village

Intent:

Support the development of additional housing types including townhouses, houseplexes and house conversions to provide a mix of housing types space to live near Cook Street Village and Ross Bay Village.

Appropriate housing types in this Traditional Residential Sub-Area include:

a) Townhouses in more than one row (see 8.8) – on lots of sufficient size

b)Townhouses in a single row (see 8.7) – on lots of sufficient size

b)Houseplexes (see 8.10) – on lots of sufficient size

c)House conversions (of heritage houses to multiple units; see 10.4)

d)Duplexes with or without secondary suites (see 8.9)

e)Single detached house + two secondary suites (with retention of existing house; see 8.11)

f) Single detached house + secondary suite+ garden suite (with retention of existing house; see 8.11)

g)Single detached house with garden suite

h)Single detached house with secondary suite

i) Single detached house

Small lot rezoning and subdivision is not supported in this area (see 8.12)

Residential Housing Areas Traditional Residential Housing Types

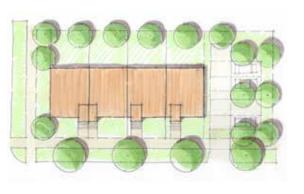


Figure 32: Illustrative example of townhouses on a corner lot, facing to the side, with modest front setbacks and landscaped rear yards.

8.7. Townhouses – Single Row

Intent:

To provide more ground-oriented housing options in suitable locations. To support townhouses on lots of appropriate size or configuration to support desired urban design objectives.

8.7.1. Locations and Site Requirements:

a) In Sub-Area 1, on corner lots measuring at least 18 m (60 ft) in width

b) In Sub-Area 1, on parcels directly adjacent to Moss Street and Fairfield Road Village or Moss Street and May Street Village as consistent with neighbourhood character.

c) In Sub-Area 2, 3 or 4 on any lots with laneway access, or on lots measuring at least 20 m in width



Figure 33: Illustrative examples of what townhouses on interior block lots (supported in Sub-Areas 2, 3 and 4) might look like.

8.7.2. Density: Up to approximately 0.85 floor space ratio

8.7.3. Additional Guidance

a) Front-accessed parking for individual units is discouraged. Where it cannot be avoided, development should minimize curb cuts (e.g. by pairing driveways) and meet the urban form and character objectives in section 6.10.

b) Townhouses in a single row may contain secondary or lock-off suites.

c) Where a building that is protected through heritage designation or listed on the heritage register exists, redevelopment should retain and incorporated adaptive re-use of this building. (see 10.4)

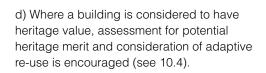




Figure 34: Illustrative example of what townhouses with laneway access might look like

8.8. Townhouses – More than One Row

Intent:

To provide more ground-oriented housing with access to on-site open space in defined areas near transit, shopping, services and amenities, on lots of sufficient size to accommodate the desired urban design objectives.

8.8.1. Locations:

a) In Sub-Area 3 – Near Cook Street Village, on lots meeting site requirements

b)In Sub-Area 4 – on lots meeting site requirements



Figure 35: Illustrative examples of how townhouses on a consolidation of two lots might be sited.

8.8.2. Site Requirements:

a) On laneway lots having a minimum width of 18 m (60 ft) and a minimum depth of 39.5 m (130 ft).

b)On other lots having with a minimum width of 30 m (100 ft) and a minimum depth of 39.5 m (130 ft). Consolidation of lots is supported to support quality design for livability and open space.

c)Variations on these requirements, which meet the desired form and character objectives, may be supported on lots of varying dimensions on a case-by-case basis.

8.8.3. Density: Up to approximately 0.85 Floor Space Ratio



8.8.4. Additional Guidance

a) Parking should be accessed from a flanking street or laneway where possible.

b) Where a building that is protected through heritage designation or listed on the heritage register exists, redevelopment should retain and incorporated adaptive re-use of this building. (see 10.4)

c) Where a building is thought to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see 10.4)

d) Consider parking reductions to support sound site design including quality on-site open space and relationship of dwelling units to the street or to open spaces.

e) Row/townhouse units fronting a public street may contain secondary or lock-off suites.

Residential Areas Traditional Residential Housing Types, cont'd.



Figure 36: Example of a side by side duplex with a suite

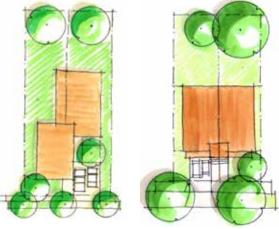


Figure 37: Illustrative examples of duplexes with front-yard parking, which maintain rear yard open spaces.



Figure 38: (above and below): Illustrative examples of duplexes with rear parking

8.9. Duplexes

Intent:

Support more types of ground-oriented housing that fit. Provide options for ownership and rental housing.

8.9.1. Locations: All areas

8.9.2. Site requirements:

a) Duplexes without suites are supported on lots of at least 15 m (50 ft) width and 550 m² (6,000 ft²) in area

b) Duplexes with suites are supported on lots of at least 18m (60 ft) width and $550m^2$ (6,000 ft²) in area in Sub-Area 1

c) Duplexes with suites are supported under the following conditions on lots of at least 15 m (50 ft) width and 550 m² (6,000 ft²) in area:

i. On lots which front onto two streets (e.g. corner lots)

ii. On lots with laneway access

iii. Where a duplex results from the adaptive re-use of an existing house

8.9.3. Density: Up to approximately 0.75 floor space ratio up to a maximum size contained in zoning



8.9.4. Additional Guidance:

a) Duplexes may be organized side-by-side, front-back or up-down.

d) Each unit within a duplex may have one secondary suite. Where a laneway is present, or design of the duplex conserves a house of heritage merit, there may alternatively be one garden suite instead of one secondary suite.

c) The inclusion of secondary suites is not intended to support variances to building size to accommodate more above-grade floorspace than would otherwise be supported.

d) Update development permit area guidelines for duplexes to achieve objectives noted in this plan.

e) Where a building that is protected through heritage designation or listed on the heritage register exists, it should be retained and reused. New units may be considered where consistent with the City's *House Conversion Regulations.* (see 10.4)

f) Where a building is thought to have heritage character, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see Policy 10.4)

8.10. Houseplex – Three or more units

Intent:

Support the development of new multi-unit buildings (including triplexes and fourplexes) which are similar in appearance to, or architecturally compatible with, larger detached houses and heritage house conversions, on appropriately sized lots.

8.10.1. Location and Site Requirements:

a) In all areas, houseplexes with up to four units are supported on lots of at least 18m in width and 650 m2 (7,000 ft²⁾ in area that front onto two streets (e.g. corner lots) or that have laneway access. These locations allow more flexibility for site design to minimize pavement for on-site parking and vehicle circulation.

b) Houseplexes with four units are also supported in Sub-Area 2 (Fairfield Road Corridor) and Sub-Area 3 (near Cook Street Village) on interior block lots of at least 18 m (60 ft) in width and 650 m² (7,000 ft²) in area.

c) In Sub-Area 1 houseplexes with three units are supported on interior block lots at least 18 m (60 ft) in width and 650 m² (7,000 ft².) in area (where no laneway is present).

d) Houseplexes with more units than specified in 8.10.1 a) to c) above, may be supported where all urban design objectives can be met, including the provision of on-site landscaped open space and space for tree planting. This may require consideration for a parking variance or parking accessed from a laneway. 8.10.2. Density: Up to approximately 0.75 floor space ratio

8.10.3. Additional Guidance

a) Where a building that is protected through heritage designation or listed on the heritage register exists, it should be retained and reused. New units may be considered where consistent with the City's *House Conversion Regulations.* (see 10.4)

b) Where a building is considered to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see 10.4)



Figure 39: Illustrative example of a houseplex

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Residential Housing Areas

Traditional Residential Housing Types, cont'd.



Figure 40: Illustrative examples of a house with two suites (left) or a house with a suite and a garden suite (right)

8.11. Single Detached House With More Than One Suite

Intent:

Support the adaptive re-use of existing single detached houses throughout the Fairfield Neighbourhood by supporting the addition of dwelling units.

8.11.1. Support single detached homes with a secondary suite and garden suite, or with two secondary suites, where an existing house is retained.

Figure 41: Illustrative example of a small lot house.

8.12. Small Lot House

Intent:

Support small lot houses with secondary suites in order to add compatible density, expand rental housing options and provide more diverse homeownership opportunities.

8.12.1. Small lot houses are supported consistent with citywide Small Lot House Rezoning policy, with the exception that small lot houses in Fairfield neighbourhood may contain a secondary suite.

8.12.2. Small lot subdivision is discouraged in Sub-Areas 2, 3 and 4 where more intensive infill housing, possibly with lot assemblage, is desired.



8.13. Traditional Residential Housing Building Heights

Intent:

Maintain building heights generally compatible with the surrounding neighbourhood, while providing new housing. Heights for any one location will be determined by zoning and may consider topography, setbacks and other design aspects.

The following building heights should guide zoning in these areas:

8.13.1. For building heights in Traditional Residential areas within the Cook Street Village Area, develop heights in zoning that accommodate buildings of 2 - 3 storeys (see Chapter 7.1.13, 7.1.17).

8.13.2. For townhouses, houseplexes and duplexes in Sub-Areas 1, 2, 3, 4:

a) For buildings fronting a public street, establish a height in zoning which generally accommodates 2 - 2.5 storeys (e.g. 2 storeys above a basement which projects partially above grade, or $2\frac{1}{2}$ storeys without such a basement).

b) For primary buildings not fronting on a public street (e.g. a second row of townhouses), excepting garden suites, up to approximately 7.5 m (generally accomodating a 1.5 - 2 storeys)

c) Half storeys above the second storey should generally be designed to be wholly or partially contained within a peaked roof.

8.13.3. The height of small lot houses should not exceed 7.5 metres nor two storeys, consistent with citywide small lot house rezoning policies.

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Residential Housing Areas Form and Character Object

Form and Character Objectives for Traditional Residential Areas

8.14. Development Permit Area Guidelines

8.14.1. Update development permit area guidelines applicable to the following housing types in Fairfield Neighbourhood in order to support the form and character objectives in this plan:

- a)Townhouses
- b)Duplexes
- c)Houseplexes

8.15. Urban Form and Character Objectives

The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in Traditional Residential areas of Fairfield Neighbourhood:

8.15.1. To support livability and access to outdoor space

8.15.2. To provide individual units with usable outdoor open space

8.15.3. To achieve street-fronting buildings which present a friendly face to the street. Where front-accessed parking cannot be avoided, to nonetheless present a friendly face to the street, create a green landscaped front yard, accommodate boulevard tree planting, and minimize curb cuts 8.15.4. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units

8.15.5. To site buildings in a manner which maintains landscaped front and back yards and tree-lined streets, with adequate separation between buildings and access to sunlight for living spaces and open spaces

8.15.6. To mitigate the impacts of surface parking through proper design, landscaping and screening, attractively enclosed parking, or parking reductions where warranted

8.15.7. To support the urban forest through street trees either in boulevards or on private land adjacent to the right of way and tree diversity on private property.

8.15.8. To encourage the conservation and adaptive re-use of homes of heritage merit.

8.15.9. To encourage design and site planning which responds sensitively to topography

8.15.10. To support site design which mitigates the impacts of stormwater runoff.

8.15.11. To achieve well-designed duplexes that have legible front entries and access to usable open space for each unit, whether sideby-side, front-to-back or up-down.

8.15.12. To achieve livability, sufficient separation and quality open space in townhouse designs that are more than one row.

8.15.13. To achieve houseplex designs that are compatible with the surrounding context.

8.16. Considerations for Zoning for Traditional Residential Infill Development

To support the urban form and character objectives above, consider the following setbacks for various development types:

8.16.1. For townhouses in one row which are oriented to the side (flanking street) of a corner lot (see 8.7):

a) Side setbacks adjacent to another property (e.g. behind row/townhouse units), should provide sufficient space (at least 5 - 6 m) to allow for separation from adjacent buildings and adjacent back yards, and opportunities for on-site green space

b)Side setbacks along the flanking street, in front of row/townhouse units, may be modest (generally 1.5 – 3 m), in order to allow dwelling units to front close to the back of sidewalk, allowing for backyard space and separation from adjacent development.

8.16.2. For all other housing forms:

a) Establish front setbacks generally compatible with the existing building placement along streets.

b)For units fronting a public street, support

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side setbacks at the front of the lot consistent with the rhythm of homes facing the street (generally 1.5 m for lots of 15 m width or greater; and 1.2 m for lots narrower than 15 m).

c)For units interior to the lot (neither fronting a street nor laneway), greater side setbacks are desired to respect adjacent buildings and back yards (consider a side setback of approximately one-half of the height of the building's side elevation).

d) Support rear setbacks for all housing types which provide opportunities for landscaped back yards, planting spaces for canopy tree(s), and separation from adjacent development (generally a minimum of 7.5 – 10.7 m, depending on context). Lots with laneway access may alternatively site green space at the centre of the lot.

e) Support minimum landscaped open space requirements through zoning, to provide planting spaces for trees which support urban forest goals.

f) Consider alternative siting, setbacks and types of buildings to support the retention of significant trees.

9. Housing Affordability



Goals:

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- 1. Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate
- 2. Facilitate the creation of more affordable housing



The affordability of housing is a key community issue in Fairfield. Affordable housing is defined as housing that falls within the financial means of a household, and where total housing costs do not exceed 30% of a household's gross annual income. The high cost of rental housing and home ownership makes housing affordability a challenge for many people in Fairfield, both renters and owners. House prices have steadily increased over the last 15 years, putting home ownership out of reach of many people. The loss of affordable familysized housing is a concern. Little purpose-built rental housing is being constructed, rental vacancy rates are low and much of the purpose-built rental housing stock is more than 40 years old, and will likely need updates over the term of this plan. There is concern about losing the rental apartment buildings and house conversions that make up a large supply of Fairfield's - and the whole city'srelatively affordable market housing stock.

Other Relevant Policies & Bylaws

- City of Victoria Housing Strategy
- Density Bonus Policy (2016) and Inclusionary Housing Policy (forthcoming in 2018)
- Market Rental Revitalization Study (MaRRS) (forthcoming in 2018)
- Official Community Plan, Chapter 13 (Housing and Homelessness)
- Victoria Housing Reserve Fund Guidelines

While the burden of housing (un)affordability is often more visible at the neighbourhood level, there are only a few tools to address housing affordability through a neighbourhood plan. Within the tools available, this plan proposes to:

- allow rental secondary suites in more types of housing, to support more affordable home ownership and greater rental options
- identifying locations where density bonus contributions will be directed towards on-site affordable housing in new multi-unit housing
- creation of a rental retention area with height limited at six storeys, to discourage demolition/ redevelopment of rental apartment buildings, complemented with density bonus policies to encourage the retention and/or replacement of rental units.

Housing Affordability, cont'd.

Many of the causes- and solutions- for affordable housing are best tackled at a scale larger than the neighbourhood. The intent is for neighbourhood plan policies to be complemented by City-wide housing initiatives such as exploring inclusionary housing; additional city-wide strategies to encourage the upgrades and retention of rental apartment buildings; on-going financial support for new housing through the City's Housing Reserve Fund; and implementation of the multi-pronged Victoria Housing Strategy.

Importantly, many of the roles, responsibilities and tools for housing also lie with senior levels of government, the private sector and community organizations. The City is committed to working in partnership and collaboration with these different groups to increase the supply of more affordable housing in Fairfield and across the city.

9.1. Housing Affordability Policies

Intent:

Facilitate the creation of more affordable housing in Fairfield.

9.1.1. Explore inclusionary housing as a tool to increase the long-term supply of affordable housing in Fairfield and other neighbourhoods, through development of the city-wide Inclusionary Housing Policy (2017-2018).

9.1.2. In Urban Residential and Core Residential areas in Fairfield, direct development contributions resulting from an increase in density to the provision of on-site affordable housing (see 6.1.5, 6.3.3., 7.1.3, 8.1.3.) Community feedback suggested more housing in Fairfield targeted to families (3+bedrooms), seniors and working people with low incomes.

9.1.3. Support private sector and community organizations to support and pilot innovative approaches that facilitate more affordable rental and ownership housing in Fairfield, such as alternative financing, community land trusts and innovative housing forms.

9.1.4. Encourage new housing initiatives that partner with other levels of government, agencies, private industry, community organizations and individuals to leverage expertise and resources.

9.1.5. Develop strategies to encourage the upgrades and retention of rental apartment buildings while maintaining affordability through implementation of the City-Wide Market Rental Revitalization Study (2017-2018).

9.1.6. Where a rezoning will result in the displacement of renters, a tenant transition strategy will be required as part of the rezoning application, consistent with the Official Community Plan. (see also 8.1.2.3.)

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10. Heritage

As Fairfield transitions into the future, maintaining and integrating heritage is integral to sustaining character and sense of place.



St Joseph Apartments (Heritage designated)

Goals:

- 1. Conserve the historic character of significant buildings and streets
- 2. Celebrate and interpret the heritage of the neighbourhood





- Heritage Tax Incentive Program (TIP)
- Victoria Heritage Register



Heritage Properties of Heritage Merit, cont'd.

10.1. Heritage Celebration and Interpretation

Intent:

Celebrate and interpret the heritage of the neighbourhood

10.1.1. Engage Songhees and Esquimalt Nations to determine interest in and appropriate recognition of places of interest (see also 4.2.1., 12.1.1.)

10.1.2. Work with community partners to identify and support strategies to build awareness and celebrate Fairfield's historic buildings, streets, landscapes and other special places, and ways to conserve them. Suggestions from the community include interpretive signage, First Nations history walks, heritage walks and public art.

10.2. Historic Areas

Intent:

Recognize historic character of neighbourhood areas.

10.2.1. Facilitate citizen-initiated efforts to establish Heritage Conservation Areas in Fairfield areas of heritage merit.

10.2.2. Where a Heritage Conservation Area is desired, work with the community and property owners to develop area-specific guidelines as needed to address property owner concerns.

10.2.3. Consider the following areas as potential candidates for future Heritage Conservation Areas due to their heritage merit:

a) South Cook Street and a portion of Dallas Road (between Cook Street and Cambridge Street)

b)Trutch Street (between Richardson Street and Fairfield Road)

c)Durban and Kipling Streets (between Richardson Street and Thurlow Road)

d)Memorial Crescent (portion of the block between Fairfield Road and May Street)

10.3. Heritage Register and Designated Properties

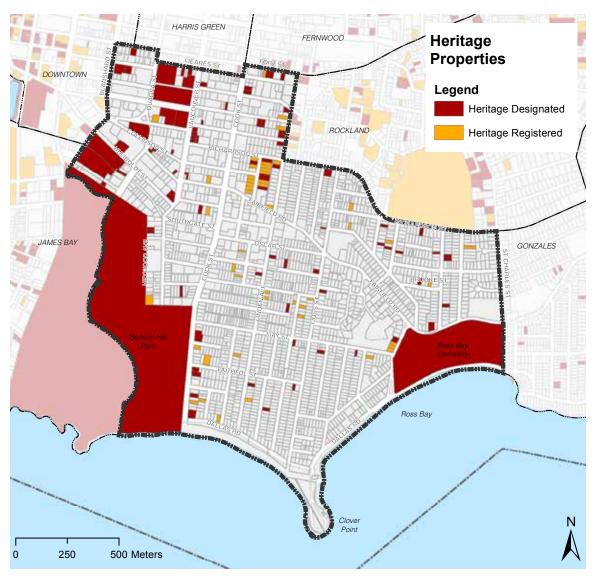
Intent:

Recognize and protect the historic character of significant buildings and important sites.

10.3.1. Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process.

10.3.2. Consider future additions of properties to the City's Register of Heritage Properties in consultation with property owners.

10.3.3. Encourage the Provincial Government to review existing heritage conservation and development permit area tools evaluate their effectiveness, and consider greater flexibility for homeowners while supporting heritage conservation goals.



Heritage Properties of Heritage Merit, cont'd.



Figure 42: Illustrative example of a heritage conversion (heritage home converted to multiple strata or rental suites).

10.4. Adaptive Re-use of Buildings of Heritage Merit

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative uses and designs to encourage heritage conservation.

10.4.1. Where redevelopment is proposed, consider forms of housing, building massing and site layout that support the retention and adaptive re-use of buildings of heritage merit, and avoid demolition for new development.

10.4.2. Encourage the designation and retention of buildings of heritage merit where rezoning conferring additional density occurs.



Fig 43: Example of heritage conversion with four units

10.4.3. With redevelopment of heritage properties, consider the relaxation of regulatory guidelines (e.g. reduced parking requirements; variances to setbacks, etc.) while encouraging development that supports the overall objectives of this plan.

10.4.4. As part of an update to the House Conversion Regulations, consider supporting sensitive building additions during the conversion of a heritage house into more than one unit, and supporting the conversion of houses built after 1930.

10.4.5. Encourage the use of incentives for the rehabilitation or adaptive re-use of commercial or mixed use buildings of heritage merit, including those at Moss Street and May Street Urban Village and Moss Street and Fairfield Road Urban Village (Five Points).

11. Infrastructure and Green Development



Goals:

- 1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.
- 2. Promote and encourage sustainable building design and green infrastructure
- 3. Support opportunities to grow and get food close to home.
- 4. Protect coastal ecosystems
- 5. Identify climate change adaptation strategies

As a residential neighbourhood with close proximity to downtown, parks, shopping and services, Fairfield enjoys the opportunity to increase sustainability through enhanced transit and active transportation. Fairfield also contains important natural areas and coastal bluff ecosystems as well as an urban forest comprised of parks, public street



trees and trees on private lands. The waterfront is part of the Victoria Harbour Migratory Bird Sanctuary.

Climate change is expected to impact some lowlying coastal areas, as well as lead to more sever rainfall events and drier summers.

With new buildings, upgraded infrastructure, parks improvements, management of the urban forest and of green infrastructure on public lands, and the retrofit of existing buildings, Fairfield policy can play an important role in ensuring the future community is healthy, vibrant and minimizes its impact on the environment while ensuring its resilience against future stresses. These sustainable development directions are woven throughout this document, reflecting an integrated approach. Other actions to achieve more sustainable development and plan for climate change will be achieved at the City wide level outside the neighbourhood plan.

Other Relevant Policies & Bylaws

- Water System Master Plan
- Stormwater Master Plan
- Sanitary Sewer System Master Plan (2018)
- Victoria Sustainability Framework
- City Climate Leadership Plan and 100% Renewable Energy by 2050 Commitment
- Market Rental Revitalization Study (2018)
- Urban Forest Master Plan (2013)
- City-wide education and incentive programs
- Small-Scale Commercial Urban Food Production Regulations
- Community Gardens Policy
- Boulevard Gardening Guidelines

Infrastructure and Green Development Infrastructure

11.1. Utility Networks

Intent:

Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.

11.1.1. Consider the capacity of utility networks, including water distribution, sanitary sewer and storm drainage, in reviewing development applications and other land use changes.

11.1.2. Continue upgrading the underground infrastructure in the Fairfield neighbourhood as directed by City-wide master plans for water distribution, sanitary sewer and storm drainage upgrades.

11.1.3. Upgrade Fairfield's sanitary sewer and stormwater mains as they meet the end of their life cycle, in order to extend longevity and prevent root and sediment intrusion.

11.2. Stormwater Management on Public Lands

Intent:

Use infrastructure to mimic and restore ecological processes.

11.2.1. Identify opportunities to incorporate green stormwater infrastructure or "green streets" as part of utility, active transportation and other street improvements. Potential locations include active transportation routes, potential "Living Streets" on McClure Street and Collinson Street, and visible locations such as around urban villages.

11.2.2. Include rainwater management and sustainable design features as part of improvements to parks, City facilities and other City property.

11.2.3. Explore requirements for on-site treatment of stormwater in new development through City-wide implementation of stormwater management program.



Infrastructure and Green Development

Sustainable Buildings and Green Development

Intent:

Promote and encourage sustainable building design, green infrastructure and low-carbon transportation options for new and existing development in order to mitigate climate change and related environmental impacts.

11.3. Green Buildings

11.3.1. Require new buildings to meet energy efficiency standards through the city-wide adoption of the British Columbia Energy Step Code.

11.3.2. Through the Market Rental Revitalization Study, develop policies to encourage energy efficiency and support revitalization in existing rental apartment buildings while maintaining affordability.

11.3.3. Through implementation of the Citywide Climate Leadership Plan, develop a sustainability checklist for new development which will address all sustainability aspects of new building projects, including energy efficiency, stormwater management, sustainable building materials etc.

11.4. Existing Buildings

11.4.1. Recognizing that Fairfield has the highest proportion of houses heated by oil in Victoria, encourage private residences to transition away from heating oil through support programs such as BC Hydro's Home Renovation Rebates and the provincial Oil to Heat Pump program.

11.4.2. Through the land use policies in this plan, encourage housing types which support the adaptive re-use of existing buildings, therefore minimizing waste directed to landfills and energy embodied in new construction.

11.5. Stormwater Management on **Private Property**

11.5.1. Incorporate on-site rainwater management features (e.g. permeable pavement, rain gardens) into new developments through Development Permit guidelines for new multi-unit development in Fairfield Neighbourhood.

11.5.2. Continue to incentivize new and existing development to implement the City's Rainwater Management Standards through the City's Rainwater Rewards program.

11.5.3. Explore a city-wide requirement for new development to manage rainwater on-site.





Infrastructure and Green Development

Sustainable Buildings and Green Development, cont'd.

11.6. Adapting to Climate Change

Intent:

Identify and address neighbourhood climate change impacts.

11.6.1. Use green infrastructure (e.g. the urban forest, natural areas and rain gardens) to mitigate climate change impacts (e.g. through shade, species diversity, flood control) on private and public lands.

11.6.2. Identify City infrastructure and facilities susceptible to impacts from sea level rise project assessment and planning, and develop strategies to adapt.

11.6.3. Identify private development susceptible to impacts from sea level rise and develop adaptation strategies through the Citywide Climate Leadership Plan

11.6.4. Develop additional policies, design strategies and initiatives to help Fairfield adapt to and mitigate climate change impacts through City-wide Climate Leadership Plan and implementation of the City's Climate Action Program.

11.7. Neighbourhood Food System

Intent:

Support opportunities to grow and get more food close to home.

11.7.1. Support community-led efforts to establish additional community gardens in Fairfield, including allotment gardens, native plantings, pollinator gardens or community orchards.

11.7.2. Consider opportunities for food production in parks through individual park improvement plans and as opportunities arise. Potential locations include Robert J. Porter Park, Chapman Park and Bushby Park (see Chapter 4, Parks, Open Space and Urban Forest).

11.7.3. Consider incorporating other foodrelated features such as picnic tables and community ovens in parks to encourage social gathering.

11.7.4. Encourage the integration of food production into new development (e.g. rooftop gardens, edible landscapes or allotment gardens for residents)

11.7.5. Continue to support small-scale commercial urban food production through citywide regulations.



Moss Street Market



Fruit orchard in Robert J Porter Park

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12. Placemaking, Arts and Culture





Other Relevant Policies & Bylaws

- Arts and Culture Master Plan (to be completed, 2018)
- Art in Public Places Policy
- City grant programs

Goals:

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- 1. Honour Fairfield's indigenous history and culture
- 2. Create great public spaces where people can gather
- 3. Animate and enliven Fairfield through public art and community events
- 4. Encourage community-led placemaking
- 5. Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.

A vibrant community weaves arts and culture into everyday life and helps create a strong sense of place. With its parks, waterfront, urban villages and walkable streets, Fairfield presents many opportunities to integrate arts into urban development. Diverse spaces for living, interaction, working and selling works helps to support an artists' community. Opportunities for creative placemaking include temporary and permanent public art opportunities and performance spaces in parks and other public spaces. Public art can celebrate the neighbourhood's identity, and its human and natural heritage.

Placemaking, Arts and Culture, cont'd.

12.1. Placemaking

12.1.1. Engage Songhees and Esquimalt First Nations to determine opportunities for recognizing and building awareness of the Lekwungen People's use of the land, history and culture in Fairfield. (See also 4.2.1, 10.1.1.)

12.1.2. Establish urban villages as neighbourhood gathering places with street furnishings, landscaping, and evolving public spaces as identified in this plan (see Chapter 7, Urban Villages)

12.1.3. Support the enhancement of the public realm in Northwest Area and Fort Street Corridor as identified in this plan (see 6.2.2., 6.2.4.) and urban villages.

12.1.4. Consider opportunities for public art or other placemaking feature as part of planning for waterfront park improvements (see 4.5.1.)

12.1.5. Support community-led placemaking initiatives in Fairfield.

12.2. Public Art

12.2.1. Introduce permanent or temporary public art into urban village areas, parks, commercial areas and active transportation routes. Through public engagement, there was strong interest in public art that celebrates Fairfield's indigenous history and coastal ecosystems.

12.2.2. Partner with arts organizations to encourage art installations in public spaces, such as temporary pop-ups and artists in residence.

12.3. Creative Entrepreneurs

12.3.1. Through the Arts and Culture Master Plan, explore ways to link Fairfield's creative entrepreneurs, home-based studios and selfemployed individuals to available resources for business assistance, skills sharing and access to spaces to make and sell goods.

13. Community Facilities and Wellbeing

Community-serving institutions, inclusive public spaces, and safe affordable housing all play important roles in supporting belonging and inclusion.





Other Relevant Policies & Bylaws

- Great Neighbourhoods Program
- City grant programs

Goals:

- 1. Support a more diverse population in Fairfield
- 2. Increase the sense of belonging and inclusion for Fairfield residents
- 3. Encourage and enhance community and seniors centres as hearts of the community
- 4. Support child care and elder care options

Fairfield Neighbourhood contains several community-serving institutions including Fairfield Community Place, Sir James Douglas Elementary School, Downtown Y and the Cook Street Village Activity Centre. These facilities, along with other non-profit and private spaces, provide services to the neighbourhood and broader community. This plan encourages programming and partnerships to help meet identified community needs such as inclusive programming for community activities, and spaces for childcare. This plan also encourages the City to support the provision of affordable housing and work with the community to create public spaces which encourage social interaction.

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Community Facilities and Wellbeing, cont'd.

13.1. Community Facilities

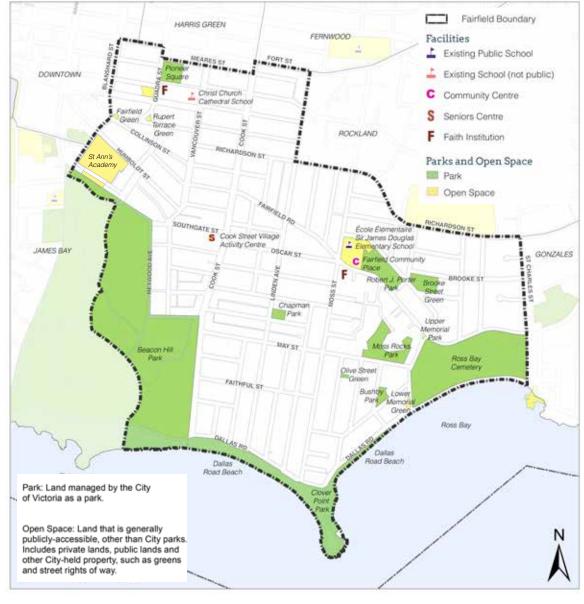
Intent:

Support a more diverse population in Fairfield. Encourage and enhance community and seniors centres as hearts of the community.

13.1.1. Continue to work with the Fairfield Gonzales Community Association to sustain and enhance community programming, services and facilities that meet the evolving needs of Fairfield's community.

13.1.2. Work with School District to make school facilities more broadly available for community programming, sports, indoor and outdoor gathering.

13.1.3. Explore opportunities to co-locate the seniors centre and community centre in the future.



Map 13: Facilities, Parks and Open Space

13.2. Child Care and Elder Care

Intent:

Support a more diverse population in Fairfield. Support child care and elder care options.

13.2.1. Support the addition of child and youth care spaces in Fairfield, in public and private facilities, suitable to the scale of their immediate surroundings.

13.3. Neighbourhood Inclusion

Intent:

Support a more diverse population in Fairfield. Foster a safe and inclusive community for all residents.

13.3.1. Through city grants, partnerships or other programs, support community organizations to implement initiatives that promote inclusivity and belonging.

13.3.2. Support a range of non-market and market housing options and support services to support a diverse and inclusive community.

13.3.3. Seek opportunities to promote social interaction between different generations through the design of public spaces, parks and public facilities. (See Chapter 4, Parks, Open Space and Urban Forest)







14. Action Plan

The action plan provides a high-level list of actions identified in this Plan. Implementation of this action plan must be balanced with available resources and other City priorities. The improvements may be accomplished through a combination of funding sources including City capital programming, amenity contributions from development, senior government grants, and partnerships with other public, non-profit or private entities.

Plan Monitoring

14.1. Periodic Monitoring and Adaptive Management

The action plan is to be used as a working document and should be reviewed periodically (every 3-5 years) with the community as part of monitoring and adaptive management of the plan, in order to consider changing circumstances, desires and progress made.

14.2. Neighbourhood-based initiatives

While City resources are limited, stakeholders are encouraged to seek other means of furthering priorities in this plan, including local improvement districts, partnerships, grant funding, and other sources of funding to advance objectives in this plan.

Торіс	Short-term Actions (2018-2020)	Year	Lead	Funded?
Transportation and Mobility	Make pavement improvements on Vancouver Street between Fairfield Road and Southgate Street, and on Meares Street east of Cook Street	2018	EPW	\checkmark
	Improve sidewalk on Pendergast Street between Vancouver Street and Heywood Avenue	2018	EPW	\checkmark
	Develop an all ages and abilities route along Fort Street from Wharf Street to Cook Street	2018	EPW	\checkmark
	Complete an all ages and abilities route along Humboldt Street and Pakington Street from Government Street to Cook Street	2018	EPW	\checkmark
	Make pavement improvements at the Cook Street and Fairfield Road intersection	2018	EPW	\checkmark
	Complete an all ages and abilities route along Cook Street between Pandora Avenue and Pakington Street	2018	EPW	\checkmark
	Complete pilot active transportation treatment to improve mobility for all ages and abilities on Richardson Street	2019	EPW	

Action Plan

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department,

PRF: Parks, Recreation and Facilities Department

Committee of the Whole - 01 Mar 2018

Action Plan, cont'd.

Торіс	Short-term Actions (2018-2020)	Year	Lead	Funded?
Transportation and Mobility, cont'd.	Complete an all ages and abilities route from Humboldt Street to the Dallas Road waterfront via Vancouver Street and Beacon Hill Park	2019	EPW	
	Complete an all ages and abilities route along Dallas Road from Ogden Point to Clover Point in association with wastewater treatment works	2018-2020	EPW	
	Develop a parking management strategy for the Cook Street Village area	2018-2019	EPW	√
	 Assess transportation conditions at the following locations and update Neighbourhood Plan and Action Plan with suggested improvements, as warranted: Fairfield Road between St. Charles Street and Cook Street – for pedestrian and cyclist comfort and safety, visibility, and crossings. Priority areas include the entrance to Fairfield Plaza, Fairfield Road at Moss Street, and Fairfield Road at St. Charles Street Sir James Douglas School area – for pedestrian crossing and safety. Priority areas include Moss Street at Thurlow Road, and Thurlow Road at Durban Street St. Charles Street – for speed, pedestrian comfort and safety, and crossings. Priority areas include St. Charles Street at Richardson Street, and at Brooke Street. Quadra Street at McClure Street – for pedestrian safety and cross- ing improvements Quadra Street at Southgate Street – for crossing improvements and visibility Collinson Street at Cook Street – for speed, volume and cut through traffic Heywood Avenue – for speed and volume Bushby Street – for speed and volume May Street – for speed and volume 	2019 (subject to 2019 budget request)	EPW	
Parks, Open Spaces and Urban Forest	Engage Songhees and Esquimalt to determine appropriate recognition of special places	TBD	PRF	
	Develop an Urban Forest Action Plan to guide the implementation of the Urban Forest Master Plan	TBD	PRF	
	Develop a process to identify trees of significance in Fairfield on both public and private land.	2018	PRF	

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PRF: Parks, Recreation and Facilities Department

Торіс	Short-term Actions (2018-2020)	Year	Lead	Funded?
Residential Areas	Update zoning and guidelines for Small Lot Houses to support suites in small lot houses, and to discourage small lot subdivision in certain areas identified in Chapter 6	2018	SPCD	\checkmark
	Adopt design guidelines for urban residential development along Cook Street and Fairfield Road	2018 – concurrent with plan adoption	SPCD	\checkmark
	concur with pla	2018 – concurrent with plan adoption	SPCD	\checkmark
		2018	SPCD	\checkmark
	Update zoning to permit a secondary suite and garden suite, or two secondary suites, where an existing house is retained	2018	SPCD	\checkmark
	Update zoning to support the land use and urban design goals in this plan for Urban Residential areas2018-Develop zoning, and adopt additional design guidelines as needed, to support the guidance for the various intensive residential infill housing types (townhouses, houseplexes) in this plan2018-Adopt design guidelines for large and small urban villages in Fairfield2018Develop zoning for urban villages in order to guide rezoning applications in meeting the land use and urban design objectives of this plan2018	2018-2020	SPCD	
		2018-2020	SPCD	V
		2018 – concurrent with plan adoption	SPCD	\checkmark
		2018 - 2020	SPCD	√
		2018-2020	SPCD	\checkmark
	Develop city-wide Inclusionary Housing Policy	2018	SPCD	√

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Action Plan, cont'd.

Торіс	Short-term Actions (2018-2020)	Year	Lead	Funded?
Housing Affordability	Complete the Market Rental Retention Study (MaRRS) and propose strategies to revitalize rental housing stock in Fairfield while encouraging affordability	2018 and future years	SPCD	V
	Update the House Conversion Regulations to support the addition of habitable space through lifting a house or sensitive additions	2018 - 2020	SPCD	\checkmark
Infrastructure, Environment and Sustainability	Include considerations for urban forest and stormwater management in development permit guidelines for townhouses	2018 – concurrent with plan adoption	SPCD	V
	Complete the Sanitary Sewer Master Plan	2018	EPW	√
	Adopt the BC Energy Step Code (City-wide)	2018	EPW	√
	Complete the Climate Leadership Plan (City-wide)	2018	EPW	√
	Develop a sustainability checklist for new development (City-wide)	2018 - 2020	EPW	\checkmark
	Propose a city-wide requirement for new development to manage rain- water on-site	2018	EPW	√
	Adopt bicycle parking requirements as part of the update of the off- street parking regulations in the Zoning Regulation Bylaw	2018	SPCD	√
	Identify strategies to mitigate impacts of climate change and sea level rise as part of the City's Climate Leadership Plan	2018	EPW	√
	Develop a city-wide Electric Vehicle Strategy	2018-2020	EPW	√
Arts, Culture and Placemaking	Consider opportunities for a public art or placemaking project through the City's Artist in Residence program	2018-2020	Arts and Culture	\checkmark
-	Through implementation of the Create Victoria Arts and Culture Master Plan, explore a strategy to support home-based businesses	2018-2020	Arts and Culture	
	Approach the Greater Victoria School District to seek a shared-use agreement to make school facilities more broadly available for communi- ty programming, sports, indoor and outdoor gathering.	2018-2020	PRF	V

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Торіс	Medium-term Actions (2020-2027)	Lead	Funded?
Transportation and Mobility	Design and complete all ages and abilities route along Cook Street from Pakington Street to Dallas Road (through Street Village)	EPW	
	Complete all ages and abilities route on Richardson Street	EPW	
	Assess north-south streets between Fairfield Road and Richardson Street for cut-through traffic and methods for mitigation, as part of the pilot active transportation treatments for Richardson Street, and develop- ment of the Richardson Street all ages and abilities route	EPW	
Parks, Open Spaces and Urban Forest	Upgrade playground in Chapman Park	PRF	

Торіс	Long-Term Actions (2030+)	Lead	Funded?
Transportation and Mobility	Complete implementation of Active Transportation Network consistent with this plan and other city-wide plans (Bicycle Master Plan, Pedestrian Master Plan)	EPW	
Parks, Open Spaces and Urban Forest	Develop a long-term plan to guide improvements for Beacon Hill Park	PRF	
	Develop a park improvement plan for waterfront parks in Fairfield	PRF	
	Develop a park improvement plan for Robert J. Porter Park	PRF	

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Action Plan, cont'd.

Торіс	Ongoing Actions (Operational)	Lead	Funded?
Transportation and Mobility	Complete minor bicycle and pedestrian improvements as resources allow and as streets are resurfaced	EPW	
Parks, Open Spaces and Urban Forest	When replacing aging chestnut trees In Cook Street Village, plant new chestnut trees that over the medium to longer term will maintain the character of the area	PRF	
	Continue to implement the recommendations identified in the Pioneer Square Management Plan	PRF	
	Continue to manage the urban forest on public lands including boule- vards and parks	PRF	
Heritage	Continue to support voluntary applications for properties proposed to be added to the City's Register of Heritage Properties, or for designation	SPCD	
Infrastructure, Environment and Sustainability	Continue underground infrastructure upgrades consistent with City Master Plans	EPW	
	Identify opportunities for stormwater management on public lands and streets as part of road resurfacing, active transportation projects and other opportunities, as resources allow	EPW	

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PRF: Parks, Recreation and Facilities Department

Appendix A - Glossary of Terms

Adaptive Re-use: The process of re-using a building for a purpose other than which it was built for.

All Ages and Abilities Network (AAA): A city-wide connected grid of safe connected bicycle routes across the entire city. The All Ages and Abilities bike routes will consist of physically separated bike lanes as well as shared roadways and multi-use trails.

Apartment: A dwelling located in a multi-story, multiunit building that accesses the ground via shared corridors, entrances and exits.

Attached Housing: Any form of housing where more than two individual dwellings are structurally attached including duplexes, townhouses, rowhouses, and apartments, regardless of tenure.

Building Separation: The horizontal distance between two buildings.

Density: The number of dwelling units on a site expressed in dwelling units per acre (u.p.a) or units per hectare (u.p.ha) or Floor Space Ratio (FSR)

Duplex: A two-unit dwelling.

Dwelling Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Fee Simple: Private ownership of property with no strata-title ownership or obligations.

Rowhouse (Fee Simple): Three of more dwelling units, located side by side and separated by common party walls extending from foundation to roof, where each unit is privately owned with no strata-title ownership or obligations.

Floor Space Ratio (FSR): The ratio of the total floor area of a building to the area of the lot on which it is situated.

Fourplex: Four self-contained housing units sharing a dividing partition or common wall.

Frequent Transit: Transit service that provides medium to high density land use corridors with a convenient, reliable, and frequent (15 minutes or better) transit service all day long. The goal of the Frequent Transit network is to allow people to spontaneously travel without having to consult a transit schedule and is characterized by transit priority, right-of-way improvements, a high level of transit stop amenities, and corridor branding.

Green Building: (also known as green construction or sustainable building) refers to both a structure and the using of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Ground-Oriented Housing: A residential unit that has individual and direct access to the ground, whether detached or attached, including singledetached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in a single-detached dwelling.

Heritage Conservation: Includes, in relation to heritage, any activity undertaken to protect, preserve or enhance the heritage value or heritage character (including but not limited to character-defining elements) of heritage property or an area.

Heritage Designation: Bylaw to protect a heritage property that is formally recognized for its heritage value from exterior alterations, removal or demolition without the approval of City Council.

Heritage Property: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Heritage Register: A list of property that is formally recognized by the local government to have heritage value or heritage character.

Heritage Value: The historic, cultural, aesthetic, scientific or educational worth or usefulness of (heritage) property or an area.

House Conversion: The change of use of a building constructed as a single family dwelling or duplex, to create more housing units.

Housing (Dwelling) Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Infill Housing: Additional housing inserted into an existing neighbourhood through additional units built on the same lot, by dividing existing homes into multiple units, or by creating new residential lots through subdivision. In the Fairfield Neighbourhood, this term refers specifically to the addition of housing within the Traditional Residential areas, including duplexes, triplexes, rowhouses, townhouses and small lot houses and other housing with suites.

Intensive: See intensification

Intensification: The development of a property, site or area at a higher density than currently exists through: a) redevelopment; b) the development of vacant and/or underutilized lots within previously developed area; c) infill development; and d) the expansion or conversion of existing buildings.

Low-Rise: A building four storeys or less in height.

Natural Areas: An area characterized primarily by vegetation, landscape and other natural features.

Mixed Use: Different uses in relatively close proximity either in the same building (e.g. apartments above a store) or on the same site or, when referring to an area or district, on an adjacent site (e.g. light industry adjacent to an office building).

Appendix A - Glossary of Terms, cont'd.

Multi-unit: A building containing three or more dwelling units, also referred to as multi-family or a multiple dwelling.

Official Community Plan: An Official Community Plan (OCP) provides the longer term vision for the community through objectives and policies that guide decisions on planning and land use management, respecting the purposes of local government.

Open Space: Land that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events or aesthetic enjoyment that is generally publiclyaccessible, and that is not a designated City of Victoria park. Open space includes private lands, public lands and City-held property.

Park: Land managed by the City of Victoria that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events, or aesthetic enjoyment, not including planted areas within street rights of way.

Placemaking: A holistic and community-based approach to the development and revitalization of cities and neighbourhoods that creates unique places of lasting value that are compact, mixed-use, and pedestrian and transit-oriented with a strong civic character.

Public art: Works of art in any media that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.

Rowhouse: An attached dwelling in its own legal parcel with a formal street address.

Sense of Place: The subjective experience of a place as having physical and social attributes that make it distinctive and memorable.

Setbacks: The shortest horizontal distance from a boundary of a lot to the face of the building.

Single Detached House: A detached building having independent exterior walls and containing only one self-contained dwelling unit.

Small Urban Village: consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixeduse buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations.

Small Lot House: A single detached house with a maximum floor area of $190m^2$ located on a lot of at least $260m^2$ in area.

Stormwater Management: The management and design of rain and runoff in urban areas, to reduce flooding, treat stormwater quantity and quality, and conserve rainwater as a resource.

Street-fronting: Buildings with entries, windows and front yard spaces oriented to face sidewalks and the street.

Streetscape: All the elements that make up the physical environment of a street and define its character, such as paving, trees, lighting, building type, style, setbacks, pedestrian amenities and street furniture.

Townhouse: Three or more self-contained dwelling units, each having direct access to the outside at grade level, where individual units share adjacent walls in common under a strata title. Stacked townhouses are located on top of each other, each with its own direct access to outside. **Traditional Residential**: consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.

Tree Canopy: The layer of leaves, branches and stems of trees that cover the ground when viewed from above.

Triplex: Three self-contained housing units sharing a dividing partition or common wall.

Urban Forest: Sum total of all trees and their associated ecosystems, including understory biota and soils. Urban forest occurs both on public and private lands, including parks, boulevards, remnant ecosystems, residential yards, commercial and industrial lands and open spaces.

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Attachment B: Workshop Matrix: Key Issues Identified Through Community Feedback and Recommended Next Steps/ Revisions

	ey Issues from Community edback	Summary of Community Feedback	Considerations	Rec	ommended
lei	Infill housing menu for	Mix of community perspectives on infill housing types for traditional residential	Housing diversity and affordability expressed as key goals during early engagement by many	a.	Remove of
, hbourhood PlanJ.	traditional residential areas	 areas. General support for houseplexes and new types of housing with suites, with concerns regarding parking and greenspace Lower support for reduced size of duplex lots Mixed support for townhouses. Single row townhouses more desirable than double row townhouses. Concern about concentration of townhouses. Concern from many people about additional development in Fairfield and impacts to character, parking, greenspace, traffic impacts and infrastructure. Some development professionals concerned that policies are too restrictive to support feasible townhouses and other infill housing 	 in Fairfield. Support for most infill housing types in plan. Many concerns regarding duplexes have to do with increased density, character, loss of green space, parking, or concerns that all lots will redevelop. Many issues can be addressed through updated design guidelines. Redevelopment not expected to be rapid nor widespread due to restrictions on size and specifications, and high land values. Townhouse redevelopment already constrained due to lot size and height limits; removing 	b. c. d.	Ross Bay Retain oth Staff revi requireme on lot) Incorporat guidelines
Tinney, Director of Sustainable	Townhouses near Ross Bay Village ("sub- area 4")	 Perception from many residents that sub-area 4 has been singled out for more intensive development While some support townhouses, others are concerned about character, traffic and parking impacts. Strong concerns from area residents regarding suitability of townhouses. Townhouses in single row more desirable than in double rows, but some would prefer neither. Concern from many residents about additional development or change in housing or Ross Bay Village, and impacts to character, parking, greenspace, traffic impacts and infrastructure. 	 opportunity for double row townhouses will only have small impact on future housing supply Townhouses originally proposed for sub-area 4 due to large lot size, proximity to urban village, amenities and transit, and continuity with area where townhouses considered in proposed Gonzales plan. Broad community support in early engagement for townhouses to achieve housing diversity and more attainable housing. Risk: Removing townhouse options reduces family-sized housing choices. Unlikely that many single row townhouses will be built in near future due to high land costs, and size and density restrictions in plan. 	a. b. c.	Remove " (General / As per su Support of townhouse and larger Re-instate
ainable	Urban place designation west of Cook Street Village (Cook Street to Heywood Street)	 Draft plan proposes most of area be designated as "urban residential" up to 4 storeys, except for portion of Oliphant Street Survey and open house results suggest support for draft plan concept from broader community. Area residents have different views: some want traditional residential designation re-instated (as in OCP) to maintain diversity and existing housing; others prefer entire area designated urban residential, including Oliphant Street, to provide opportunities for those land owners to provide with more intensive forms of housing. 	 Proposed revisions aims to strike balance between retaining diverse character and encouraging more housing near village. Several areas west of village have comparable character to Oliphant Street, at a smaller scale. Builds on "gentle density" concept suggested in draft plan feedback. Increases menu of housing options for traditional residential areas, in addition to townhouses, duplexes with suites already supported in draft plan. Unlikely to result in affordable housing from density bonus. Decreases housing capacity in this area. 	i	Support "c i. Re-insta option fo properti on lanew ii. Retain c iii. Add new meet pla v. Conside 3 units i
4.	Infill housing east of Cook Street Village	General support for scale of housing in this area, with different perspectives on suitability of specific infill types	Mix of perspectives on suitable housing types in this area Builds on "gentle density" concept suggested in draft plan feedback. Increases menu of housing options for traditional residential areas, in addition to townhouses, duplexes with suites already supported in draft plan.	i	i. East Vil larger properti on lane townhou ii. Sub-are adaptati storeys, single o feedbac ii. Add new meet pla v. Conside
5. Page 143	Accommodate larger share of Fairfield's growth through "gentle density"	 Accommodate larger share of Fairfield's future development through infill housing in traditional residential areas Types of housing could include secondary suites in more houses, large houseplexes, single row townhouses and house conversions and other innovative forms, to support goals for neighbourhood character, housing diversity, aging-in-place and affordability. Gentle density approach could be limited to traditional residential areas or expanded to other areas Desire for City resources to support affordability and implementation of gentle density 	Draft plan already supports most gentle density housing types suggested Departs from approved OCP growth model, which directed growth in and around neighbourhood villages to respond to community desire for less growth and change in traditional residential areas. Significant concern expressed from many residents regarding impacts of infill housing development in traditional residential areas (e.g. sub-area 4); gentle density would result in more infill housing. Gentle density concept would remove much opportunity for affordable housing from bonus density, streetscape improvements and other amenities. Smaller units may also limit opportunity for family-sized housing (3 bedroom+).	a. b.	Encourag Street Vil houseplex creative la Continue requireme

Draft Faii

ed Next Steps/ Revisions

option for double row townhouses in housing sub-area 4 (near ay Village).

other options for infill housing in draft plan

view and consideration of additional parking and open space ments (e.g. additional parking space required if more than one unit

rate open space guidelines into development of additional design es for infill housing (2018-2020)

"sub-area 4" as a distinct area; would become part of sub-area 1 al Area).

sub-area 1, remove option for townhouses in more than one row. other infill housing options indicated for sub-area 1. Single row uses would be considered on suitably-sized lots adjacent to villages er corner lots (same as sub-area 1).

ate option for small lot house development in this area

"gentle density" approach:

state OCP designations for traditional residential areas but expand for larger houseplexes (4+ units), emphasize adaptation of heritage rties, ground-oriented housing up to 3 storeys, and creative housing eways in this area

option for single or double townhouses in area

new policy to consider other new and innovative housing types that olan obiectives

der reduced parking requirements for houseplexes with more than s in this area

"gentle density" approach:

/illage sub-area (Cook Street to Chester Street): expand option for houseplexes (4+ units), emphasize adaptation of heritage ties, ground-oriented housing up to 3 storeys, and creative housing neways in this area. Retain option for single or double row nouses; review site requirements to consider feedback.

rea 3: expand option for larger houseplexes (4+ units), emphasize ation of heritage properties, ground-oriented housing up to 2.5 ys, and creative housing on laneways in this area. Retain option for or double row townhouses; review site requirements to consider ack.

new policy to consider other creative, innovative housing types that plan objectives

der reduced parking requirements for 3+ unit houseplexes

age more gentle density in traditional residential areas around Cook Village and along Fairfield Road (sub-area 2), option for larger lexes (4+ units), emphasizing adaptation of heritage properties and laneway housing

ue to support other housing types as proposed in plan; review site nents, open space and parking policies to consider feedback.

Attachment B: Workshop Matrix: Key Issues Identified Through Community Feedback and Recommended Next Steps/ Revisions

	y Issues from Community edback	Summary of Community Feedback	Considerations	Rec	ommended
einnhourhood Plan -	Design of Cook Street Village built form	 General support for principles, concept and policies in draft plan Desire for more detailed policies or guidelines for specific built form design features: character, setbacks, massing, street wall, shading, impacts to street trees, transitions Desire for design policies and guidelines to better capture the unique and eclectic spirit of the village Many in community would like more certainty and specificity for design. In contrast, some development professionals have expressed concerns that plan policies/guidelines are too restrictive and may limit future design. 	 Plan aims to strike balance a between clear design guidance, yet maintaining flexibility to respond to surroundings and future needs. Different perspectives in community regarding some design issues (e.g. setbacks, shading, height of individual storeys). Some desired details go beyond scope of neighbourhood plan or design guidelines, and are more appropriate to technical considerations during permit processes. 	a.	Detailed ro adjustmer massing, additional
Tinney Director of Sustainable	Design of Cook Street Village streetscape and cycling infrastructure	 Desire for more detailed design of streetscape within neighbourhood plan Desire for on-street parking solutions that work for residents and businesses Concerns regarding alignment of cycling route through village Different perspectives on suitable design elements (e.g. plaza, shared use design for street) 	Schedule for detailed design of Cook Street Village cycling and pedestrian improvements set by City-wide AAA network implementation schedule (2021/2022), with consideration of needs of all neighbourhoods. Neighbourhood plan provides guiding principles and design objectives for future streetscape improvements. Planning for future land use and built environment in Cook Street Village can proceed without detailed design for streetscape.	a. b. c.	Expand d recognize gathering, Broaden s Plan for C boulevard connection implement Parking m short-term
tainable	Effectiveness of rental retention area policies	 Skepticism about whether plan policies will be effective at retaining existing rental buildings and achieving affordable housing Desire for density bonus contributions to be applied to more than on-site affordable housing Desire for Fairfield to be a demonstration project for affordable housing 	Fairfield contains a substantial amount of the City's stock of rental buildings; upcoming work for Victoria Housing Strategy implementation, inclusionary housing policy and Market Rental Revitalization Strategy will provide more rigorous policy recommendations. OCP and other housing policies will apply in meantime.	a. b.	Conduct a through de Consider Rental Re policy (20
9.	Northwest corner and Fort Street	 General support for the concept, with some concerns (e.g. location of taller buildings, heights, commercial uses in specific locations, impacts to Pioneer Square, etc) Some concerned about buildings heights in area, and would prefer lower scale in much of northwest 	Vision for northwest and Fort Street in draft plan continues OCP and DCAP policies for the area. Early engagement suggests more housing is suitable in this area, near downtown, jobs, amenities, and existing mid- and high-rise buildings.	a. b.	Maintain of location of impacts. Some anti
10.	Design concept for Ross Bay Urban Village (Fairfield Plaza)	 Varied support: Many like reduced building height and concept; many others concerned about any future development on site; some would like more ambitious development. Concerns about impacts on adjacent properties, parking, traffic and convenience, particularly from surrounding residents Some confusion and misinformation regarding role and impact of neighbourhood plan policies 	Design concept refined based on community design workshop. Height has been reduced from 6 storeys in OCP to 3-4 storeys. Concept aims to retain commercial uses in future, while meeting community objectives for more housing diversity and walkability. Many design impacts can be addressed through design guidelines. Some design/ development professionals expressed concern that plan policies for design and height are too limiting, and may not result in redevelopment/ desired amenities due to lack of viability.	a. b. c.	Maintain c address co Develop surroundir Remove in applicatior
11.	Identification of potential heritage conservation areas	Concern from homeowners that specific streets are identified as potential candidate areas; suggests that areas are pre-determined	Council direction is for community-led approach to Heritage Conservation Areas Heritage values and geographic boundaries should be defined by community	a. b.	Remove re Reword conservati
12.	Topics outside scope of neighbourhood plan	 Desire for plan to provide more detailed policies for various topics that either fall outside the scope of a neighbourhood plan or are being addressed through other City-wide initiatives (e.g. parking standards, urban forest, climate change, green buildings, stormwater management, affordable housing, all ages and abilities cycling routes, community amenity contributions, development process) 	Some issues are better suited to being addressed at City-wide level. City staff working collaboratively, across departments on these initiatives, to ensure that neighbourhood planning perspective is incorporated. Different timelines and project needs mean that not all work will completed for Fairfield plan.	a. b.	Continue for these t Continue t reference plan.

ed Next Steps/ Revisions

review of plan policies and guidelines by staff to consider additional ents/ revisions based on feedback (e.g character, setbacks, , street wall, shading, impacts to street trees, transitions) through al urban design analysis. To be incorporated in next version of plan.

design principles in plan based on community feedback (e.g. ze Lekwungen history, shading, character, lighting, community ng, slowing traffic, artistic elements)

scope of AAA cycling route design to an Integrated Streetscape Cook Street Village, pending budget approval, to include sidewalks, rds, street trees, on-street parking, loading, public spaces and ions to neighbourhood destinations (2021 design; 2022 entation).

management strategy for Cook Street Village area identified as rm action

additional analysis of policies related to density bonus (8.1.3.) development of City-wide inclusionary housing policy

r if neighbourhood specific policies are needed following Market Revitalization Strategy and development of inclusionary housing 2018)

direction in plan, with staff review for potential refinements for of heights, commercial uses in certain locations and public space

nticipated growth shifted from Cook Street Village area

direction in plan, with revisions to land use and design policies to concerns regarding transition, parking.

site-specific design guidelines, with focus on transition to ding properties.

images, to avoid concept being misconstrued as a development ion.

reference to specific street names/ areas in plan policies (10.2.3). to reinforce citizen-initiated efforts to establish heritage ation areas

e approach where neighbourhood plan provides general direction topics, with more detail provided by other initiatives ie to share community feedback with relevant staff. Continue to make ce to concurrent and upcoming City-wide initiatives in neighbourhood



Why a Neighbourhood Plan?

Over the next 25 years the City of Victoria will grow and change. The City's Official Community Plan provides a vision and guidance for where people should live, work and play in the city.

The Fairfield Neighbourhood Plan guides future development, as well as public and private investments.

This includes:

- Where new housing and businesses will go
- What they should look like
- How people will move around
- What else the neighbourhood needs

The plan manages growth and change in a way that fits with the neighbourhood.

ATTACHMENT C

Great neighbourhoods are the result of committed citizens, careful planning and financial investment. A neighbourhood plan is one piece of the great neighbourhoods puzzle.

The best planning is a collaboration between residents, business owners and the City. Great plans come from the people who know the area the best. That's you!

victoria.ca/fairfield

arfield

Neighbourhood Plan

With your help, we have drafted a plan to guide growth and future development in Fairfield over the next 25 years.

Tell us if we got it rightl See back for details.





victoria.ca/fairfield





1516 Fairlield Road Ross Bay Pub, Fairfield Plaza Monday, December 11, 4 p.m. – 6 p.m. Iseiqqa edt yud Il'eW Planner and a Pint (must be 19+)

380 Cook Street

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable

drop-in event! lemroini ne ie su nio(

Tuesday, November 21, 4 p.m. – 6 p.m. Isailimet tuode IIA Cocoa & Candy Canes

1330 Fairtield Road Fairfield Gonzales Community Place, main building

Renters Forum

1330 Fairfield Road Fairfield Gonzales Community Place, main building Thursday, November 30, 7 p.m. - 8:30 p.m. For renters in the community

christmas Tea

Cook Street Village Activity Centre, Iounge Thursday, December 7, 2 p.m – 4 p.m. Worthy of the queen!

(ni-qotb) səsuoH nəqO

Saturday, November 18

.m.q t – .m.s 06:01 401 Moss Street Sir James Douglas School gym

Monday, November 27

.m.q 05:7 – .m.q ð 510 Humboldt Street Parkside Hotel

.m.q 8 – .m.q 05:S 380 Cook Street Cook Street Village Activity Centre Saturday, December 2

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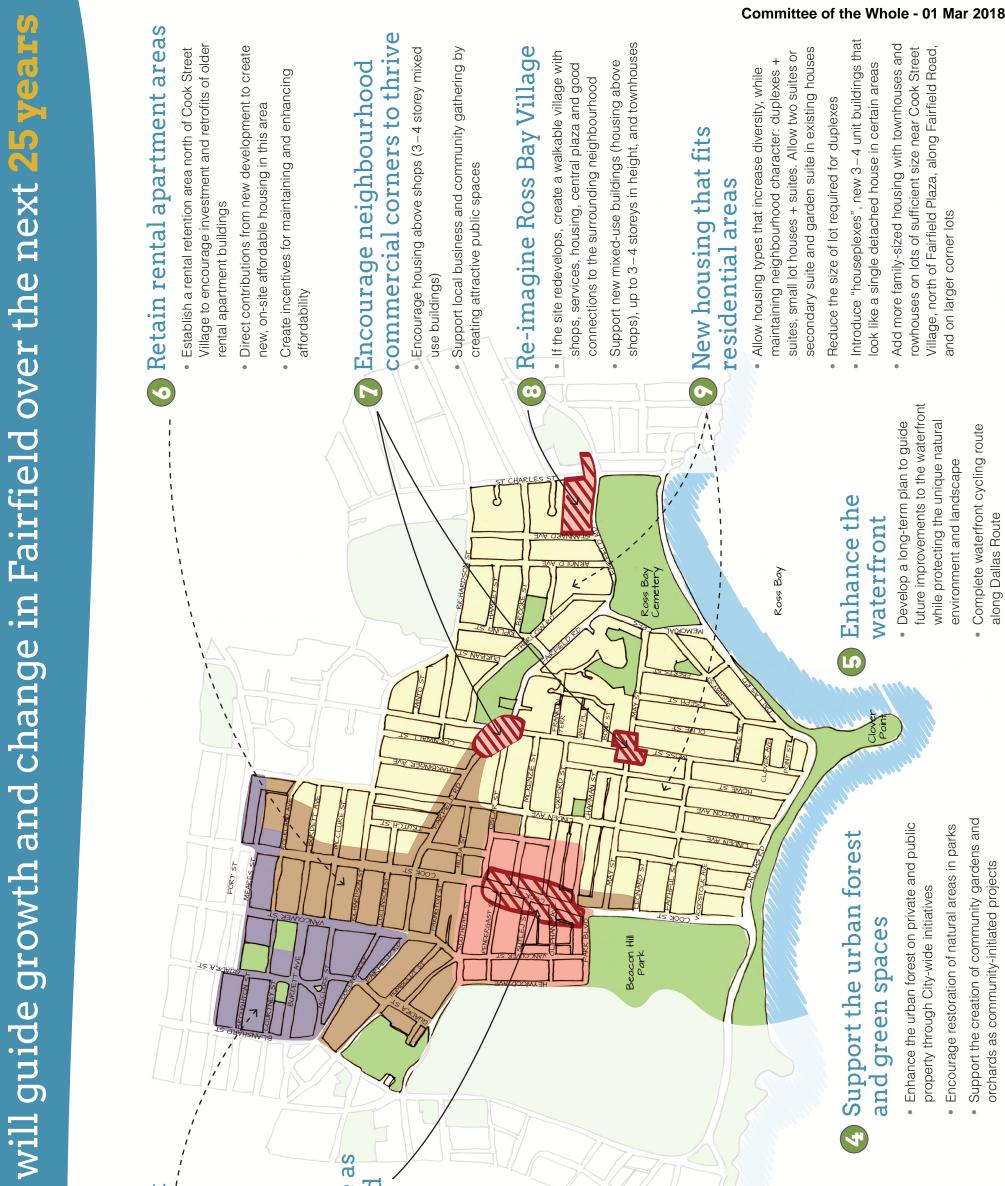
(closes January 15) victoria.ca/fairfield

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Plan Your Own Event

Find out more at victoria.ca/fairfield planner (limited number of opportunities). a bus sziq shi prind Il'sW szuoddpisn Interested in hosting a meeting with your

62.6irotoiv@anenna Sign-up to receive plan updates by email:



These Key Directions

More housing in the northwest

- Add more people living in higher residential buildings close to downtown, jobs and amenities
- Support 6 storey residential buildings between Vancouver Street and Quadra Street (north of Fairfield Road)
- Direct contributions from new development to create new, on-site affordable housing in this area

Strengthen Cook Street Village the heart of the Neighbourhood

- In the Village, encourage housing above shops and limit building height to 4 storeys
 - East of Cook Street Village to Linden Street: encourage townhouses, rowhouses, duplexes, single detached houses, and secondary suites, but not new apartment buildings
- West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks, townhouses and rowhouses
- Introduce new design guidelines for Cook Street Village to ensure good quality design of buildings, streetscape and public spaces
- Support local businesses and community gathering with new public spaces, improvements for pedestrians and cyclists, and on-street parking

3 Make it easier to leave the car behind

- Complete walking/cycling routes and develop new ones to better connect to destinations inside and outside Fairfield
- Improve busy intersections and streets for walking, cycling and driving

victoria.ca/fairfield



Draft – Cook Street Village Design Guidelines



Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

Cook Street Village Design Guidelines

Preamble:

These guidelines apply to properties that are located along Cook Street between Southgate Street and Park Boulevard. These design guidelines are also intended to supplement the *Design Guidelines For: Multi-Unit Residential, Commercial and Industrial, July 2012* which address form and character of developments across the city.

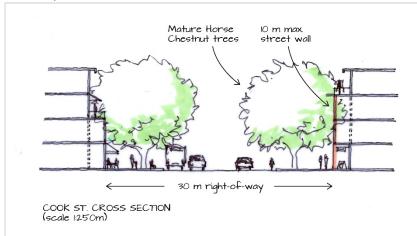
It is intended that both guideline documents will be considered together in conjunction with other applicable guidelines noted in each designated development permit area as detailed in the *Official Community Plan*. Collectively, the guidelines are intended to guide applicants in achieving new development, additions and alterations to existing buildings that result in design excellence, livability, high-quality pedestrian environments, sense of place and urbanism that is responsive to the design objectives of the Fairfield Neighbourhood Plan, while also enabling flexibility and fostering creativity.

All visuals in this document are provided for illustrative purposes only to support description of the guidelines.

General Guidelines

1) Context and Streetscapes:

- a. Buildings flanking streets should create a sense of enclosure and human scale. To achieve this, buildings fronting Cook Street should provide a "street wall" that is at a desired height of approximately 1/3 the width of the Cook Street Right of Way that is located directly adjacent to the subject property. This is expressed as a Right of Way-width to street wall height ratio range of approximately 3:1. A streetwall of less than this height may be desired where site-specific design considerations warrant (e.g. access to sunlight for public space, or to accommodate existing and future street trees.)
- b. For buildings located on corner sites, this principle should be applied to the facades facing both streets where possible.



A Right of Way width to street wall height of approximately 3:1 is recommended to frame the street and provide comfortable and 'humanscale' enclosure.

Note: Right of Way is generally determined as the distance between property lines on either side of a street

- c. To mitigate the visual impact of building height and to maximize sunlight exposure to the street, the upper portions of buildings above the street wall should be stepped back from the streetwall by at least 2m and upper storey balconies should not project into the setback area. A greater stepback may be desired where design considerations warrant (e.g. access to sunlight for public space, or to accommodate existing and future street trees).
- d. Where an established pedestrian-friendly street wall exists, the front facade of new buildings should be generally aligned with adjacent buildings to create visual continuity along the streetscape.
- e. Buildings with active commercial uses at grade should generally be set back at least one metre from the front property line. However, portions of the front facade should be set back further, up to 3m, where appropriate to accommodate features such as patios, courtyards, seating areas and outdoor display areas.
- f. Buildings should create "eyes on the street" and public spaces by orienting doorways, windows and balconies to overlook sidewalks, walkways, plazas and other open spaces.
- g. Consider unique rooflines for taller buildings that have a visually prominent location (e.g. at corners, or at terminating vistas of streets) in order to create a distinct landmark.

2) Building Design:

- a. Building facades, especially those facing streets, should be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians. Facade designs should consider the rhythm and pattern of existing building facades and architectural elements in the surrounding context, such as building articulation, rooflines, window placement, entryways, canopies and cornice lines.
- b. Large expanses of blank walls should be avoided. Where this is not possible, design treatments such as vertical plant materials, landscaping, art (e.g. mosaic, mural or relief) or the use of other building materials and building elements are encouraged to add visual interest.
- c. Weather protection for pedestrians should be provided in the following manner:
 - i. Individual canopies or awnings of sufficient depth should be provided to protect pedestrians from inclement weather, especially at building entrances.
 - ii. The underside of canopies should be illuminated.
 - ii. Canopies with translucent or frosted glazing are encouraged to maximize winter sunlight, particularly for north-facing facades.
- d. For buildings located on a corner, the corner design should include an architectural feature that addresses and emphasizes the corner. Strategies to achieve this include but are not limited to a chamfered or setback corner, prominent glazing, or a primary building entrance oriented to the corner.
- e. The first storey of a mixed-use or commercial building should be designed with a minimum floor-to-ceiling height of at least 4m and a minimum depth of approximately 10 metres to accommodate a range of commercial uses.
- f. Ensure that the placement and design of new buildings help to accommodate existing and future street trees and mitigate any potential conflict between the building and the mature tree canopy.
- g. Where ground floor commercial uses are pooposed with new development along Cook Street, buildings should be built to a setback line 1m from the front property line. Portions of building frontages are encouraged to be set back further, up to 3m from the front property line, to accomodate street front features such as patios, seating and outdoor display areas for the commercial uses.
- h. Buildings with commercial uses at grade should integrate storefront modules with transparent glazing, frequent entrances, and recessed entryways at intervals that reflect the existing street pattern. This design strategy is encouraged even where the building has a single tenant or use.



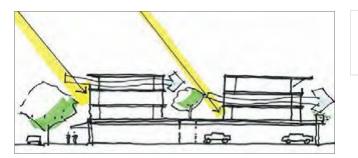
Modulated, transparent storefronts and building setbacks create interest for pedestrians and encourage activity along the street.

3) Parking:

- a. Parking should be located underground or to the rear of buildings to provide human scale pedestrian environments. Where rear yard surface parking is proposed, building designs and landscaping interventions should be employed so that parking is integrated into sites in a manner that results in an attractive and safe environment and is screened form adjacent residential buildings.
- b. To improve the continuity of the Cook Street Village streetscape, driveway access to rear parking and loading areas should be shared and accessible from side streets where possible.

4) Livability:

a. Where two or more buildings are located on a single site, or where a single structure contains two or more building elements above a common base or podium, a comfortable separation space should be provided for residential units, with consideration for window placement, sunlight penetration to residential units, and adequate spaces for landscaping.



Comfortable separation space allows for sunlight access to individual units and outdoor spaces.

- b. Multi-unit buildings should be designed to provide a sensitive transition in scale to adjacent, smaller developments through considerations for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, siting or scaling buildings to reduce shading, etc.
- c. Residential building designs are strongly encouraged to include common outdoor space such as landscaped courtyards or rooftops, where possible.
- d. Buildings with residential use should be designed so that units receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).
- e. Residential buildings located along Cook Street should incorporate design features that minimize noise and pollution impacts (e.g. triple-pane glazing, residential units oriented towards courtyards, design of residential units with multiple orientations or side orientations, and building air intakes located away from the road).
- f. As a means to improve privacy between adjacent buildings, consider design solutions such as window size, window height, window placement and orientation, exterior landscaping, privacy screens or the use of frosted glazing on balconies.
- g. Pedestrian walkways that connect the primary entrance of multi-unit residential or commercial buildings with the adjacent public sidewalk should be a minimum of 2m wide and distinguishable by using varied and distinct paving treatments.

5) Materials and Finishes:

- a. Exterior materials that are high quality, durable and capable of withstanding a range of environmental conditions throughout the year are strongly encouraged, particularly on lower portions of buildings that are more closely experienced by pedestrians. High quality building materials include but are not limited to:
 - Natural wood
 - · Composite materials
 - Brick masonry
 - Glazed tile
 - Stone
 - Concrete
 - · Flat profile "slate" concrete tiles
 - Glass and wood for window assemblies
 - Standing seam metal roofing
- b. Light-coloured, heat reflective and permeable paving materials are encouraged for hard surfaces such as parking areas, walkways, patios and courtyards as a means to reduce storm water run-off and reduce heat-island effects. Light-coloured or heat reflective materials are also encouraged for rooftops to reduce

heat island effects.

6) Landscaping and Open Space:

- a. Buildings that include residential units should include private open space (e.g. balconies, porches) or easily accessed shared open space in the form of courtyards, green spaces, terraces, yards, play areas or rooftop gardens.
- b. The rear yard of multi-unit or mixed-use buildings adjacent to lower scale residential development should provide landscaping and trees that mitigate the appearance of massing and contribute to a transition in scale.
- c. Landscape design should consider the local climate and water efficiency through species selection, including selection of draught-tolerant species, efficient irrigation systems or design of unirrigated landscapes, use of run-off for irrigation, presence of rain gardens and other approaches.
- d. Consider features in landscaping or open space that add to sociability, such as shared areas to sit, garden plots, play areas, balconies fronting courts, etc.
- e. The location of driveways and drive aisles should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space.



Fairfield Neighbourhood Plan Engagement Summary of Feedback on Draft Plan February 2018

The draft Fairfield neighbourhood plan was released to the community for feedback between November 8, 2017 and January 18, 2018. The draft plan, engagement events and online survey were promoted through a brochure mailed to every household, email distribution list, posters, signs, social media and local neighbourhood networks. The draft plan was launched at a breakfast presentation to community champions (as identified by the Working Group). The plan was then presented to the community at a series of open houses, pop-up displays and neighbourhood events.

- 320 online surveys completed
- 204 people attended three open houses
- 120 people attended three targeted events:
 - Cocoa and candy canes (families)
 - o Renters Forums
 - Afternoon Tea (Seniors)
 - o Planner & a Pint, Ross Bay Pub (planning for Ross Bay Village)
- 65 people attended four Pizza and a Planner events
- 20 people attended Sir James Douglas Parent Advisory meeting
- 15 people attended Cook Street Village Business Association meeting
- 150 people attended the Fairfield Gonzales Community Association meeting
- More than 100 submissions were received by email including community flyers and discussion papers



The following engagement survey provides an overview of the themes and comments received. A detailed feedback analysis will be presented for review at the next phase of engagement.

Overall Support

Overall support for the draft plan is moderate in the survey with 57% of survey respondents very or somewhat supportive (37% somewhat or strongly opposed) and strong at the open houses with 81% of sticky dots at the open houses rating the draft plan as very or somewhat appropriate.

"Overall, pretty good, Thanks for hearing us. Our hearts are connected to the beauty, vibe and history of our community." "Opposed to more growth and development which will citify villages. Densification will decrease quality of life for community. More traffic, pollution, less parking places, longer waits for services."

Many of those who are somewhat or strongly opposed to the plan had significant concerns about both the process used to arrive at the plan and the amount of growth or change envisioned for the neighbourhood. There are concerns about erosion of the historic character of Fairfield and loss of parking and green space. We also heard from some people that the plan does not go far enough in terms of supporting affordable housing and allowing density in new developments to support redevelopment of public spaces. Others felt that the plan should go further to include green building initiatives, climate change policies, protection of the urban forest and better support for artisans.

Much of the correspondence received by email expressed concern about the engagement process and/or the growth policies of the plan. Many requested more time, more information, and more opportunities for draft plan

engagement. Some people requested town hall style engagements or more opportunity for dialogue-based events. Some expressed concerns about the type or quality of information being presented. There is tension in the community about whether growth should be directed to the village areas (as envisioned in the Official Community Plan) or spread throughout the neighbourhood with new housing types. Within the village areas, there were differing opinions about which ones are best suited to growth. There were still concerns from homeowners in areas that have been previously identified for potential Heritage Conservation Areas.

*The following support levels combine "very" and "somewhat" supportive rankings.

Northwest Area of Fairfield

Support for the overall vision for the northwest area of Fairfield ranged from 66% in the survey to 90% at the open houses. Key Initiatives for the village ranged in support from 48% to 70% in the survey (with higher levels of support at the open houses). The highest support was developing new design guidelines to require new multi-unit buildings in this area to fit in with the surrounding properties (70% support). The lowest level of support was to consider allowing additional density (within permitted height limits) if on-site affordable housing is included: 48% support, 41% against in the survey and 55% in support at the open houses. Some people were concerned about building heights in proximity to a



residential neighbourhood. Others felt the heights were appropriate or could be taller. Concerns about additional density in exchange for affordable housing included: density should not be a consequence of affordable housing, subsidized housing should not be in this area where land is premium, and affordable housing should be spread throughout the neighbourhood through secondary suites, duplexes, townhouses, etc.

Cook Street Village

Support for the overall vision for Cook Street Village was 63% in the survey and 73% at the open houses. Key initiatives for the village ranged in support from 66% to 80% in the survey (with slightly higher levels of support at the open houses). The highest support was for new design guidelines to ensure good quality design of buildings, streets and public areas (80% support). The lowest level of support was to support small apartment buildings west of the village: 66% in the survey and 63% at the open houses.

Many people commented that four stories is an appropriate height for Cook Street Village and the area to the west of the village, while some felt it is too high and others felt it is not high enough. There was a mix of comments about the appropriateness of encouraging different housing types east of the village. Loss of parking, opposition to bike lanes in the village and protection of trees was also frequently cited.

Moss/May and Moss/Fairfield Road

Support for encouraging small mixed use or residential buildings up to three to four storeys was 70% in the survey and 74% at the open houses. Some people expressed concern about buildings above four stories, while others had concerns about traffic, parking and building design. There was strong support for creating attractive public spaces, 79% in the survey and 84% at the open houses.

Ross Bay Village (Fairfield Plaza)

The key initiatives for Ross Bay Village were supported by 55% in the survey and 75% at the open houses. While some people support the change from six storeys to four, many people still



expressed concern about the impact of four storeys. There were also concerns expressed about traffic, parking, soil condition of the site, building design and transitioning to the surrounding neighbourhood.

Housing

The key initiatives for housing ranged in support from 45% to 64% in the survey with higher levels of support at the open houses ranging from 78% to 91%. The highest level of support was for was for more "houseplexes" on lots of sufficient size, with 64% support in the survey and 91% support at the open houses. The housing type with the lowest level of support in the survey was reducing the size of lot suitable for duplexes



with 45% of survey respondents strongly or somewhat supportive (36% of respondents were somewhat or very opposed), while support for this change was strong at the open houses at 83%. Most of the concerns were about loss of green space and impacts to parking. While support for single and double rows of townhouses was moderate to strong ranging from 51% in the survey to 78% at the open houses, many emails were received from people living in Sub-area 4, near Ross Bay Village, that townhouses would change the character of the neighbourhood and impact traffic and parking, particularly double rows of townhouses.

Rental Retention Areas

64% of survey respondents and 81% of open house participants supported allowing a maximum of six storeys in the area north of Cook Street Village to discourage teardown and redevelopment. There was mixed support for directing all contributions from new development toward creating on-site affordable housing, and considering additional density: 44% of survey respondents were in support (38% opposed) and 75% of open house participants were in support. Many of the concerns were about additional density in this area. Some people commented that new development should be required to include affordable housing, not in exchange for density.

Transportation & Mobility

Support for completing walking/cycling routes and developing new routes to connect the neighbourhood ranged from 52% support in the survey to 72% support at the open houses. Some respondents were strongly opposed to bike lanes, particularly on Cook Street, while others want to see more cycling infrastructure in the neighbourhood. Support for assessing key intersections, crossings and areas for improvement was 67% in the survey and 76% at the open houses. Several people commented on the need for better public transportation through Fairfield.

Urban Forest & Green Space

Support for developing urban forest strategies was strong at 85% in the survey and 99% at the open houses. There is a strong interest in strengthening the City's policies to protect trees in Fairfield.

Waterfront

Support for developing a long-term plan for improvements to the waterfront was also strong at 78% in the survey and 83% at the open houses. Support for a cycling route along the waterfront was moderate in the survey at 54% and strong at the open houses at 84%. The concerns included loss of character, green space and parking.

Draft Fairfield Neighbourhood Plan November 2017: Synthesis of feedback on the draft plan, by theme

The following table presents a synthesis of feedback received from the community regarding the draft Fairfield Neighbourhood Plan from November 2017 – February 2018. Comments are grouped in the following order:

Theme

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Attachment F

Transportation and Mobility

General comments

Some strongly emphasize the importance of active transportation infrastructure and a completed network, while others question this emphasis, the likelihood for such investments to shift the transportation mode share away from cars, and expressed concerns about reducing traffic and parking capacity.

Cook Street Bicycle Route

Many comments against idea of bike route or separated cycle track on Cook. Some in support of bike route on Cook. A few suggested designing bike route on Cook along with the parking, pedestrian crossings (i.e. whole public realm).

Vancouver Street Bicycle Route

Many suggested investing in cycling route on Vancouver (rather than Cook St.) since it has lighter traffic, is currently used by cyclists. A few indicated preference for Cook St as bike route rather than Vancouver. Concern that Vancouver is becoming busier, less safe for cycling.

Safety concerns

- Drivers not stopping for pedestrians is problem at Cook and Dallas
- Discouraged narrowing streets and intersections due to concerns about safety
- Incorporate findings of Sir James Douglas active travel plan
- Safety improvements to Moss Street (sightlines, travel speed) use by children, cyclists

Pedestrian access issues

- Width and even surface of sidewalks (wide enough for walkers and electric scooters to pass) is important for pedestrian and assisted mobility
- Require owners to keep sidewalks clear of over-growth

Other Routes

- Concern that Packington Street is too narrow to support being a bike route
- A few comments show mixed opinions on a cycling route through Ross Bay Cemetery
- North/south cycling routes are a priority
- Mixed opinions on Dallas Road cycling route
- Mixed opinions on east-west connector through Beacon Hill Park / concern for Camas meadow
- Need bike path and lock-up east of Clover Point
- Consider stop signs on cross-streets of Brooke St. to allow East-West bike throughway
- Some concern that bicycle route on Richardson will make it more difficult to driven downtown via Richardson
- Concern there is an error in Map 3 showing a planned route between Vimy Place and Windermere. The gazetted laneway has never been developed.

Accessibility/mobility

Concern expressed for prioritizing needs of seniors and others for whom walking or biking is not practical. Specifically ensuring there is space for electric scooters on sidewalks and parking near daily needs.

Crossing Improvements

- Remove crossing enhancement symbol at Quadra and McClure (not safe place to encourage crossing)
- Improve crossing at Broughton and Quadra
- Mile 0 intersection needs crossing improvement
- Safety issue with crosswalk across Fairfield Road on east side of St. Charles.
- Pedestrian crosswalk light in Cook St. Village takes too long. Consider changing to instant-walk one (e.g. like on north side of N Park St. & Cook St.).
- Consider additional crosswalk(s) in Cook Street Village
- General support for improving pedestrian crossing safety (e.g. through better lighting, marking, raised crossings, better enforcement and education for drivers)

- Rebuild sidewalk on south side of Humbolt (in front of St. Ann's Academy)
- Assess safety of crossing at Fairfield Road on east side of St. Charles
- Linden & Richardson needs a cross walk for children to access both SJD & Central.
- Lighted ped. crossing needed at Rockland and Vancouver
- Crossing does not always feel safe a Moss & Fairfield
- The corner of Collinson and Vancouver Street is getting more and more difficult to cross as the traffic increases on Vancouver Street
- Fairfield and Linden is dangerous

Intersections

Concerns regarding traffic and safety at:

- Cook & Dallas
- Cook & Fairfield (ped safety with turning cars)
- Cook & Collinson
- Kipling & Thurlow (unclear that it's not a 4-way stop, safety for children crossing, reduce speed)
- Linden & Fairfield (Visibility)
- Linden & Richardson (Visibility, ped and bike crossings)
- Linden & Dallas Road (consider bike only entry off Dallas)
- Southgate & Vancouver (paint pedestrian crossings)

Various

- Concerns regarding speed bumps on Richardson St.
- Repairs needed to Chapman St.
- Better lighting on Cook between Oscar and Fort St. (north of Village)

Cut-through traffic

• Concern about cut through traffic on Arnold & Stannard

Routes

- Support for existing designated pedestrian or cycling routes (e.g. Moss St., St. Charles)
- Consider infrastructure improvements on Linden from Richardson to Dallas Road (e.g. cycle lane) and improved crossing at Linden and Dallas Road
- Consider making Cook St. and Vancouver St. one-way streets (i.e. a loop)
- Cook Street Village: Centre turn lane not wide enough to maintain flow of through lanes.
- Southgate Street: Reduce speed, add bike lanes, treed boulevard
- Desire to consider Moss Street as a route for imporvements key north-south pedestrian and cycling route, connecting Sir James Douglas, Central and Vic High. Many children use this route.

Speed

- Smiley face speed sign to reduce speed in Cook St. Village. Others wanted to avoid lit displays in village
- Reduce speed on Fairfield Road (e.g. 40 or 30 km/h)
- Reduce speeds on side-streets to be less than larger streets like Cook St. and Fairfield Road

Traffic Volume

Assess traffic volume and/or cut-through traffic on:

- Stannard/Richardson
- Arnold
- Moss St. between May and Fort (and relationship/impact to schools, traffic calming between schools)
- Rupert Terrace/Quadra
- Oliphant
- Vancouver

Attachment F

• Concern about lane narrowing on major streets like Pandora and Cook making it harder for larger vehicles, pickup trucks

On-Street Parking

- Many expressed concern about losing any on-street parking spaces (e.g. to bike lanes), and emphasized importance for accessibility and tourism/business.
- Suggestions to convert residential only parking near the village to 2 hour parking during the day.
- A few suggestions to make all parking (included residential only) paid.
- Encourage/require EV charging to be built into parking spaces of new construction.
- Suggestion to widen Oxford, McKenzie, Oscar Streets to support parking on both sides to support housing policies
- Suggestion to remove parking on one side of Oxford to make it easier to drive

Public Transit

Many emphasized the need to improve extent and frequency of transit service in addition to / more importantly than
improving cycling - noting needs of elders and others with accessibility concerns, and desiring to reduce the need to
drive a car

Parks, Open Space and Urban Forest

General Comments

- Respecting, protecting, and enhancing the natural environment is another way to acknowledge the Lekwungen people and territory. Suggestion to explicitly state this in plan.
- Define "green space" and "open space" in the glossary, use terms consistently

Specific Parks improvements desired:

- Public outdoor pool in Beacon Hill Park
- Garden in Robert Porter Park
- Access off May Street into Moss Rocks Park / feels like private space right now (2 comments)
- Improved playlot in Bowlsby Park
- Keep Green spaces, like Porter Park, natural. Concern about formalizing trail connections.
- Better maintenance at Hollywood park (Gonzales). Trees, natural areas and gardens.
- Linear parks, greenways for strolling (safe, green, placemaking) / let citizens lead their favourite walks and evaluate spots for improvements
- Concern re: noise level in parks (machinery, leaf blowers)
- Fence in playgrounds for safety
- Implement outcomes of Arts and Culture Master Plan in parks
- Improved lighting for use at night
- Pioneer Parking: Maintain as a gathering place for the northwest area of the neighbourhood; control massing on adjacent properties massing for afternoon sunlight
- Concern that townhouses adjacent to Hollywood Park would impact nature and reduce ability of people to enjoy the park
- Create maximum green spaces in urban area, also play and meeting spaces for interaction with people and environment

Urban Forest

Comments supportive of enhancing the urban forest on public and private land, with concerns for stronger tree protection on private land (esp. with development), tree health on boulevards, and concern that infill housing will reduce the potential for the urban forest because of site coverage and/or parking. Specific comments include:

- recognize heritage trees, maintain characteristic Japanese cherries over time
- replant trees that have been cut down by developers / due to disease
- retain the regular architectonic spacing of street trees along corridors (and same species).

- Concern that density of new development seen as impacting urban forest. Others prefer balance (allowing new housing while protecting trees and greenspace) or prioritizing people (housing) and greenspace over cars/pavement.
- Under 4.15 Community Stewardship (p.40). It needs to be explicitly stated that the UF cannot be maintained and enhanced by Parks alone. Needs community partnerships to support this work.
- Indicate specific completion dates for Urban Forest Master Plan
- Once urban forest implementation plan action complete, integrate into neighbourhood plan.
- Concern regarding allergies due to male trees
- Concerns regarding blasting of rock, impacts on aesthetics, groundwater, trees, structure of adjacent houses.

Waterfront

Strong support for further waterfront planning.

Various comments supporting different uses:

- Cars/parking: some people (including seniors) use car to access this amenity; or like to sit in car at Clover point in winter
- Bicycles: support for bicycle lane; bicycle parking at key access points to beaches; safer crossings of Dallas Road. One suggestion for bicycle route down Linden, crossing at Dallas Road
- Pedestrians: space separated from cyclists; safer crossings
- Dogs: contain/fence dog park so others can also enjoy green space; enforce leash or no dogs on beaches where restricted)
- Activities and amenities: picnicking and Frisbee (separated from dog park); maintain nature/protect bluffs; add washrooms at Clover Point.

Urban Food Production

Differing comments on urban agriculture:

- Some would like to see allotment gardens in parks; others oppose use of park space for allotment gardens.
- Some support for orchards, edible landscape trees; others opposed (keep park space / don't want people driving to orchard)
- Concern about controlling deer / deer as a challenge to urban food production
- Some would like to see gardens in multi-unit residential, and rooftop gardens permitted in single-detached or infill housing
- When asked what the draft neighbourhood plan missed, several comments indicated urban food production
- Concern regarding "messy" appearance of boulevard gardens.
- Suggestion that a community garden would be great for all those living in mutli-unit residential buildings.

Ross Bay Cemetery

- Desire for policies related to cemetery (e.g. opportunity for more burial plots or memorial walls added; desire for more planning for the site).
- Some concern about cycling route through cemetery.

Future Land Use

Affordable Housing

- Many comments asking to define affordable housing as used in the plan / concerns that it won't be affordable
- Desire to support growth that includes diverse income and household types. A smaller number of comments opposed affordable housing for a number of reasons, or opposed to density bonuses for affordable housing.
- Some concerned about all amenity contributions being directed to affordable housing, favouring other amenities or a mix.
- Specific comments regarding affordable housing are contained in the individual sections (Northwest Area, Urban Residential Areas and Cook Street Village in particular.

Terminology

• Desire for more clear or direct terms be used (e.g. instead of "support", "consider") in the document.

Commercial areas - general

- Suggestion to consider the changing nature of work in the next 20 years & its impact on design/planning.
- More description desired for plans for pocket commercial in Fairfield? Desire to protect existing commercial/ employment uses, and maintain flexibility for the future.
- Specific concerns regarding isolated commercial uses (e.g. Collinson and Vancouver) see Rental Retention area for specifics.

Rezoning

- Some questions/lack of clarity on relationship between the plan and rezoning.
- Some question/ concern that the plan will result in the pre-zoning of the entire neighbourhood.

Variances

• Concern that too many variances being granted, and structure of Board of Variance. Desire for neighbourhood plan policies to be stronger with respect to variances.

Density, Housing growth and change

Variety of comments in support of, opposed to or expressing concerns about density, growth and change in a general way (in addition to specific concerns detailed in following sections). Some would like to accommodate added housing in a variety of ways; others would prefer no changes to existing patterns. Some comments focus on the Traditional Residential areas, other on the Urban Residential areas or the neighbourhood as a whole.

Desire to establish neighbourhood-specific housing growth targets. Specific comments include:

- Desire for planning to be based on these numerical targets
- Incorporate 2016 census into plan and analysis
- Concern that City has already hit much of the projected growth for next 30 years in OCP. Is more growth needed?
- Desire to examine the limits to population growth in the city
- Concern that plan is not connected to Official Community Plan or regional targets
- Concern that Official Community Plan targets should not drive neighbourhood planning
- Concern that the City's zoned capacity was found to be sufficient to accommodate city-wide identified population growth from 2008 to 2041 (13,500 apartment-type units and 2,700 ground-oriented units).
- Desire for plan to further detail current age, housing type and tenure and identify changes expected as a result of the plan.

Community Amenity Contributions

 Some comments that Victoria is not receiving sufficient contributions and/or affordable housing from new development. Specific comments that Victoria should seek the same levels of community amenity contributions as cities in the Vancouver Area receive

Gentle Density Approach

"Gentle density" proposal was suggested by a number of people, to accommodate all new housing in smaller buildings largely within and compatible with Traditional Residential Areas. Belief that this approach will result in more affordable housing for a range of incomes. Suggestions to support this include identifying areas for gentle density; creating an ombudsperson or "Gentle Density concierge" to assist in approval of gentle density proposals, and provide assistance to meet affordable rent targets.

Concerns include planning for amenities, protecting the urban forest, planning for transit, concern for the pace of change, loss of character, and protection of neighbourhood diversity.

One comment on the "**hub theory**" that assumes hubs should have greater height and density. Concern that this may be a planning fad/experiment; that Victoria has many older hubs with diverse older buildings; and that even four storey development can mean the loss of older buildings, streetscapes and trees, more expensive housing, and boxy design.

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School Capacity

- Several comments regarding capacity of schools and if they can accommodate additional housing.
- Another comment indicated that school enrollment at Sir James Douglas is primarily due to French Immersion program, and that the in-catchment student population is relatively low.
- Another concern that plan does not do enough to provide family housing, and with the increasingly expensive housing and older demographic, school enrollment will decline.

Infrastructure Capacity

Several concerns that plan does not address infrastructure capacity, that infrastructure is not sufficient, that development does not contribute to infrastructure, or that taxes would need to rise as a result of growth.

Taxation

- Concern that City plans for more housing in order to gain tax revenue (negative / positive comments)
- Concern that added housing in the Traditional Residential areas will require more services/infrastructure leading to higher taxes (See infrastructure, above)

Parks Capacity

Several concerns that the area does not have sufficient parks and/or parks improvements to accommodate new housing units and additional families. Concern that new development does not contribute to park improvements. One concern that rising home prices and older demographic will change needs for parks. Another concern that new units without large backyards will increase demand for parks.

Plan focus

One question on why the plan focuses on identifying types of infill housing, visualizing added multi-unit development, and defining zoning requirements and site/built form parametres, and thus seems to be a plan to be used by developers, City staff, Council and members of the Community Association Land Use committees.

Northwest Area and Fort Street

Fort Street Corridor

- Desire for a separate plan for the Fort Street Corridor, spanning neighbourhoods, for consistency. Fort Street is called out as an area of unique character in the Downtown Core Area Plan, but is split between several neighbourhoods and plans.
- Fort Street is the "Urban Village" area for the northwest, consistent with its vision in the Downtown Core Area Plan.
 - o Emphasize small storefronts, interesting and lower-scaled street walls
 - o Consider sunlight access esp. on north sidewalk, with new development

Northwest Area Identity

The plan should emphasize an identity for the Northwest area (e.g. "Cathedral Hill" or "Pioneer Park" area) as a distinct area, near but not in downtown, characterized by heritage landmarks, Royal theatre, Pioneer Park and views of Olympic Mountains.

View Corridors

- Support for maintaining views of Olympic Mountains on Quadra Street. Request to consider view corridor from Fort Street and Quadra Street.
- Suggestion to define a similar view corridor along Vancouver Street.

Pioneer Park

Desire to emphasize Pioneer Park as a gathering place for the area. Comments include:

- Pioneer Park has seen more activity and use over the last few years, and correspondingly less visible social ills
- Sunlight, especially in the afternoon, is important to enjoyment of the park and may be compromised by development scenario proposed

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- Many people use the park and Broughton Street as a walking route to/from downtown in the evening
- A crossing is needed at Quadra and Broughton
- Consider storefronts along Quadra opposite the park

Walkability

Several comments regarding the need for walkability improvements in the area (e.g. crossing at Broughton and Quadra) as more people, including seniors, will live in the area. General concerns for added traffic, and added curb cuts on Broughton Street disrupting pedestrians.

Streetscapes

- Concern to maintain walkable streets and urban forest throughout area
- Some want more explicit direction on streetscape improvements
- Some are concerned that streetscape concepts (e.g. "living streets" on Collinson and McClure) are unfunded.
- Comments to maintain Burdett and Vancouver as green, walkable streets
- Concern that Broughton Street will have too many curb cuts, too close together, to be comfortable for pedestrians
- Concern about access or services on dead-end streets:
 - that underground parking exiting off Convent Place would be a problem, because some of the houses have onstreet parking and there are already the number of cars entering and exiting from the apartment blocks. Suggest new building be supported but be accessed from Quadra.
 - support for more development, but services (garbage, loading zones, parking access) are maxed out on McClure
 Street a dead end street with many service vehicles daily.

Amenities and Affordable Housing Contribution

- Some concern that all amenity contributions would go to affordable housing, rather than publicly accessible amenities, and that vision for area improvements (e.g. "living streets", walkability) are not funded.
- One comment that public spaces will become a tax burden.

Affordable Housing and Amenities

 Recommendation that affordable housing should be in perpetuity or else that amenities in the form of better design and publicly-accessible amenities be preferred. Concern that period of affordability will be short while massing, design and density will remain after affordability period.

Rental retention

 Suggestion to add blocks between Burdett and Rupert Terrace to Rental Retention area to prevent displacement, because many renters live here in older buildings.

Building massing, density and heights west of Quadra Street / north of Rupert Terrace:

General agreement that density and height are appropriate near downtown. Some see proposed densities or heights as too much for this area. Specific concerns include:

- Proposed density north of Courtney Street will result in buildings too close together. Concern that existing example (Escher) is too dense for the height and lot size. Varying opinions on lower density and/or more height with more slender and separated buildings.
- Heights esp. as they impact Quadra Street, Pioneer Park and Fort Street. Suggestions include lower height east of Blanshard Street; or lowering height mid-block for a lower height nearer Quadra Street.
- Concern that building massing and design should relate to Pioneer Park (in addition to other landmarks and the playlot at the Courts).
- One comment wanting to see a variety of building heights (not uniform).
- Concern that height in blocks between Burdett and Rupert Terrace will lead to displacement or block views from existing 4-storey buildings.
- Concern that development will displace Food Ecodistrict.
- Some concern that development in the Northwest will take away from character of Fairfield.

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- Concern that area will be "sterilized" with towers and concrete podiums housing professional offices; desire to keep residential, differentiate from downtown.
- Concern that developers will build to maximum, eliminating existing heritage buildings and potential for row houses and lower density forms in this area.
- Concern if there are plans for Rose Manor, a seniors residence owned by BCHousing and run by Kiwanis, as it appears as a potential redevelopment site in the Fairfield Plan?

Building massing, density and heights between Quadra Street and Vancouver Street:

General support for added housing in this area, with others disagreeing.

Comments in general support found the proposed heights appropriate, and felt the area can accommodate more population.

Many comments find height/density appropriate with specific concerns:

- maintain pedestrian-friendliness
- maintain greenery, street trees (specific comment re: Burdett)
- include affordable housing
- add amenities / enhance public spaces
- · height should relate to cotext of what is next door to proposed development
- don't detract from Cathedral
- South of Collinson should remain 4 storeys; 6 storeys should start north of Collinson where there is an existing taller building (2 comments). Reasons given for this are that the triangular block bounded by Fairfield Road, Vancouver Street, Collinson St. and Quadra St. narrows to the west, not lending itself to large buildings; there is an attractive selection of single family homes some designated and some of heritage interest; this block has a charming character and Fairfield Rd. is a pleasant pedestrian-friendly connector for residents and tourists between the Inner Harbour and Cook Street Village; access and egress to parking is already a challenge. There is already a 6 storey building on the north side of Collinson.

Some feel heights/densities proposed are too much:

- A number of comments indicating that maintain a 4-storey height limit is preferable.
- One comment that the 4-storey height is an essential element of the neighbourhood feel and ambience of this area (as important as limits in Cook Street Village or Traditional Residential areas)
- One suggestion that the maximum height be 5 storeys, with mid-block walkways
- Concern that heritage houses will be dwarfed by 6 storey buildings
- Concern that there is not sufficient land for more development
- Concern 6 storey height belongs in downtown core only; concern that density is spreading towards Fairfield
- Suggestion that the area contain a variety of heights, through a limit on the % of buildings that can be 6 storeys (one suggestion 40%)
- One concern not to change the OCP regarding density or to allow more density or businesses on Vancouver Street (traffic concerns).

Some want more density:

- Several comments that taller buildings or more density are appropriate
- Suggestions that 8 storeys of 30m would be appropriate
- Reasons include that the area is convenient for seniors to walk to services
- Comments that more height would be acceptable if affordable rental units are included, if contributions are made to enhance green spaces, or with artist live/work units

Population, housing type and tenure

• General support to see accommodation of housing as city grows. Some opposition to density in general, population change in general, or concern that density in the northwest is seen as a "tradeoff" for lower heights elsewhere.

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Specific concerns include

- Concern that new units will be small (under 500 sq. ft.); desire for family-sized units in multi-unit buildings.
- Concern that overall number of rental units will be reduced. Differing concern that too many rental units would change the balance away from homeownership.
- Concern that policies will result in displacement of renters. One specific concern about displacement south of Burdett Avenue; recommendation that this area be included in the Rental Retention policies.
- Concern to have pet-friendly units
- Concern that there is too much emphasis on housing supply rather than demand; that adding housing, esp. smaller units, will not lead to affordability to middle and low income individuals.
- Comment that population is already being accommodated in Fairfield and further policies are not needed; or asking to justify population growth
- Concern that population increase has led to increasing traffic on Vancouver Street
- Concern that development will be rapid and that the two blocks north of Courtney Street could house 1,500 people on two blocks in near future
- Comment that Fairfield have lovely parks and lots of green space, and no change in density / population is needed.
- Comment that people want to live in separated houses, not multi-unit buildings.
- Suggestion for artist live/work 4-8 storey buildings should be encouraged in the North West corner and in the Cook Street Village close to services and transportation. Perhaps also at Moss and Fairfield as well.
- Comment that there should be no more social housing in this area

Heritage

Desire for more attention to heritage structures (not just those designated/registered) Concern that heritage apartment buildings be protected

Culture

Comment regarding recognizing and improving the Royal Theatre (see also Placemaking, Arts and Culture)

Commercial Uses (also in Urban Residential Areas)

- Clarification that public input was for commercial use at grade in a rezoning of existing zoned service station at the southeast corner of Collinson and Vancouver, not at all corners. Reason given is to provide opportunity for some sort of community gathering space (e.g. coffee shop, etc.) if residents are added, and consistent with "living street" goals.
- Avoid encroachment of bars, stores, marijuana shops; keep residential.
- Comment that various commercial or institutional uses exist in the northwest and urban residential areas including a hotel, hospital, offices of the Red Cross, dentist, auto repair and flower shop, places of worship, YMCA, convenience store, bed and breakfasts, upper Cook Street near Meares) and these should be recognized as acceptable uses. (see correspondence for more detail). (note: several of these are recognized for continued commercial use in the plan, including the area of Cook Street near Meares, and the Cook-Fairfield intersection).
- Strong comment that no isolated commercial uses be mentioned in the plan (re: Vancouver and Collinson). Reasons include that this calls out a single property; that if one is mentioned, all properties including those with grandfathered business uses be mentioned; that the owner does not wish to sell; that both service station use and building are part of neighbourhood's heritage; that lot is too small for mixed use development.
- Another comment indicated that locations that are less than ideal retail locations (e.g. Moss and May village) may offer more affordable rents for varied businesses compared to Cook Street Village
- Comment that figure 14 is unclear and was read by some to indicate commercial uses on Collinson east of Quadra Street

Parking

- A few comments concerned that there will be no or insufficient parking in new multi-unit buildings, or that the City did not have developed parking standards.
- Some concerns for the impact of curb cuts on the pedestrian environment.
- Comment that multi-storey residential buildings with underground parking do not achieve the City's stated goals of
 promoting sustainability and walkable mixed use residential areas and employment centres or reduce the use of
 private fossil fuel vehicles.

Transportation and Mobility

• Concern that bicycle lanes and removal of parking are causing traffic congestion.

10% additional density for affordable housing

Various perspectives:

Comments in support focused on this being necessary in a growing community, that affordable housing can't be provided without added density, that affordable housing is needed, and suggestions that a portion of all units or affordable units be 2-3 bedrooms to support families (several comments).

Concern that affordable housing really be affordable to moderate income families. Concern that City did not seek enough from development. Concern that 10% (or even 20% or 30%) below market is not affordable when considering 30% of income for modest income households.

Those who offered qualified support included that affordable housing be secured in perpetuity; that the City should set a mandatory requirement for what % of units should be affordable; that this is one way of getting affordable housing but the City relies on it too much; the if required, this is the best part of the neighbourhood for it; that sufficient parking is needed; or that the City's density bonus policies were not strong enough to get sufficient contributions.

Comments opposed to this policy fell into several groups:

- Some wanted affordable housing but not additional density, and felt the City could create stronger requirements.
- Similarly, some were concerned that despite City policies, added density would result in the displacement / eviction of renters in older buildings with affordable rents, and that new housing would not be sufficiently affordable to these residents.
- Some were generally opposed to density and its impacts (e.g. traffic, loss of quiet, character)
- Some felt that policies regarding density, and policies to achieve affordable housing, should not be linked and that density should not vary between market and non-market housing;
- Some believed affordable housing would be better achieved elsewhere. Suggestions include in Cook Street Village (because it's more attractive to developers); as suites, duplexes and townhouses in Traditional Residential areas; in more affordable parts of the city; or further from the city.
- Some felt that affordable housing was inappropriate/unachievable in new development in Fairfield where land prices were very high and new development would not be affordable.
- Two comments were opposed to affordable housing for "low wage earners" or formerly homeless people

Design guidelines for the northwest area and Fort Street Corridor:

- Desire to create guidelines concurrent with plan, with public consultation with residents (several comments on need for engagement; 2 comments on guidelines being part of this plan, not developed later; several said need to see guidelines before commenting)
- Concern that Fort Street Corridor have coherent design and planning given how many neighbourhoods it is divided into
- One concern that Planning department does not follow guidelines

Variety of input into guidelines:

- Fit in with neighbourhood (several comments)
- Various specific development types mentioned:
 - Traditional design (suggestion this is what tourists come to see)
 - Don't want to replicate heritage but align with or enhance the aesthetic of the neighbourhood; more modern buildings should be allowed
 - o Mid-century design in keeping with existing style
 - Some support modern designs; others are concerned with the appropriateness or quality of these designs
- Want to see a variety of building heights
- Concern for how "green" building can be, more than what they look like
- Desire to retain green space through landscape requirements; protect views; mass buildings to keep streets beautiful

- Some concerns that design guidelines not be too prescriptive. Concerns include that design is subjective; that creativity be maintained; that it is ok for "new to look new."
- Concern for transitions: gradual, no new building "tower over" its neighbours (example given of Cook and Oliphant)
- Keep it looking residential
- Concern that concrete, glass storefronts with offices, and lack of landscape would make area look like downtown. Suggestion to keep it looking residential / like Fairfield / distinguish from downtown.

Some concern or lack of support for new guidelines:

- Suggestion that the existing guidelines are appropriate
- Concern that 'Fit' is a subjective term and can be leveraged by existing homeowners to prevent new developments from taking place; that the existing OCP guidelines should be met
- Concern that higher buildings do not fit with the surrounding properties despite guidelines
- Maybe Concern that guidelines created by government would be a "reaction" rather than solution.

Cook Street Village

Height and/or density

Various comments and perspectives:

- Some would like to see lower height limits in policy: Suggestions include one-storey or two-storey limit; others suggesting 3 storeys consistent with existing Cook Street Village guidelines and developments. (reasons given include access to sunlight; concern for traffic; general opposition to density; concern for ambiance / becoming more city than "village", concern for parking, liking current makeup of the village; concern for displacing existing residents or businesses; general opposition to density; concern that change is the result of "social engineering").
- Others support 4 storeys as proposed or with qualifications regarding design (see below). Reasons for supporting include that this is more appropriate for the village than the 6 storeys in the OCP; a desire to maintain mountain views for residents; that Cook Street Village should be a small urban village.
- Some would like to see higher limits, generally 6 storeys but some 5 (reasons given include to support added housing; that this height is appropriate to village; concern that we won't see added rental housing if development is constrained; desire to improve public areas; allows more people to live in village; increases vibrancy).
- Some would like more flexibility in heights. One comment to "leave the door open" for more height where designs offer more community amenity at ground level and step back height. One comment would prefer heights be based on surrounding context.

Urban design

Various comments and perspectives:

- <u>Sunlight</u>: Concern for access to sunlight on public spaces. Various comments include having a step-back above the second (or first) floor, limiting height, or having greater step-backs.
- <u>Step-backs</u>: Some would like to see greater step-backs for upper floors; the Cook Street Village Residents' Network suggests 3 metres.
- <u>Setbacks</u>: Some would like to see greater setbacks than the 1m proposed in the plan, or would like the guidelines to require variation in set-backs. Others believe that greater setbacks are not business-friendly
- <u>Streetwall</u>: Some would like a lower streetwall (2 or eve 1 storey). Others would like to see guidelines require variation in street wall heights to avoid uniformity. Some would like to emphasize openness, sunlight access or variation of existing building pattern rather than a "sense of enclosure"
- <u>Tree size/health</u>: Concern for the impacts of underground parking and construction on the health and size of street trees/replacement street trees. Suggestion for underground parking setback.
- <u>Architectural elements</u>: Comments desiring more guidelines for architectural elements (canopies, variety of windows). Suggestion to look at guidelines for established neighbourhoods (e.g. Toronto; note example of "sky view"). Desire for rain protection.
- <u>Views</u>: Concern to maintain mountain views for current residents

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- <u>Eclectic character</u>: Concerns include: "Keep the eclectic, unique feel of the village" is most important statement in this section / character of the village; fit historical, hip vibe, not glass and concrete; keep unique / don't be too prescriptive, keep organic / make new buildings pleasant to be around, recent development is ugly. Concern this goal is not incorporated into guidelines.
- <u>Clarity</u>: Concern that guidelines be clear, not negotiated, that language in plan is not strong enough
- <u>Gathering spaces</u>: Support for common gathering spaces, roof top gardens; concern for privacy of neighbours
- <u>Unique pattern</u>: Concern the guidelines do not capture the unique pattern of the village "no mention of the deflections of Cook Street at Oscar and at May, or of the offset side streets and streethead views these create, or of the variety of lot sizes and shapes ... buildings sizes and styles, or of the fact that the village has an <u>established</u> historical character even though it has no heritage designated buildings."
- I would like to see the Community and Business Vitality Principles rewritten to be phrased in more general terms (see correspondence). I would also add two principles.
 - Make Cook Street a complete street that will support all modes. (...overarching idea for AAA bike routes and active transportation, and improvement of pedestrian crossings, etc.)
 - Encourage strategies to make Cook Street **a Green Urban Village.** (... covers policy proposals to reduce storm-water run-off and to maintain the urban forest, and to the goal in Chapter 11 in the Draft Plan to "Promote and encourage sustainable building design and green infrastructure ...")

Business vitality

There were a number of comments regarding business vitality. These comments included:

- Concern from both residents and businesses that the Plan does not recognize Cook Street Village businesses are not
 "local serving" but rather locally owned businesses supported by the greater Victoria area / that Cook Street Village is a
 destination.
- Concern that new businesses in the village will not support everyday needs for local residents (e.g. affordable groceries; pharmacy; hardware; bank), but will gentrify neighbourhood (e.g. "higher-end" "boutiques", potential loss of grocery store or pharmacy). Concern that without providing for local needs, village will not really be "walkable". Concern to maintain/enhance offering of grocery shopping
- Formal submission supporting additional residential density and additional commercial space as strategies to support the vitality of Cook Street Village businesses.
- Some support additional commercial space, more businesses and vitality. Others believe commercial space should be limited and the current village protected
- Concern that part of the appeal of Cook Street Village as a destination is surrounding heritage character/houses, connections to Beacon Hill Park and pleasant walk to downtown.
- Concern to maintain on-street parking, establish a parking management plan.
- Suggestion for stronger policies requiring new buildings to contain a variety of commercial unit sizes which support local businesses.
- Concern to maintain locally owned businesses.
- Concern about rising commercial rents.
- Concern to see the community and vitality principles written in more general terms, and to add policies to make Cook Street a complete street supporting all modes; and to make the village a Green Urban Village.

Housing

 Concern about net loss of rental units (31 fewer rental units between 2016 – 2017 per CMHC). Suggestion for policy of no net loss of rental units for Cook Street Village area

Streetscape

- <u>Traffic</u>: Concern that traffic is too fast in the village which impacts both safety and noise levels; desire to make village "sticky" (suggestions include through more crosswalks, narrower lanes; corner bulb-outs; removing centre turn lane) to slow traffic.
- <u>Parking</u>: Desire to develop a parking strategy. Many support "no net loss of on-street parking." Others support "no net increase of on-street parking." / Concern that sidewalk can't be widened if parking is retained / Consider car access for seniors, those who drive / many businesses rely on many customers coming by car / Consider delivery vehicles /

suggestion to allow use of sidestreets for business parking / concern that added housing on sidestreets will conflict with business parking / all on-street parking should be paid / private parking should be free

- <u>Timing</u>: The CSVBA would like to see Council address how the AAA plans to service Cook St Village now, not in two years when it will be implemented. The small businesses in the village are in expensive leases, many will be renegotiating, and they are held financially accountable to the length of these leases. The small business community is feeling very vulnerable.
- <u>Shared Street</u>: Desire to strengthen policies to explore a shared travel area (some mention similarity to Government Street) to slow traffic, maintain parking and accommodate different modes. This idea suggested by both CSVRN and CSVBA.
- <u>Street Furniture</u>: Desire for a variety of street enhancement (benches, tables, bike racks, planters).
- Lighting: Add pedestrian friendly lighting / (downcast, low, non-polluting)
- Public Art: Incorporate art, whimsy (e.g. in street furniture) / Desire for public art
- <u>Culture</u>: Desire to recognize Lekwungen history through design or interpretation.
- <u>Accessibility</u>: Concern that streetscape design and materials be accessible to people with mobility limitations; avoid materials like cobblestones; concern that bicycle lanes adjacent to on-street parking make exiting a car difficult for those with limited mobility.
- <u>Boulevards</u>: Concern for reducing mud in the wet season while maintaining permeability / identify best practice boulevards in front of Oxford Foods
- <u>Vendors</u>: Suggestion for space to allow business carts
- <u>Street Trees</u>: Desire to maintain large trees / one suggestion to consider trees that aren't as messy as horse chestnut
- <u>Dog "Parking" Area</u>: Concern that because many people like to walk their dogs to/through the village, they then enter storees and this can cause problems for people with allergies. Also desire doggy bag dispensers and receptacles.

Parking Requirements (Buildings)

- Some concerned that new development will not have parking, or will not have sufficient parking.
- Others believe that parking standards should be reduced within the village to encourage less automobile use; that parking standards are not consistent with neighbourhood's vision for the future (CSVRN) given that 55% of residents walk, bike or take transit to work.
- Suggestion that plan identify a transition to less automobile use over 25 years.
- Request for data on the number of vehicles, mode shares, # parking spaces, and estimated population in Fairfield today and in 25 years (to inform parking discussion)?

Gathering spaces

- Different opinions on gathering space. While survey results show strong support for public spaces (in line with earlier feedback), some see the spaces as unnecessary and feel that a well-designed streetscape together with businesses and patio seating comprise the gathering space. (Some specific comments that plaza spaces are not needed if streetscape is designed well and businesses are attractive; that the park is nearby; that spaces will be difficult to finance or take tax dollars to upkeep).
- Some would like to see the street designed to be closed during events (either in addition to or instead of a plaza space)
- Suggestion to close one sidestreet where it meets the west side of Cook Street (to limit cut-through traffic/potential for plaza)

Transit

- A number of comments regarding the need for better transit to the village; concern that plan does not sufficiently address transit.
- Question of how the plan can better address transit given BC Transit's jurisdiction.
- Suggestion to extent the village to the Fairfield/Cook Street corner (as identified in the previous plan for the village) as Fairfield Road is an identified Frequent Transit route for BC Transit.

Active Transportation

• General support for an east-west connection through Beacon Hill Park, with desire for more specificity of route between Cook Street and the park. One comment in opposition to accommodating more bicycle traffic in the park.

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Urban Forest

- Concerns about loss of trees with new development
- Specific concerns regarding new underground parking and construction damaging existing trees and limiting the size/species of replacement trees; small size of trees in planters; extent of pavement on site removing tree planting spaces.

Community Space

- Some would like to see more community space. This includes enhanced activities at drop-in centre; arts activities; need for flexible work spaces; more ways to connect; desire for recreation facility/gym.
- Concern that current community centre activities appeal to seniors and families with children but leave out others;
 Desire for children facility (S)/IN report that some participants feel this is more important than public appears as an
- Desire for childcare facility. CSVRN report that some participants feel this is more important than public spaces as an amenity.

West of Cook Street Village

Transportation and Mobility

- Concerns for traffic calming; that new bicycle lanes will drive more auto traffic to cut through local streets west of the village. Suggestions include speed humps; closing the end of one street west of Cook Street).
- Desire to further develop connection to park; consider traffic calming; suggestion to close one side street just west of Cook Street.

Traditional vs. Urban Residential Housing

Comments split between maintain all Traditional Residential designations west of Cook Street Village, vs. changing to Urban Residential. Competing petitions from residents have been submitted (each with over 20 signatures).

- Both sides cite support from residents, believe their proposal will most provide affordability, and that laneways can be utilized for creative development.
- Reasons for maintaining Traditional Residential include: wishing to maintain the scale and compatibility with existing housing; many houses have heritage character and have recently been renovated; there are many houses containing suites, fourplexes; Traditional Residential infill can be done by owners while new apartments are built by developers; cluster of early 1900s houses on Oliphant, Pendergast and South Vancouver Street which are significant and included in heritage walking tours, and have been converted to multi-units; lower density will encourage retrofit of existing rather than demolition; new development can be designed consistent with existing character (but don't want a Heritage Conservation Area or designation); new multi-unit housing is expensive; the charm of Cook Street village comes from surrounding character houses which provide a link to Beacon Hill Park; smaller houses and gardens provide the character of the neighbourhood; concern for maintaining the character of Vancouver Street. If the area remains Traditional Residential, the key suggestions include maintaining building massing near the front of the lot, plus laneway development (rather than a strict # units), maintaining greenspace and trees; new development keeping with character of existing houses; and flexibility to add density (e.g. fourplex + garden suite).
- Reasons for changing to Urban Residential include: Nearby areas have 3-6 storey developments; this is a good location for housing; that retaining this lower density is inconsistent with the surroundings and planning practice; that seniors and younger population want walkability to amenities; finding that character of new developments on side streets (e.g. Park Street; Southgate Street) attractive; greater density allows more housing; young people want multi-unit housing near amenities; previous owners would've added density here is permitted by the City; preventing density leads to urban sprawl, pollution, less amenities and affordability; some existing houses, especially at the edge of the proposed Traditional Residential pocket, are impacted by adjacent, close transition from development in Cook Street Village, will be further impacted by future development, and should be allowed to redevelop rather than be maintained.
- There are differing opinions as to whether Oliphant should be maintained as a Traditional Residential area on its own, or if it should be consistent with the other currently Traditional Residential areas west of Cook Street Village (whichever direction is decided).

Attachment F

East of Cook Street Village

General Development Pattern

A variety of perspectives were presented on development in the areas east of Cook Street Village. Comments included:

- Some support the proposal as appropriate near the village, an attractive alternative to either larger apartment buildings or expensive single-detached homes (both of which are already plentiful in Fairfield); allows more families to afford to live here.
- Some generally oppose changes proposed, feeling that impacts on density, parking, population, single-family homes, character or community are too great.
- Some want to see more housing / more density can be added; feel restrictions will drive up the cost of housing).
- Concern that policies are too vague.
- Overlap with comments on Traditional Residential areas (see below), including:
 - Some generally oppose any change in density or housing composition, population in Traditional Residential areas / want to reduce possible density / want single detached with suites only.
 - Others support more density, housing added.
 - Desire to emphasize retaining/reuse existing homes
 - Concerns regarding parking
 - o Concerns regarding greenspace and trees
 - o Different views on whether suites are desirable / undesirable
 - o Concern to restrict short term vacation rentals of suites

Design concerns

- Concern to maintaining transitions between new and existing development. Specific concerns regarding height, massing, privacy, noise impacts, loss of mature landscape
- Some concerns that guidelines should apply to all types of structures including single-detached
- Concern for transitions from the village to lower density development

Housing Types

- Some feel apartments are fine here, or with qualifications (e.g. 3-4 bedroom units; if they have shared outdoor areas; 2-3 storey apartment buildings). One comment it is unclear why apartment buildings are not supported; and another comment supporting 2-3 storey apartments along Cook Street south to Dallas Road. Other comments fear that multiunit housing will expand and replace the character of smaller houses and gardens, or should be excluded from Linden Street, Wellingtion and Faithful.
- Some would like to see more units in houseplexes.
- Different opinions about townhouses as part of character of neighbourhood (some do not see it as appropriate; some want them scattered; some support townhouses in one row but not complexes; some see as attractive housing for families; some are concerned about lot consolidation; some cite existing developments positively (e.g. Oliphant and Heywood), others concerned about urban residential density townhouses (e.g. 451 Chester Street).
- Some who are concerned about townhouses feel that houseplexes, house conversions and/or laneway houses are more consistent with existing character.
- Desire to explore laneway housing more (suggestions include laneway houses for a variety of development types; 2-3 storey laneway housing; laneway housing preferable to townhouses fronting the laneway)

Loss of existing houses or character

 Concern for the replacement of older housing stock, preference for house conversions, desire to maintain a mix of housing

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Parking

- Suggestion to widen Oxford, McKenzie, Oscar Streets to support parking on both sides.
- Suggestion to remove parking on one side of Oxford to make it easier to drive
- Concerns for parking if housing is added both in the village and infill housing east of it
- One comment supports decoupled parking (parking rented or sold separately from units) for infill housing and reducing parking requirements for small infill units.

Ross Bay Village

Varied opinions on height, density, land use, design and massing, outlined below.

About 1/3 of commenters would like to see Fairfield Plaza remain as is, as a one-storey shopping centre with surface parking, and feel the City should not support any future changes in height or land use. Reasons for this include:

- Many appreciate the diversity of businesses in the current centre. Comments include that the centre includes many convenient local-serving stores and services (e.g. dentist, bank, barber, pub, liquor store, pet store, dry cleaning, restaurants, gas station, etc.) that they feel may not be included in a redevelopment; services are in proximity to residents; many businesses are locally owned; the centre offers low rents; and the centre is lively already.
- Many like that the surface parking lot makes it accessible, is easy for seniors, that an auto-oriented centre provides for everyday needs and complements Cook Street village; that on-street parking nearby is already tight; don't like underground parking; that many residents of Fairfield, Gonzales and Oak Bay drive here for convenience; and concern parking in redevelopment would be hard to navigate (like Tuscany Village in Saanich).
- Concern that a redevelopment as shown in the concept would not have underground parking (concept drawing was not clear) and thus was not realistic for this type of centre.
- Concern that any added density would result in traffic impacts to area streets, including St. Charles, Fairfield Road and Stannard.
- Concern about transitions to surrounding development (including shading, wind). Suggestion for transition to be 2 storeys or greater setbacks.
- Some concerns that current owners bought with expectation of being in a quiet neighbourhood / did not expect these types of changes / are concerned about being next to a 3-4 storey building; or have lived in the neighbourhood for a long time and did not expect the shopping centre to redevelop.
- Some simply believe added density, residential use or population is inappropriate. Comments include change/density/height is inappropriate for neighbourhood; height does not support sense of community; current visual impact of one-storey centre is minimal; Thrifty's is already busy; that most residents are opposed to development; that the development is too much too fast; that it will impact school capacity; or that it is too far east on Fairfield to have density.
- Some concerned about soil types earthquake risk and feasibility of underground parking
- Concern that Fairfield Plaza is a unique, iconic shopping centre / like mid-century modern design / part of Fairfield's heritage / area near Ross Bay Cemetery is unique.
- Some do not like the design of new suburban centres with mixed use (e.g. Tuscany Village; Eagle Plaza near GVH; Uptown) and feel redevelopment here would be similar.
- Concern about delivery hours changing
- Some concerns that the owner does not want to redevelop or that the site is too small for redevelopment
- Concern that Gonzales neighbourhood was not involved in discussion
- One questioned need for public spaces.

A few comments favoured a maximum of 2, 3, or 2-3 storeys as more consistent with the area.

Approximately 1/3 of comments either supported the proposed direction, or offering qualified support or specific suggestions/concerns. Those who were supportive indicated preference for a mixed-use character; support for housing or

affordable housing; belief that single-storey centre with parking lot does not foster community; belief that redevelopment could support more restaurant choices. Concerns included:

- Concern that parking will be hard to access.
- Concern that design will be generic. Comments included concern it would look like various suburban centres in the Victoria area; that it will still be a strip mall with housing.
- Concern that transitions won't be sensitive/ not confident City will enforce sensitive transition. Suggestions for 2 storey transitions or greater setbacks, more specificity.
- Concern to ensure affordable housing is included. Specific mention of 3BR units for families.
- Comment that 4 storeys is appropriate along Fairfield Road, opposite Ross Bay Cemetery; with attention for transitions important to neighbouring housing.
- Several comments wishing to see amenities, mentioning medical offices; library; community room; child care.
- Several comments wishing to see improved transportation around the plaza, including crossings, intersection, bicycle access on Fairfield Road, and transit.
- Want public realm well-integrated.
- Want convenient (surface) parking for seniors.
- Concern to have a diversity of shops, including grocery, hardware store as well as smaller shops.

One comment favoured 3-4 storey development, with the opportunity to consider additional height up to 6 storeys if supported in a future public process.

Some comments supported 6 storey development. Reasons offered for this included that development at 3-4 storeys is not viable and will not happen during the life of the plan; that a 3-4-storey redevelopment will not support adequate housing or affordable housing; that 6 storeys is needed to support underground parking; wanting to see redevelopment occur faster; concern that without change the strip mall will remain and become run-down; that the area should be consistent with Fort Street east of Cook Street; that areas outside of the Northwest and Urban Residential parts of Fairfield should contribute to housing; and that development should include transitions to surrounding area.

Name of Area

 Several comments indicated that the name "Fairfield Plaza" should be used and "Ross Bay Village" does not mean anything to area residents.

"Transitional Townhouses"

A variety of concerns focused on transitional townhouses shown on Stannard Ave. or St. Charles Street:

- Concern that townhouses are not appropriate adjacent to the shopping centre. Concerns include proximity to singledetached homes; townhouses not being a character element in the community; not wanting to sell; concern that single lots do not have the dimensions to support townhouses in two rows, and so developers would seek variances for setbacks; concern about transitions; change to feel of block; not being a good neighbourhood for townhouses; parking.
- Concern that 3-storey townhouses adjacent to Hollywood Park will negatively affect the ecology and enjoyment of the park (and possible Ross Bay Cemetery), and suggest limiting to 2 storey buildings with 9.1 metre setbacks.
- Concern that a lot at the corner of Earle Street and St. Charles appears to be excluded from having townhouses and question if there is a different development concept being considered there.
- One suggestion that no townhouses be approved until after redevelopment of Fairfield Plaza occurs

Current traffic

- Concerns regarding current traffic, including that the Fairfield-St. Charles intersection is difficult; that the entrance to the plaza is difficult for cars to navigate; that crossings of Fairfield could be improved; and that better bicycle and transit access is needed.
- Concern that existing parking at Fairfield Plaza is hard to navigate.

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Small Urban Villages

Format

- Comment that combining the sections for Five Points and Moss and May villages is confusing
- Desire to rewrite the plan to make it clear what exists in these areas in 2018 and how the plan changes this

General support / opposition

A number of commenters supported the proposal, or offered qualified support; while others are opposed to changes in this area. Specific comments are in the following sections.

- For those who supported the proposal, reasons included wanting to see more housing, believing this is appropriate development in the area, or wanting to see more business vitality and places to gather.
- For those who offered qualified support, reasons included a preference for 3 storey limits at Moss and Fairfield, concern for design, concern for public realm improvements, parking, and concern for affordable housing.
- Key reasons for opposing changes to the existing village included general opposition to density or population change; concern for traffic and parking; transitions and proximity to single-detached houses, impacts on quality of life; feeling that the current village and businesses meet needs, believing 4-strorey buildings are too much density in a primarily single-detached neighbourhood, not wanting more businesses. One comment was concerned this would lead to gentrification. A number of commenters opposed enhancements to public spaces. Some believe change should be incremental in nature to protect existing businesses, or that the area should remain as is "for the time being."

Height / Urban Form / Density

Various comments on building height. A number of comments would like to limit this area to 3 storeys. Others believe the proposed height is appropriate. A few comments would like to see 2 storeys. Some would like to limit it to remain as it is (no change). A few would like to see more density and height. Specific comments include:

Specific comments in support or providing qualified support include:

- 4 storey buildings provide needed housing, support underground parking, is appropriate
- More shops and density is desirable
- Housing is needed
- 4 storeys is too restrictive; it could be higher; support higher buildings with underground parking
- Support taller buildings close to the intersection and don't let them spread towards adjacent areas
- It would depend on the design of buildings and public spaces, what businesses are there
- Support this form if you look at large cities, there are small groceries and services at the corners, and townhouses or other buildings in between.
- Moss and May: as long as there is a gradual transition to blend with the single detached houses on Moss street

Reasons for supporting 3 storey buildings at Five Points Village include:

- Existing buildings have a pleasing aesthetics; show off the vistas toward Dallas Road
- 4 storeys would be too tall for the residential neighbourhood / character houses / impact directly adjacent homeowners
- 4 storeys would feel too enclosed/too much shade/there are not enough trees
- There are many areas for infill already
- Concern that buildings in addition to Fairfield United Church will be torn
- Keep to the OCP limit (3 storeys)
- 3 storeys is appropriate outside of downtown
- Concern that in a family neighbourhood with lots of parks, higher density and commercial use is not needed (until downtown is full)
- Too many areas with higher density too close together; concern that apartment buildings will spread / be approved adjacent to villages
- Concern that density/height be limited to 1.5 fsr/3 storeys (with no density bonusing) consistent with Fairfield at Lillian/Wildwood Village in proposed Gonzales Neighbourhood Plan

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Comments for limiting height at Moss/May:

- Concern that 3 storeys is out of character of may create increased demand for commercial growth.
- Suggestion that 2 storeys is more appropriate

Businesses - General

• Suggestions to support specific types of businesses: use floor area limits to favour small businesses; use retail specific zoning to meet the needs of residents; support grocery stores, pet stores, hardware stores to get people out of cars.

Businesses - Five Points Village:

Varied comments mainly support maintaining the number and space of businesses as is, recognizing the commercial history of this area, and requiring commercial uses at grade. Some comments favour increasing the amount of business space or strengthening its vitality. Others question the ability of businesses here to thrive or provide needed services; or opposing more commercial space due to traffic and parking concerns. Specific comments include:

- Concern for the retention/continuation of Moss Street Market, as an important event for the city; heard that it is not viable in its current form
- Concern to limit business hours so as not to affect existing environment of homeowners
- Desire for medical emergency building and schools / feel plan displays lack of care for children and the sick.

Businesses - Moss and May Village:

Some concerns for introducing commercial uses at Moss and May. Comments include limited potential due to proximity of Cook Street Village and Ross Bay Village; that this is primarily a residential neighbourhood; that retention of housing should be prioritized; that uses like medical building don't serve the neighbourhood. Others state that a coffee shop would be welcome here (as existed in the past), and that location provides more affordable rents for some uses (e.g. yoga studio).

- Support for businesses that add to the community such as yoga and hair care (currently there), coffee shop, convenience store
- Concern that the Moss/May location does not have the population to support businesses, is too close to Cook Street Village and Ross Bay Village, and that the plan may result in empty storefronts, and that City should do market research.
- Concern buildings like the medical services building do not add to community
- Suggestion that locations like Moss and May are opportunity for lower commercial rents to support businesses like yoga studios.

Design

- Concerns about sunlight access and limiting the height of streetwalls, stepping back upper storeys, having balconies
- Concern to include greenery, space for sufficient tree plantings (setbacks)
- Concern that the area include greenery, nice places to sit, public spaces not just private residences
- Concern for sufficient setback to allow space for pedestrians, including seniors
- Concern that design of buildings fit the area / concern about modern, boxy type buildings (example of Fairfield United proposal)
- Concern for strong/specific design guidelines to ensure compatible transition from development to existing small scale single family residential area.
- Concern that plan is too restrictive on building heights, types and density
- Concern about privacy, e.g. balconies facing adjacent residential properties

Urban Forest

- Concern that there are enough trees
- Concern that trees will block sunlight

Heritage

- Concern to retain historic buildings
- Concern about other buildings in addition to Fairfield United being town down

Housing

- Suggestions to include affordable housing for families (3-4 bedrooms); that affordable housing near a school would be valuable; reserving housing is more important than adding commercial use at Moss and May
- I don't want subsidized or public housing (in our residential neighbourhood).

Traffic - Five Points /Fairfield Road:

- A number of comments cite that there is too much traffic on Fairfield Road, that it is hard to turn left, concern for safety near school; that it will be congested with more development or destination commercial; that the City should provide traffic impact data; or that any changes should be based on caution and case-by-case analysis of traffic impacts.
- Many comments are concerned about parking. Comments include that there is insufficient parking to support the proposal; that planners should provide a traffic and parking analysis; that new buildings include parking / sufficient parking; that businesses should provide free parking for clients; that 4 storeys of Fairfield Road is appropriate in order to support underground parking; that people still drive to "walkable" areas.
- Concerns regarding transit include moving the transit stop down due to congestion when school in session, or that focus should be on convenience and cost of transit and not on bus stop design.
- Some comments on pedestrian safety. One comment feels that the pedestrian scramble concept is more appropriate for a major city than this village. Safety for school children important
- Some comments on the need for bicycle parking; wanting bicycle lanes on Fairfield Road; or not wanting bicycle lanes on Fairfield Road due to perceived traffic impact. (note: concept and plan policies do not address bicycle lanes at this location)

Traffic - Moss and May:

• Would like to see more bicycle parking, speed humps or narrowing to slow traffic if more development occurs

Public Spaces

A number of comments saw public space enhancements as an important benefit and/or offered suggestions for these areas.

- Suggestion to integrate art ("Art and Culture district"), support temporary public art and festivals, create gathering place
- Suggestion to incorporate accessibility
- Support for greenery, garden, trees; concern that concept doesn't show step-backs to accommodate large trees; concern that underground parking will preclude large trees
- Desire for spaces to sit
- Concern spaces will be too sterile
- Concern not to impede traffic flows at intersection
- Concern that residents have input into design
- Belief that a quality public realm supports local businesses

A number of comments opposed or questioned public space policies. These comments, organized by theme, included:

- Concern that an "attractive public space" is a matter of opinion and may be unneeded; that the existing small plaza
 and the space at Sir James Douglas is sufficient; that further gathering space may not be needed given the small
 number of businesses and lower density areas
- Concern that they is no data indicating that these spaces will be used and if they are worth the cost
- Concern
- No need to do this. There already is a nice gathering area at the corner of Moss and Fairfield, and many people gather for the Moss St market every Saturday at the school / Public space already exists
- Suggestion to enhance the gathering space at Sir James Douglas instead
- Suggestion for "dog parking" to keep them out of businesses?
- Suggestion that no enhancements beyond street trees are necessary.

Infill Housing adjacent to villages

• Various comments in support, opposed or identifying concerns

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- Some would like to see infill housing, including townhouses; others would like to see area remain predominantly single-detached
- Concern for parking
- Concern that multi-storey apartment buildings would be approved next to or in between villages
- Concern for character, charm of area

Environment

• Suggestion that if development impacts the quality of life of a taxpayer, there must be fair compensation

Boundaries

• Concern that the southwest corner of the Moss and May intersection is excluded from the village, and that two nonresidential properties on May St (the Orthodox Church and the Tombstone Manufacturing shop) are not identified in the plan.

Urban Residential Areas

Rental Retention Area

"Rental Retention Area"

Comments that labelling an area "Rental Retention" is misleading because there are a mix of tenures here; creates impression rentals will be concentrated here and not elsewhere in the community; stigmatizes area; or makes it unclear if new strata development is acceptable.

Height and Urban Form

As in the Northwest, various opinions on proposed heights and urban form. Some support 6 storeys; others 4 storeys. A few would like more height and density (8 or 10 storeys) and a few would like to see 3 or even 2 storey limits in this area.

Reasons for supporting the proposal include:

- That housing is needed and appropriate in this area
- That Fairfield Road should support transit
- That affordable housing is needed
- Concern that the 6-storey area not be expanded, and that there are housing units large enough for families

Reasons for opposing development of 6 storeys is varied and it includes:

- General opposition to density
- Feeling that 6 storeys is too high or that the area should remain predominantly 4 storeys
- Not wanting more population / people moving here
- That it is not equitable to reduce height in Cook Street Village without reducing it here
- Desire to require affordable housing for all development without allowing buildings over 4 storeys of with added density
- Desire to have lower scale buildings without and let the market determine housing prices
- Suggestion that density can be added within a 4 storey limit
- Concern that if 6 storeys is supported in the plan, developers will push for more density or for even more height
- Concern that density will encourage demolition and that rental replacement policies will not be effective
- Land is expensive so efforts to include affordable housing are not warranted here
- Suggestion apartments should be built farther from the city
- Concerns for infrastructure (see general Traditional Residential comments, above)
- Would like to see Traditional Residential extended to all side streets and Urban Residential limited to NW boundary and corridor streets. Avoid displacement of existing renters, encourage medium-density Traditional Residential.
- Concern that the area north of Southgate Street contains a mix of 4 storey apartments, duplexes and single family homes and that 6 storey buildings would overwhelm these.

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- Concern that 6 storeys will block views and "shade out" existing apartment buildings, duplexes and houses, impact light and ambience of area
- Desire to retain and enhance existing 4 storey buildings
- Concern that the OCP indicated there is already sufficient capacity at 2.0 fsr.
- Concern about added traffic

Reasons for supporting more density or height than proposed:

- Belief that limiting density drives up the cost of housing and limits opportunities for affordable housing
- Land is expensive so density needed to support affordable housing
- In some cases, buildings over 6 storeys could fit in

Concerns about specific areas:

- Concern about having a good transition to Traditional Residential areas
- On Burdett Street across from Traditional Residential areas, stacked townhouses up to 3 storeys and 1.2 fsr are more appropriate for transition in height and scale from Urban Residential to Traditional Residential and would provide a valuable housing choice (petition presented to Council in May 2017 with 105 signatures).

Other comments:

• If 6 storey buildings are allowed in areas that don't already have them, this policy should be applied across Fairfield as character of "Rental Retention" area is as worthy of protection as anywhere else.

Rental Retention Policies

- Suggestions to strengthen rental replacement policies:
 - o Extend the "no net loss of rental units" policy to apply to 2 or 3 rental units.
 - o Require housing agreements specifying affordable rent levels for all new developments
 - Make this an area for introducing and evaluating new and innovative approaches to rental retention.

Boundaries and Transition

- One commenter would like to see the Traditional Residential area maintained west of Linden Avenue.
- Some comments concerned about transition between Urban Residential and Traditional Residential areas.
- Would like to see Traditional Residential extended to all side streets and Urban Residential limited to NW boundary and corridor streets. Avoid displacement of existing renters, encourage medium-density Traditional Residential.

View Corridors

• Suggestion to define a view corridor along Vancouver Street, similar to one on Quadra

Affordable Housing

• Varying opinions on affordable housing. Comments were generally supportive of affordable housing policies but concerned about ensuring they are effective.

Reasons for offering support or qualified support included:

- Suggestion that Fairfield be a demonstration neighbourhood for Inclusionary Zoning; that higher heights/densities be contingent on affordable housing being included; that stronger policies be adopted; need to ensure developers contribute to affordable housing; ensure affordable housing is on-site, not elsewhere; City Density Bonus policy is not effective in getting contributions
- Need affordable housing / new rentals are expensive / rents on existing rentals are high / employees need housing / becoming unaffordable to retirees on fixed incomes
- Need units large enough for families 3 bedrooms / 2-3 bedroom units / shared outdoor space
- There should be clear limits on what rents are considered affordable / 10% 20% below market rents is not affordable (several comments)
- Consider affordable homeownership, affordable financing for buyers
- Ensure affordable housing is permanent for the life of the building.

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- Support affordable housing goals, but not added density
- Like the policy direction but concerned this will lead to demolition and eviction nonetheless
- Living near downtown is a privilege / need to be diligent about who qualifies for nonmarket housing
- Support affordable but not subsidized housing
- Concern about policy that all contributions go to affordable housing (suggestions for art, greens spaces, neighbourhood improvements, play areas for kids, public amenities for all to enjoy, childcare)
- More pet friendly rentals

Reasons for not supporting the affordable housing goals included:

- Concern that local tax money will be needed for affordable housing or that affordable housing reduces tax revenue
- Concern that it is unrealistic to have affordable housing in an area with high land values; that land is cheaper farther away (in city or outside of city)
- Prefer market to determine housing prices / housing is a private sector activity
- Suggestion that if condos (rather than rental units) are built, the tax rate could be reduced
- Concern that renters do not have the same regard for properties as owners who pay high home prices and taxes, will devalue properties
- Concerned about preserving buildings which are not energy efficient or seismically safe, uneconomical to retrofit, and might be replaced in the market
- Concern that only a few people benefit from affordable housing units
- Concern that amenity contributions add to cost of housing

Scattered Commercial Uses

• See Northwest Area and Fort Street Corridor for details. (overlap)

Transitional Urban Residential Areas

- Phrase "Consistent with existing development" is unclear concern that this could indicate expansion of existing Urban Residential areas rather than maintaining current pattern
- Suggestion to maintain character
- Don't increase traffic
- Some comments support more housing: All areas of Fairfield should contribute to additional housing; allow 2-3 storey apartments along Cook Street south to Dallas Road
- Several suggestions to allow apartments along Fairfield Road near transit

Traditional Residential

General

- Concern that the words "Traditional Residential" imply one type of architecture or housing.
- Recommendation to include map of larger lots which accommodate certain housing types mentioned in the plan.

Growth and Population Change

- Some comments that these areas should stay as they are, feeling that most of the neighbourhood should be
 maintained as single-detached houses (some with suites being acceptable). Reasons expressed for this include liking
 quiet, liking large lots, having bought into a single-detached neighbourhood, concern for the value of housing, concern
 that the plan should primarily consider existing homeowners/residents rather than future residents, suggestion that
 there are other areas more appropriate for diverse housing types. Specific concerns include that new housing will
 impact character, parking, traffic, or adjacent neighbours; that new development may impact encourage
- Other comments support increasing housing choice, adding options that allow people and families to live in the neighbourhood, or that all parts of the neighbourhood contribute to supporting added housing.

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• Specific concerns regarding housing choice, impacts (e.g. traffic, parking, greenspace, character, neighbours) are detailed in the following sections.

Housing

Several concerns regarding housing. These included:

- A need for more 3-bedroom housing for families;
- A desire for mortgage helpers and rental suites to allow a broader range of residents to remain in Fairfield;
- Comments that some infill housing types are the only way people/families can stay in the neighbourhood / desire to stay in city
- Aa desire to see all parts of Fairfield contribute to housing goals and rental housing;
- Concern that new housing will not be affordable;
- Concern that Fairfield's Traditional Residential areas should maintain the types of housing that support those who chose a low-density area to live
- That lot assemblage for some infill housing types may cause displacement or disrupt community;
- That new development may drive up land values due to development potential; or, alternatively, that new development will reduce value of existing houses.

Parking

Many comments regarding parking supply. Parking was the most specific concern cited for opposing or being concerned about additional housing. A small number of comments alternatively suggested that housing and green spaces be prioritized over parking, and that other modes of travel be encouraged. Comments varied, key themes include:

- Varied opinions on future trends in car ownership (that households will continue to own as many cars as today; that they will have more cars [e.g. as children live at home]; vs. that changes in behavior and technologies like car share and automated vehicles will lead to lower car ownership.
- Concern that infill housing will bring additional cars, impacting on-street parking and traffic. Specific comments include that parking is tight already; that residents and their visitors to have to fight for parking; that most families own multiple cars; that seniors and families with small children must drive; that there is a lack of on-street parking to support the proposed changes; concern that some streets with parking on one side
- Many additional comments support infill housing only where sufficient parking is accommodated on-site. For suites, some suggest parking for each suite; others suggest one additional parking spot if there are two suites (e.g. 2 spots for a house with two suites).
- Concern that backyards would be paved for parking, reducing greenspace and trees.
- Some concerned about impacts if many changes occur on one street (e.g. if all houses have 2 suites).
- Suggestion for residential-only parking; suggestion to use a residential permit system to limit suites to one on-street space. Others don't want resident-only parking, finding it disruptive.
- Concern that if nearby urban villages don't provide everyday needs, that driving behaviour won't change.
- Concern that transit is not sufficient to provide an alternative to owning a car.
- Concern that there is always pressure to waive parking requirements (for aesthetic reasons, and to encourage trees), this will create future long-term problems.

Traffic

Many concerns regarding traffic (mirroring concerns about parking) from added population. Concerns include:

- that additional traffic will reduce livability and safety on local streets; that as larger streets get more congested, more traffic will cut through local streets; that local streets may become less comfortable for children or cyclists;
- that turn lanes and traffic signals may be inadequate for future growth;
- that additional road capacity is needed;
- that the combination of additional housing and bicycle lanes will make it harder to drive;
- concern that plan is based on people not driving cars, which is unrealistic

Others see a shift from travelling mainly by automobile (comments such as add more bicycle lanes to support added housing; or that the focus should be on housing people and keeping greenspace, not on cars.)

Transit

Desire for better, more frequent transit to support additional populations, or feel that current transit does not support a shift away from automobile use, in order to support added housing.

Infrastructure

Several comments regarding adequacy of infrastructure – sewer, water, parks, transportation.

Schools

Several comments regarding capacity of schools and if they can accommodate additional housing. Another comment indicated that school enrollment at Sir James Douglas is primarily due to French Immersion program, and that the in-catchment student population is relatively low.

Another concern that plan does not do enough to provide family housing, and with the increasingly expensive housing and older demographic, school enrollment will decline.

Design

Many concerns regarding design of new housing. There are varying opinions, including:

- Concern that new houses, duplexes or townhouses are not compatible with neighbourhood character due to modern / boxy design, flat roofs
- Others wish to see more creativity and accepting of modern design
- Some wish to see more compatible design, not necessarily mimicking existing design
- Concern that housing being built does not have sufficient setbacks, that too much space is paved rather than landscaped, or that there is too much massing impacting adjacent properties
- Concern that infill housing types (e.g. townhouses, duplexes) are not compatible with character of what is largely a single-detached area.

Heritage, Loss of character houses

- Concerns about the loss of existing houses/character due to infill housing, and its overall impact on the neighbourhood
- Suggestion that in traditional residential areas, policy should state that the retention and conversion of an existing house should always come first, before demolition and replacement is considered.
- Concern that the neighbourhood contains many arts and crafts homes which have been restored and densified through house conversions, which will be more affordable than a new townhouses.
- Concern that the majority of character homes in the neighbourhood are neither designated nor registered but their replacement with townhouse would destroy the traditional character of the neighbourhood."

Green space and trees

 Many concerns regarding maintaining green spaces, space for growing food, urban forest if new development occurs. Concern that new housing types may not be consistent with urban forest goals; or that housing and urban forest goals should be balanced. Several comments would like to see stronger and more proactive protection of trees where additional housing is considered. Two comments saw urban forest as not a priority within city, except in parks/natural areas. Several comments not wanting to pave backyards for parking.

House with 2 suites or suite + garden suite

Support / Opposition

Comments in support tended to be general, seeing this housing type as appropriate, as a way to accommodate housing, help homeowners, and conserve existing buildings. Some comments pointed out that this already exists and the City is playing "catch-up."

Many comments offered qualified support. Concerns include

- Concern that parking be integrated on site
- Concern about alterations to the existing house

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- Concern about loss of tree canopy
- Concern that this be done only on larger lots and no trees be lost no alterations to existing house
- Concern to enforce restrictions on short-term rentals
- Concern that if many property owners do this, there will be parking problems, less food growing space, stormwater issues
- Concern that this divides family homes in favour of small units appropriate for single people and students.
- Concern that variances are not allowed unless there are exceptional circumstances.
- Concern that existing residents will be negatively affected by parking and traffic etc.
- Concern that this will encourage subdivision

Comments in opposition focused on similar concerns to those regarding infill housing in general. Some specific concerns were expressed about garden suites and parking (see housing types and parking, below). Specific concerns include:

- traffic and on-street parking (below)
- more massing
- reduces feel of community
- may impact property values
- impacts existing residents, does not benefit them
- more demand on infrastructure
- Repurposing of homes with one Secondary Suite and a Garden Suite meets and exceeds the OCP growth requirements

Suggestion for even more housing options:

• Give home owners the option to include 1, 2 or 3 suites. Places to live for renters, extended family, caregivers, students.

Regulatory Barriers

Many saw this as a good direction for existing owners to add housing to the neighbourhood. Concerns for barriers to accomplishing this goal:

- City process, make it easier for homeowners (rather than developers) to make these types of changes.
- Suggestions to produce a guide for homeowners; to have a dedicated planning positions or ombudsperson; to examine regulations; and to survey owners who've recently added suites to see what issues they encounter.

Health and Safety

There is a lot of housing that abuses this to provide easy low-income housing that is unsafe or unhealthy right now. Promoting additional affordable housing is great, but if the incentive is to rent out cheap units then there may be little incentive to address safety concerns (mould, poor construction, etc.) which I have seen frequently in these situations.

Housing Types

- Suggestion to allow strata subdivision of suite and garden suite in this case.
- Concern that a house with 2 suites or a suite and garden suite is in effect a triplex. Comments included:
 - One secondary suite per a house unless the house is redeveloped into 3 suites. At least 2 off-street parking spaces.
 - Concern that it will be a for more amenable to landlords renting all suites than to owner living on site
 - o Suggestion that if this is done, it should be done as a house conversion to 3 units
- Comments that this already happens and could allow legalization of existing suites.
- Some general opposition to garden suites. Concerns included:
 - o causes lots of friction between homeowners, for little gain in density.
 - o limits green space and landscape

Parking

Most comments are general – either qualified support (provide off-street parking) or opposition (too much impact on onstreet parking). Some specific suggestions include:

- One parking spot per unit
- 2 parking spots where a main house + 2 suites/ suite + garden suite exists

Attachment F

- Don't pave over the backyard (for parking)
- Go to on-street residential permit parking and limit each suite to 1 permit
- Can on-street parking be added to streets that have it on one side now?

Economics

• Concern that this "upzoning" will increase land values

Retention of Existing Houses

Several comments supportive of this initiative as a way to retain existing houses. Other comments expressed concerns:

- Concern about emphasis on retaining existing houses to meet current codes, it would essentially be completely gutted
- Concern that some landlords abuse this to provide housing that is affordable but unsafe or unhealthy (examples of seeing mould, poor construction, etc.) with little incentive to upgrade.

Townhouses in a single row

- Many people supported townhouses in a single row as an attractive living option. Specific comments included:
 - that townhouses are too limited by the plan; that more 3 bedroom units are needed to accommodate families;
 that the idea of landscaped lots for townhouses is positive;
 - o several comments like single row but not townhouses in more than one row
- Some offered qualified support. The primary concerns were design/architectural fit; parking; greenspace/landscape.
- Some expressed expressed preference for a fee-simple option.
- Some supported townhouses in a single row, but not in more than one row.
- Many comments about design, with differing opinions:
 - Preference for a peaked roof/historic feel
 - Needs to be architecturally compatible, but not mimic existing houses
 - Let new be new, "modern, bright, creative" designs
 - Avoid long rows of identical townhouses
 - Avoid generic, beige townhouses
 - o several comments point to specific examples (e.g. Oliphant at Heywood) as what they would like to see more
- A number of comments opposed the development of townhouses.
 - General concerns referred to density; added population; or that townhouses are not appropriate in a primarily single family neighbourhood.
 - Specific concerns include impact on green spaces; desiring to maintain the neighbourhood as single-detached homes; traffic; on-street parking; design (especially modern designs); and impacts on land prices (either increasing or devaluing land values).

Other infill types preferred

Some who do not see townhouses as the right fit support other infill types:

- Some comments that houseplexes, heritage conversions are more compatible with neighbourhood character than townhouses. Specific concerns include that townhouses replace existing houses, have a different style, may appear "cookie-cutter".
- Suggestion that small lot houses are more compatible with detached character.

Stacked townhouses

Suggestions to consider 2.5 - 3 storey stacked townhouses projects. Reasons given include fewer internal stairs, can include accessible units, support ageing in place, and that units are located along the street.

Suitable/unsuitable locations

• Some are opposed to townhouses in sub-area 1 (general areas). Reasons include to retain character of neighbourhood and single-family feel, avoid congestion, avoid tearing down existing houses.

Attachment F

Townhouses in more than one row

General comments, support, location

Opinions on this housing type were split; many comments were in opposition to this housing type in sub-area 4 or offered qualified support.

Comments offering support:

- Preference for this type of housing as more attainable in price than single detached homes in Fairfield
- Concern that this type of "medium-density" development offers a choice other than apartments (which may not be
 attractive to families, those with dogs, those desiring a yard) and expensive single-detached houses.
- Suggestion that these be allowed in more areas / anywhere.
- Townhouses are the most sustainable type of housing in terms of environmental impacts.

Comments offering qualified support or specifying locations:

- Suggestions that these types of developments are appropriate if scattered (adds to diversity; not dominating any one street; a few complexes are fine)
- Concerns that these are not appropriate in sub-area 4 for a number of reasons (see Sub-area 4, below)
- Concern that this is not appropriate next to single-detached homes/on a street dominated by single-detached homes
- Concern that they not look like an identical row of unbits
- Suggestion that these are appropriate near Cook Street Village. (Others disagree)
- Cocnern that this type of development does not fit the character if traditional homes near Cook Street Village, and would be appropriate elsewhere in Traditional Residential areas.
- Suggestion that these are appropriate along Fairfield Road and parts of Cook Street; or along Richardson Street
- Suggestion to support these on single lots so as not to require consolidation

Comments in opposition to this housing form. In addition to concerns commonly expressed in Traditional Residential areas (traffic, parking, character, loss of existing homes, greenspace), specific concerns include:

- Concerns that this development type in particular is dense/would change the character of the area
- Some comments that while townhouses in single rows are appropriate, townhouses in more than one row are not
- Not liking the look of townhouses in more than one row
- Concern for green space, lot coverage
- Concern for land speculation, lot consolidation
- Concern about location of machinery (exhaust, vents, etc.) near property line impacting neighbours
- Concern that this housing form does not allow for fee-simple ownership of rowhouses
- Concern that they may become run-down or doorways not facing the street may attract crime
- Suggestion that only townhouses in a single row be allowed on scattered sites east of Cook Street Village, while laneway housing of 2-3 storeys be supported instead.
- Suggestion that the plan should not allow townhouse "complexes" because they work well with a master plan and a lot of land, but that in other areas they break up neighbourhoods (e.g. in Richmond)
- Concern that density can better be achieved in forms like character conversions.

Design

Comments regarding design:

- location of exhaust/machinery
- transitions to adjacent development, privacy, shading
- Suggestion to allow rooftop gardens, relax parking requirements
- Concern about fitting in architecturally/ avoiding boxy design
- Concern that entries of some units do not face street
- Concern that townhouses at 451 Chester Street do not have green space

Attachment F

Stacked townhouses

Some would prefer to see an option for stacked townhouses at 2.5 – 3 storeys rather than townhouses in more than one row. Advantages seen are that development is focused at the front of the lot and that ground-level units can be accessible, supporting accessibility and aging in place.

Sub-area 4

Many comments in opposition to these changes in sub-area 4:

- Concern that this encourages land speculation and lot consolidation
- Concern for property values (either that this will increase property values, making housing less affordable; or that it will decrease property values)
- Concern that area is almost all single-detached homes/ quiet, green / has many children and that added density (allowing 10 townhouses where 2 houses were) will destroy character, increase congestion and accidents, noise and loss of views
- Concern that sub-area 4 is being treated similarly to area near Cook Street Village: Neighborhood in sub-area 4 (north of Fairfield) is very different from that right next to cook street village (or major roadways such as Fairfield).
- Suggestion that this housing form might be more appropriate near Cook Street Village, along Fairfield Road or Richardson Street.
- Concern that sub-area 4 does not have laneways to separate properties or access parking
- Concern that townhouses in more than one row will seriously impact on adjacent residents' quality of life with respect to noise, open space, light, privacy and loss of mature landscaping and trees, enjoyment of their back yards
- Concern that developments are too big for this area
- Concern for too much density if Fairfield Plaza also redevelops
- Concern that townhouses, while accommodating more families, will not be affordable, but rather higher-cost and more crowded, and will not provide accessible units for ageing in place
- Concern that some provisions (e.g. setback, lot depth policies) differ from Gonzales plan
- Some comments that townhouses in a single row, or scattered developments in more than one row, can be beneficial but that the proposed changes are too much for one area

Development concerns

- Concern that one single-detached house would be left between two townhouse developments of more than 1 row
- Concern that some lots are too small to accommodate duplexes with suites and would be devalued if adjacent lots have townhouses in more than one row.
- Concern that city will buy houses to build this housing form
- Concern that developers will seek variances to build on lots smaller than the policy indicates

Interests of current residents

Concern that this housing type is biased towards people who do not live yet live in the neighbourhood, over the
interests of those who do; that it will benefit developers; and that it will impact investments of people who've paid to
live in low-density areas.

Reduce the size of lot for duplex

General comments

Comments were split between support, specific concerns, or opposition.

- General comments in support thought this was a good idea, that there are many underutilized lots or that we need to
 make better use of land, that lot sizes for all houses should be reduced, that triplexes and fourplexes should also be
 considered ("Remember... the goal is density increase, not 'perceptions of high density.' Through creative design it's
 possible to achieve both"), that this seems similar to a house with a suite, which shouldn't need that large a lot, that
 this is ok as long as setbacks and height restrictions are observed.
- General comment in opposition included concern for the character of Fairfield; that lower density should be the goal; concern for impacts on property values of single-detached homes; concern that the plan is more about the people who do not yet live in this community as opposed to those who call it home, that this type of density makes for

Attachment F

crowded living spaces; that the smaller lot won't be reflected in the sale price (new units won't be affordable); Fairfield is too crowded already..

Green Spaces

- Concern that proposal will reduce overall green space, remove trees and garden space, increase pavement and footprint of buildings.
- Concern that development will reduce quality of life for neighbours, possibly loom over neighbours, possibly shade adjacent gardens
- Concern that duplexes will be attractive to people don't like gardening / growing food; that duplexes should have plenty of land around them for residents to enjoy and garden, and large backyards for children or pets.
- Concern that the City does not enforce a requirement that 1/3 of a lot be landscaped.
- Concern for stormwater management on site
- Design guidelines are needed to limit hardscape and retain greenspace
- Support for design which can provide front and back yards
- Concern that size of individual units will be too small

Design, Massing

- Concern that side-by-side units on a small lot will cover too much of the lot and not fit in well with surrounding area.
- Concern that proposal is acceptable as long as proponents don't try to increase height too (be sensitive to neighbours).
- Concern to retain the sense of neighbourhood and green, there needs to be space for trees and gardens not building up to the edge of the lot.
- Concern that this be considered but that City needs to develop proper design criteria for new duplexes on smaller lots to ensure compatibility with neighbours, limitation on "hard surface" etc. / "Small lot" housing can work but design is important.

Housing Cost

- Comment in support if this includes affordable livable housing for families (3-4 bedrooms)
- Concern that decreasing width of lot won't lead to more affordable housing, but benefit the developer and increase housing costs per sq. ft.

Houseplexes

General support, concerns or opposition

Many comments regarding houseplexes mirrored comments regarding other forms of infill housing. Some favoured no or limited changes to Traditional Residential areas; others favoured the addition of housing.

- Many comments in opposition echoed comments regarding infill housing in general, or were of a general nature. These
 concerns include: opposition to added housing, density or population; concern for on-street parking; concern for
 retaining trees and green spaces; concern for maintaining general character of area; concern for adequacy of
 infrastructure and school capacity; concern for pace of change.
- More specific comments are included by topic below.
- Some were concerned that the plan is supporting houseplexes throughout the neighbourhood.
- Many comments in support identified possible benefits to housing, that this housing type can maintain character, or offered qualified support. Comments include:
 - Houseplexes would allow people who rent in and/or grew up in the neighbourhood to stay
 - $\circ \quad \mbox{This could provide strata housing} \\$
 - o Allows for densification while retaining character
 - Encourage larger (2-3 bedroom) units to support families / support if this includes larger units and green spaces
 - Support for houseplexes with laneway housing near Cook Street Village; desire for "gentle density"
 - o Consider smaller units with shared space
 - o Concern these are disappearing rapidly from the neighbourhoods/ makes neighbourhood attractive
 - Support only if backyard is not paved over for parking
 - o Support if an existing character house is not demolished

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Scale and Height

Desire for scale compatible with surrounding housing:

- Suggestion that this is better than either townhouses or 3 storey buildings
- Suggestion to limit to 2.5 storeys / avoid tall buildings
- Suggestion to allow 2.5 stories above a habitable basement, as long as height limit is met
- Suggestion to maintain the character, size, design of surrounding area
- Comment that this has already been done successful and in well-supported projects in neighbourhood and should be supported as a "transition" form leading into the traditional neighbourhoods.

Others feel appearance will be out of place:

- Concern that these would be large buildings and out of character or unattractive
- Concern that this will impose on existing neighbours who have smaller single family type homes / this much extra housing is not needed
- Concern that this seems like an apartment block

Design Concerns

General desire for design to fit in with existing pattern/character:

- Suggestion that this is the preferred infill type, as long as the design fits in with the neighborhood / that houseplexes that look like houses are much more appropriate for this area than either townhouses or apartment buildings
- Concern that this has been done well and that other examples detract from the neighbourhood, "scream 'look at me!'"
- Suggestion that they fit in with old home designs / new structures sensitive to the existing, traditional Fairfield houses
- Concern not to allow flat roofed designs.

Heritage

- Suggestion to only (support houseplexes) where the existing house cannot be lifted/converted., and that this be
 expressed as a strong policy preference for retention and conversion of existing housing stock, as house conversion has
 been successful and the plan should not encourage demolishing existing buildings regardless of whether they aren't
 Heritage.
- Concern that the majority of character homes in the neighbourhood are neither designated nor registered but their replacement would destory the traditional character of the neighbourhood.

Green space, trees, setbacks, shading

General concern for green spaces and trees. Some see this housing type as in conflict with green spaces. Others feel that on-site parking is to be prioritized.

- Suggestion to keep setbacks for light and urban forest, places to grow food / define setbacks in plan
- Concern that allowing more houseplexes will shade adjacent gardens, increase pavement and reduce overall greenery, ability to grow food, and enjoyment of outdoors.
- Concern that "Key words to this are: 'on lots of sufficient size'" and that variances may allow larger buildings than should be allowed.
- Suggestion that this is a better option (than small lot houses) for retaining landscape and green space as long as the lot is large enough.
- Concern that, like strata conversions, the backyard is paved and neighbors on the surrounding sides are looking at a parking lot
- Concern that off-street parking is required resulting in paved back yard / neighbours looking at a parking lot
- •

Parking

- Concern for needing at least 1 parking space per unit of
- Some support this housing type as long as off-street parking is provided; others do not like paving of backyard (see above)
- Suggestion for decoupled parking (where parking spaces are sold/leased separately from units) and lower parking requirements for small units

Attachment F

• Concern that these make on-street parking difficult / examples of impact of existing house conversions

Location

• Concern that these are too big / "mega" complexes for sub-area 4

Other concerns

- Concern about noise
- Concern that this detracts from sense of community as single family home owners don't know strata owners
- Concern about land values (on comment that without mitigating policies, this will lead to increases in land value due to the value of new strata units; one other comment concerned that infill housing will decrease house values).

Small lot houses

Green Space

Comment that small lot houses in particular impact green space, trees and that some attached housing forms are preferable in preserving green spaces.

Suites in duplexes, small lot houses or townhouses

General

- Many felt this is appropriate or important housing to provide opportunities for more families to live in Victoria, to add
 rental opportunities in all parts of neighbourhood, and would be great additions to the neighbourhood as opposed to
 larger homes with fewer people in them.
- Others feel that these housing types are not appropriate to the neighbourhood. Most concerns mirrored general concerns (not wanting to see population growth; parking, traffic, noise on local streets; infrastructure; general opposition to density; wanting to preserve areas of single-detached homes; diverse housing found elsewhere in Victoria).

Parking

Many concerns related to parking and traffic impacts on local streets. Many comments mirror general comments (see above). Some specific comments include:

- Suggestion to require all parking on-site / concern that if a current duplex has 2 spaces, how can more units be added?
- Suggestion to look for ways to provide more on-street parking (some streets have parking on one side)
- Suggestion to consider tandem parking with permeable surfaces, and parking off lanes where they exist

Suites in Duplexes

- Suggestion to allow in new duplexes only to respect interest of those living in other half of duplex who will be impacted if neighbours add a suite.
- Suggestion that a garden suite would be more appropriate as it has less direct impacts on neighbouring duplex unit.
- Suggestion to consider larger buildings if you want suites in duplexes / concern that the existing restrictions on floor area make for cramped spaces.
- Some duplexes are easily adaptable to legal suite. Do on case by case basis.
- One comment to allow duplexes with suites on any lots in sub-Area 4 if townhouses in more than one row are allowed next door. (Concern that single-detached homes will be devalued).

Suites vs. main units

• Some concern about how suites would be distinguished from main units.

Green spaces

• Concern for green space, amenity space on lots. Other view is that lot sizes should be relaxed as people don't need large lots anymore.

Trees

• Suggestion to ensure that city 'pre-identifies' mature trees to ensure retention as redevelopment occurs.

Scale

• Suggestion that population growth can be supported by gently increasing density using existing buildings and adjacent unused lot space rather than large scale disruptive developments, which require a high return on investment which pushes housing costs up further.

Housing Affordability

Comments on Proposed Policies

- General support for providing options for affordability. Need for affordable housing / many renters paying 50% of income for rent / new rentals are expensive and older rentals are becoming expensive
- Some are opposed for several reasons (believe that land values are too high in Fairfield to make affordable housing viable, more appropriate elsewhere; desire to limit change in built form; belief that housing prices should be set solely by the market; preference for market-rate homeownership units).
- Desire for stronger policies (clarify rent levels considered affordable; 10-20% below market not affordable especially if replacing an older unit being demolished; apply rental retention concept city-wide; inclusionary zoning; removing covenants as was done in Capital Park reduces trust in legal agreements to secure housing)
- Suggestion that Fairfield Neighbourhood Plan target households earning between \$20,000 and \$60,000 a year as identified in City's Housing Strategy.
- Desire to see a more aggressive amenity contribution approach / specific target for percentage of affordable units, length of affordability, income targets and unit sizes for new development. (Concern that Cook and Oliphant paid no CACs nor provided affordable housing (10% below market not being affordable).
- Concern that proposed policies will not be sufficient to prevent renovictions or generate sufficient new affordable rental units

Other Policy Suggestions

- Suggestion that Fairfield be a demonstration neighbourhood for Inclusionary Zoning (at least 10% of units) and new housing types (e.g. small units with shared common spaces)
- Suggestion to consider incentives: 10 year tax exemptions for affordable rental, similar to City's heritage tax incentive program; incentives to retain and renovate existing buildings
- Suggestion to look at other models, less dependence on private sector (land trust; coop housing; work with CRD, BC Housing)

Displacement

- Concern about renovictions / concern that proposed policies will not be sufficient to prevent renovictions or generate sufficient new affordable rental units
- Concern about people being pushed out of neighbourhood / want more rental housing in core rather than Westshore where transportation costs are higher
- Desire for City to lobby Province to have more ability to protect tenants from eviction or "renoviction" and not just when there is a rezoning.
- Concern that younger people can't afford to live here and are moving elsewhere

Housing supply

• Concern that plan focuses too much on housing supply, with the assumption that this will help address affordability. Suggestions that other methods of creating affordable housing receive more attention in the plan.

- Concern that total number of rental units near Cook Street Village has declined by 31 units from 2016-2017 and that the total rental supply should be monitored
- Concern that housing supply is more than keeping pace with population growth –with 113 units built for every 100 people added from 2001-2016, and that 7% of housing units are unoccupied. Concern that there is not a housing shortage, but rather a mismatch between modest family residences and upscale residences or small apartments being built.

Parking

- Suggestion to significantly reduce parking requirements in housing along transit routes and in Cook Street Village (CSVRN; several comments); see high parking requirements as incompatible with neighbourhood's vision for the future and citing that 55% of residents walk, bike or take transit to work.. Other comments are very concerned about parking availability. One comment supports decoupled parking (parking rented or sold separately from units).
- Concern to keep rents low for non-car-owning households

Household types

- Concern for housing needs for various people and household types (employees, aging renters, retirees on fixed incomes, families (2-3 bedrooms / outdoor space)
- Concern that City focus housing efforts on young families meeting this income range / concern that housing market is imbalanced towards high income retirees.
- Concern that the plan does not address housing for people affected by homelessness, considering that it is difficult for people to address health issues, find a job if they do not have safe housing. An additional comment for "no more social housing."

Amenities

- Concern that not all developer contributions go to affordable housing, but would like to see other amenities (public space improvements, etc.)
- Suggestion that affordable housing should be affordable in perpetuity / suggestion that if not affordable in perpetuity, other public amenities are preferred because once the affordability sunsets, the impact of the development/building design remains.
- Suggestions to strengthen rental replacement policies:
 - Extend the "no net loss of rental units" policy to apply to 2 or 3 rental units.
 - o Require housing agreements specifying rent levels for all new developments
 - Make this an area for introducing and evaluating new and innovative approaches to rental retention.

Heritage

A number of respondents are concerned about **loss of older heritage buildings and houses** with development. Specific concerns include:

- Suggestion that in traditional residential areas, policy should state that the retention and conversion of an existing house of heritage merit should always come first, before demolition and replacement is considered.
- Concern for protecting heritage buildings not just on register or designated / that most buildings of heritage merit are not on the register or designated
- Concern that new multi-unit development in the northwest, urban residential areas or new infill development will replace heritage buildings.
- Concern for heritage character apartment buildings.
- Concern about possible new apartment buildings on Linden Avenue, which is full of heritage houses
- Concern that the plan says nothing about preserving the heritage character of the buildings in both [small urban villages]
- Suggestion that City should require a heritage review of any property before an applicant can file for demolition.
- Concern at how little heritage conservation is recognized in the plan, including rental "gentle density" conversions.

Concerns regarding Heritage Conservation Areas:

- Suggestion to remove references to specific streets for Heritage Conservation Areas. Concerns included that many residents were not in support, that this may be interpreted in the future that these areas should be considered for HCAs, that the areas were selected and evaluated by the City and not the community, and that it may sound like conservation efforts be limited to these areas
- Suggestion to have a third-party evaluation of HCAs, consider larger areas /disappointed with HCAs being eliminated / I'd support much wider use of Heritage Conservation Areas than that currently contemplated / the small number of tiny heritage conservation areas was a shock. This planning tool came out while I was studying conservation. We discussed conservation areas as suitable for large areas, like much of Fairfield or a number of Gonzales Arts-and-Crafts streets.
- Suggestion to teword policies to support and facilitate a community-led process and champions to proposed heritage conservation areas
- Suggestion to refer to provincial guidelines on how to establish citizen led guidelines (refer to provinces guide)
- Suggestion to facilitate a citizen-led and initiated effort to establish a Heritage Collaboration group. This group would establish heritage values as guides for Fairfield and would work with the city, homeowners, NGOs, developers to facilitate a process where solutions are found for renovations and construction that preserve and enhance heritage values. This approach would broaden awareness of heritage values and contribute to culture change on this important issue.

Survey

• Suggestion/request that the city fund fa survey of streetscapes by a knowledgeable third party, for Fairfield and Gonzales.

Incentives

- Suggestion to mention the Heritage Grant Program administered by Victoria Heritage Foundation, available to home owners of homes with heritage, in Chapter 10
- Suggestion to develop incentives other than tax breaks

Other

• Suggestion to have an arts, culture, heritage and parks advisory committee, perhaps through the F/G Comm. Association.

Infrastructure and Green Development

Green Building Requirements

Desire for more specific green building requirements, specific to Cook Street Village / Fairfield Neighbourhood. Suggestions include:

- Requiring levels of green building in rezoning / stronger requirements / consider specific features (e.g. green roofs, permeable pavement)
- Use LEED standards as a requirement / for rezoning
- One suggestion that community members, rather than staff, suggest green building standards
- Several suggestions for developing stormwater requirements for new development

Infrastructure Capacity

Several concerns that plan does not address infrastructure capacity, that infrastructure is not sufficient, that development does not contribute to infrastructure, or that taxes would need to rise as a result of growth. (note: Several commenters were unaware of City's infrastructure master plans and Development Cost Charges.)

Climate Change

Some would like to see climate change risk factors, including sea level rise threats to Dallas Road bluffs and the Ross Bay area, considered.

Others would like more focus on reducing greenhouse gas emissions.

Attachment F

Natural Hazards

Some would like to see land use proposals in the plan consider soil types and earthquake risk, particularly around Cook Street Village and Ross Bay Village (Fairfield Plaza).

Construction quality

Concern that new buildings are built to last 30-40 years as opposed to older buildings which last over 100.

Construction waste

Concern that construction waste from teardowns is costly to our environment and though more of this waste is recyclable now a huge amount still ends up in the landfill. Suggestion to see construction waste impact on the environment factored in as a hard cost within the plan re housing development.

Placemaking, Arts and Culture

Public Art

- Suggestion to incorporate art, whimsy into streetscape of Cook Street Village, Five Points Village
- Concern that public art is only valuable if residents like it. Suggestion that artists work with the community, involve the community *not just board) in selecting art.

Events and venues

- Suggestion to allow house concerts / music venues
- Suggestion for more arts and culture (not bars), that everything closes early in Cook Street Village.
- Concern for the need for affordable arts in the city as a whole.
- Comment that the Royal Theatre in its current configuration is audience-unfriendly and difficult to stage productions. Suggestion that if some form of amalgamation occurs, it may be time to rethink the whole property, including heritage designation.
- Suggestion for live/work buildings for artists in Northwest area or Cook Street Village, possibly Five Points village

Other

- Concern for a strong focus on #12 Art, Culture and Placemaking for to make this community a vibrant place to live and work.
- Suggestion to have an arts, culture, heritage and parks advisory committee., possibly through the F/G Comm. Association.
- Suggestion for a community Art & Culture District at Fairfield and Moss

Community Facilities and Well-being

A number of comments:

- Consider reconciliation with Songhees/Esquimalt; consider community efforts to rename streets or places
- Suggestion for more events in drop in (community) centres ("like Vancouver").
- Suggestions for added facilities in Cook St. Village: Community drop-in centre for families / seniors / youth pop up library / art maker space.
- Suggestion to consider child care space rather than public gathering spaces as an amenity for Cook Street village, to support a more diverse neighbourhood
- Concern that cingle people, who are not in families, and not seniors feel left out of community centre programming.
- Suggestion for a gym near Cook St. Village please concern for lack of amenities in this area with the nearest gym 30 min walk away.
- Concern about noise level, noise pollution from traffic, construction machinery, parks maintenance.
- Desire for see policies on community gardens/orchards and integration into development. (see Parks, Open Space and Urban Forest for more detail)
- Suggestion that a community garden would be great for all those living in mutli-unit residential buildings.

- Concern about the impacts of deer.
- Question on what is meant by supporting diversity? Affordable housing like cooperatives could support more diversity of incomes, households.

Amenities

Prioritization of improvement categories

At public open houses, participants were given the opportunity to prioritize preferred categories of amenities. The results were as follows:

- Affordable Housing (47 dots)
- Public Space Improvements in Cook Street Village (40 dots)
- Pedestrian and Cycling Improvements (36 dots)
- Improvements to Waterfront Parks (29 dots)
- Placemaking and public space improvements in small urban villages (28 dots)
- Improvements to other neighbourhood parks (22 dots)
- Community centre spaces (12 dots)
- Design guidelines (added by participants; not considered an amenity) (7 dots)
- Skate park, waterpark, lego shop (added by participants) (3 dots)

Cook Street Village:

- Support for affordable housing, public realm improvements, public art, community centre space/programming, or child care.
- Some questioned the need for public space beyond streetscape, trees and patios.

Ross Bay Village

 Suggestions for a number of amenities if redevelopment occurs, including medical facilities, space for classes, meeting space, library branch

Five Points Village (Fairfield at Moss Street)

- Various comments on public spaces. A number of comments questioning the need for such spaces; others advocating
 street furniture and trees is sufficient, and others seeing such spaces as desirable or key elements of the small urban
 village. See Small Urban Villages for details.
- Suggestion for an Arts and Culture district.

Urban Agriculture

• Several comments desiring community gardens and orchards. One suggestion for locating this in Beacon Hill Park.

Amenity Contribution Policy

- Several comments wanting stronger amenity contribution or affordable housing policies for rezoning
- A number of comments questioned directing all contributions to affordable housing, particularly in the Northwest area but also in the Rental Retention area; a desire for public improvements was expressed.
- Some felt the current policy was ineffective

Individual Suggestions

- Pool at Beacon Hill Park
- Gym at Cook Street Village (commercial)
- Maker space
- Live/work housing for artists in Northwest area or Cook Street Village
- Library Cook Street Village or Ross Bay Village (2 comments)

- Community sportsplex on Quadra Street
- Medical facilities
- Schools
- Community space
- Child care
- Placemaking
- Skatepark
- Waterpark
- Lego shop

Process

Some concerns about format of events and input opportunities:

- Concern that vote by stickers not a fair way to determine support/ people voting without understanding.
- Concern that sticky note posting at Open Houses was designed to limit discussion
- Concern that renters' forum was not sufficiently attended, invitations were not broad or early enough, and sufficient data was not provided.
- Desire for more two-way conversation with the City and discussion among stakeholders.
- Concern about the length of the survey, the time it takes to complete it
- Once comment that "pizza and a planner" meetings are unrepresentative/undemocratic. Other comments that this was a valuable method of engagement to both learn about the plan and provide input.
- Some would like a higher number of people to be engaged.
- Concern that drawings and concepts in the plan diverged from early community input
- Concern that urban design workshops (charrettes) were not sufficiently open to the public and/or did not cover a full range of issues (e.g. specific street design for Cook Street Village).
- Request for additional engagement opportunities: meeting with sub-area 4 residents and owners; additional areaspecific meeting; general community meeting for other neighbourhood-wide topics
- Concern that breaking survey up by topic minimizes overall impact to neighbourhood
- Desire for overall view of proposed changes for both Fairfield and Gonzales.
- Feeling that choices in survey/ outreach are not the ones the neighbourhood wants.

Concern that insufficient outreach was conducted

- Many people were unaware of the plan (including people living in Sub-Area 4)
- Feeling that targeted outreach to sub-area 4 was needed due to the potential level of change and that little change has taken place here in the past; that sub-area 4 was not clearly indicated in promotional materials
- Some mailings were not in a City of Victoria envelope, but as a postcard
- Unclear what methods were used to reach hard-to-reach populations (including those under age 40, and renters)
- Suggestions for door-to-door flyering, presence at grocery stores and coffee shops, posters in rental buildings, circulate notices through Parent Advisory Council
- Concern that any changes to a local area plan be subject to judicial review, and that the engagement held at open houses not be considered without proof that those putting dots on the board are utility and tax-paying residents
- Unclear how feedback from public would be reported.
- Overall, pretty good

Concern about level of engagement

- Concerns regarding the composition and selection of working group ("...comprised of Urban Development Institute representatives, and other business members outside Fairfield ... with no opportunity for community to put forward their representatives.")
- Desire for greater level of involvement, two-way conversations with City, dialogue with other community members, and that greater time is needed for this to happen and for participants to be informed.

• Concern that the contentious plans for Cook St Village and the northwest corner of Fairfield are undermining the equally important discussions that should be taking place about intensification in the other parts of the neighbourhood

Desire to support more informed input

- Some comments to educate people to understand a density bonus, zoning, etc. to provide more informed comment.
- Desire for more information in order to provide input (e.g. affordable housing definition, population projections)
- Desire for information to be provided about the current baseline (e.g. how would the plan be different?)
- Desire for additional demographic data and housing projections; number of vehicles, mode shares, # parking spaces, 2016 census information

Some would like more time for engagement

- Concerns regarding short time span between draft (Sept 2017), November Open House and deadline for comment; the holiday season; staff change early in the plan; absence of some working group members; low numbers of survey results; and neighbourhood groups questioning some changes which were not apparent until November.
- Additional comments desired more time to get things right; that development is proceeding quickly, that neighbourhood working groups need more time to consult residents and provide meaningful feedback; that more people need to show up; that a longer process would give people time to understand what is proposed, give more meaningful feedback and feel their voice is heard.
- Desire for plan to take as long as it needs for everyone to feel they have provided all of the input they want to, and be heard.

Some were concerned that people outside of Fairfield neighbourhood could participate in survey

- Concern that it is inappropriate for people to submit feedback on areas they have little knowledge of, or are not
 invested in
- Concern that the survey could be completed by people who do not live in the area
- Feeling that it is the residents in this area who should have the say in what goes on here.
- Concern people supporting more housing may be developers and people living elsewhere who want to move to Fairfield

Plan Scale

- Suggestion for separated plan for Fort Street Corridor
- Consider one plan for Fairfield and Gonzales together.

Attachment G: Raw Feedback on Draft Fairfield Neighbourhood Plan

- Part 1: Open House Feedback
- Part 2: Survey Report
- Part 3: Notes from Pop-up and Pizza and Planner Events
- Part 4: Correspondence

Attachment G: Raw Feedback on Draft Fairfield Neighbourhood Plan

Part 1: Open House Feedback

Fairfield Draft Neighbourhood Plan Feedback

Date: November 18, 2017

Event Type: Open House #1

Location: Sir James Douglas School

of attendees: 74

Bullets = sticky note comments placed on Open House display boards.

The blue headers, and numbered titles denote the display board and section of the board where the sticky notes were placed.

These Key Direction will guide growth and change in Fairfield over the next 25 years

1. More housing in the northwest

- Community has high proportions of rentals concerns that more will be a shift from rental to ownership.
- Neighbourhood good for designation:
 - o maintain character
 - o don't increase traffic (eg. Fairfield Rd a concern)
 - o Support for 5 corners vision.
- Address transportation challenges at this corner.
 - \circ speed
 - o maybe lighting Cook and Collinson.
- Moss Street is used by kids walking and cycling to school. Improve visibility.
- I like the plan: More density in villages, more secondary suites.
- Cornwall cut-through needs to be addressed sooner due to new development at Moss and Fairfield.

2. Strengthen Cook Street Village as the heart of the neighbourhood

- Retain yellow for Sutlej concern about losing historic character, losing residential feel (owners on Sutlej). townhouse ok. Houseplexes ok
- Should allow higher density in CSV to bring contributions to improve public areas and more affordable housing.
- 3. Make it easier to leave the car behind
 - Need to assess Moss street between May and Fort for traffic impacts tied to schools.
 - Like patios, outdoor seating for Cook st. village. Like bike lanes and pedestrian improvements.

4. Support the urban forest and green spaces

- Support for densification and more suites.
- Can we fence in playgrounds for safety? Playground upgrades.

5. Enhance the waterfront

• support for waterfront plan.

8. Re-imagine Ross Bay Urban Village

- Fairfield Plaza support for more housing around Fairfield Plaza. Plaza improvements needed for pedestrians but need to provide parking too.
- Like the diversity of shops and services.

9. New housing that fits residential areas

- Support for more bike infrastructure and transit
- On the right track for townhouses
- Need for 3 bedroom units for townhouses / rowhouse with outdoor space. 1200 sq foot with basement storage.
- Gonzales: Concern about parking impacts of townhouses... more parking should be required.
- Gonzales: Parking challenges around Hollywood park and south of Fairfield Road.
- Gonzales: Concern about blanket small lot parking could add 2 units where now there is one.

NORTHWEST CORNER AND FORT STREET CORRIDOR

More housing in the northwest

We heard:

- Who decides that 6 is the magic number for height? Four is most appropriate... (as a fit and for increase density)
- I disagree that assertion will destroy our neighbourhood's unique, historical look and feel.
- Important to embed responsibility to provide housing through height in all areas of Fairfield.
- What is affordable (are we making developers section of parts for that?)
- What is the projected population growth to warrant this development?

Northwest Corner Concept Diagram

- This areas makes sense for increased density buildings unlike lots of others being
- Correction Needed: There is no commercial operation on this segment of Collinson St.
- "Maintain walkable streets and urban forest throughout the area" (sticky note with one green dot which reads 'very, very, important')
- "Complete Rockland Avenue Greenway" (2 green dots)

NORTHWEST CORNER AND FORT STREET CORRIDOR

More housing in the northwest

How supportive are you of the overall vision for the northwest area of Fairfield? (See Concept Diagram)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	9	-	1	-

How supportive are you of the key initiative for the northwest portion of Fairfield?

Maintain current policy that allows 8-10 storeys (30m) west of Quadra Street and north of Rupert Terrace (aligns with the Official Community Plan and Downtown Core Area Plan).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	5	1	-	2

Support residential buildings up to 6 storeys (20 m) between Quadra Street and Vancouver Street and north of Fairfield Road, with pedestrian and public space improvements. (No change required to the Official Community Plan).

• What does "support" mean?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
13	4	1	2	1

If new development includes on-site affordable housing, consider allowing additional density (within the permitted height limits)

- What is the definition of 'affordable housing'?
- With no definition of affordable housing, can't answer 3 green dots.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	1	1	5	3

Develop new design guidelines to require new multi-unit buildings in this area to fit in with surrounding properties.

• What does this mean?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
15	3	2	-	1

- What is the population projects for this area that warrants this growth?
- Where possible, include requirements for green roof garden, greenhouses and meeting places for building residents in higher density developments.
- Let's restrict "affordable" to attainable with the average income in the city.
- Define "affordable"
- Are we dropping parking requirements here for condos? Where is parking if so?
- What's the assumption of how many people will be displaced and unable to move back to the area?
- Loading responsibility of additional housing including affordable housing on select areas is not fair. All Fairfield needs to help.

Strengthen Cook Street Village as the heart of Fairfield

How supportive are you of the overall vision for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
7	9	1 • Is not clear plan (e.g. bike lanes?)	1	2 The door to greater height must remain open for supporting designs that offer more community space at grade for stepped back height.

How supportive are you of these key initiatives for Cook Street Village?

In Cook Street Village. encourage housing above shops and limit building height to 4 storeys (requires a change to the Official Community Plan which allows up to 6 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	3	1	-	2 Providing this focus includes shared responsibility for affordable housing with all of Fairfield.

East of Cook Street Village to Chester Street: Maintain the current policy encouraging townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
18	1	1	2	1

West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks and townhouses (this differs from the Official Community Plan for parts of this area)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
16	1	1	3	4

	 The door to greater height must remain open in exchange for affordable housing and/or public amenities at grade. Need to maintain diversity of
	diversity of housing.

Along Oliphant Street, retain the traditional residential context with single-detached houses, duplexes, heritage house conversions, townhouses and "houseplexes"

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	3	1	-	2 Providing this focus includes shared responsibility for affordable housing with the others areas of Fairfield.

Improve public spaces and streetscape

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
25	-	1	1	1

- There is an over romanticization of Cook St. Village that is pushing responsibility for additional housing on other areas of Fairfield. Cook St. village needs to share responsibility through height (6) too!
- Put in a gym near Cooks St. Village please. There is a distinct lack of amenities in this area with the nearest gym 30 min walk away (green dotted)
- Multi-unit housing in this area should be mainly in the form of character conversion to keep the charm of this neighbourhood.

- All of the new developments should have their own parking, otherwise the streets will be a clogged nightmare for people coming to the village or living around there.
- while I would like to see higher density in Fairfield, I prefer to see character conversions to multiunit townhomes that retain the neighbourhood charm instead of tearing out those houses to put in a townhouse complex. Cook – linden. Mackenzie – Chapman.
- Street parking should <u>NOT</u> be free EVEN in residential areas. There should be <u>no</u> residential parking only all parking must be open for <u>all</u>. Think! 1,000,000 on our roads Jan June 2017 new cars.
- Why not close Cook St. for community celebrations like they do in Oak Bay?
- Surface parking could become playground or green space in future.
- How can you widen sidewalk and add parking?

Strengthen Cook Street Village as the heart of Fairfield

New Design Guidelines for Cook Street Village

- Encourage common space for residents (green dotted)
- Upper floors step back at least 2 m. (green dotted)
- 3 storey maximum street wall (green dotted)
- Second Floors need to be terraced avoid tunnel effect 2 story max street wall. (sticky note with 4 green dots).
- 2 storey (sticky note with one green dot)

How supportive are you of the design guidelines for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	4	-	2	2

- Design requirements should fit historical, hip vibe of the area don't turn into a glass and concrete area. Cook street is so unique try to balance development and preserve. (3 green dots)
- Roof top gathering spaces should not damage existing neighbour's privacy. Common space could be lower on building.
- Guidelines or bylaws are needed for delivery vehicles for the commercial spaces. Currently a fullsize semi-truck delivers food to Bubby's restaurant and he parks on Oscar during the delivery.
- Ensure that Cook St. village shares housing responsibilities that other commercial areas have.
- Ensure plenty of parking. Support underground and laneway for residents and visitors. Don't underestimate the parking needs.
- Need more detail on underground setbacks
- I suggest that given the high cost of land, this kind of restriction can only create very expensive housing!
- Walking village (with no cars)
- 5 m sidewalks then PI 1 metre behind. Don't encroach on sidewalk (1 green dot)
- Encourage rooftop gardens, private places for families to meet with their building, clotheslines, human, scale, needs and perspective.

Encourage neighbourhood commercial corners to thrive

The plan proposes supporting existing commercial areas with new housing options and public space improvements

• "Retain historic buildings" (one green dot)

How supportive are you of the key initiatives to support commercial areas at Moss Street and May Street, and Moss Street and Fairfield Road?

Encourage small mixed use or residential buildings up to 3-4 storeys, (Existing zoning allows 3-4 storeys; Official Community Plan supports up to 3 storeys).

Very supportive	Somewhat	Neutral	Somewhat	Very opposed
	supportive		opposed	
19	3	-	2	2

Support local businesses and community gathering by creating attractive public spaces.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
20	3	-	1	1

- A major piece of information is missing here on traffic and parking. I <u>really</u> hope your planners are considering this and tell people before anything goes ahead.
- Where is the data on the projections on traffic flow in the area associated with these developments? Please be transparent on that level. Parking and traffic are already a challenge. People will take side streets like Cornwall to avoid traffic congestion.
- Traffic and parking would become a problem with increased commercial and residential development (already a problem).
- Safety for school children important.
- Moss and Fairfield: Keep to 3 storeys. Existing buildings on corner have a pleasing aesthetics and show off the vistas down Dallas Road.
- The design of any buildings should be a fit for the area. The one planned for where the church is looks like a stark white box with a red ribbon around it could not be farther from a design fit.
- Please ensure the design of the new apartment fits into the area (Fairfield and Moss). If it doesn't it will destroy ambience at the corner.
- Confusing! Need to break out/differentiate between Moss & Fairfield and Moss & May.
- Need gym / more amenities in this area; also solution for parking to ensure residents can park.

Re-imagine Ross Bay Villages

We heard:

Ross Bay Concept Diagram

• Storm water drains under plaza parking lot; Rain water management

How supportive are you of the key initiatives for Ross Bay Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
18	6	-	-	3

- Underground parking?
- Want available in bigger project community meeting rooms
- How do we resist using zoning as a negotiation starting point? Right now zoning has no credibility
- encourage commercial gym in this area
- underground parking at grade parking looks like a strip mall and will ruin the redevelopment
- Agree with concept but not height the streets in the area will be clogged up affecting quality of life unless you build out streets more. Restrict height.
- take note of liquification area throughout; impact on redevelopment and on adjacent properties
- Ross Bay Village currently features almost every imaginable service. A redevelopment higher rent centre will force out many small businesses changing the character and utility of the centre. Communities not only need lower cost housing, but also affordable commercial space.
- I agree completely

Retain rental apartment areas

We heard:

- Define affordable (3 green dots)
- Want to see a 3D model.

How supportive are you of the key initiatives to retain rental apartment areas?

Allow maximum 6-storey limit in this area to retain rental building and discourage teardown and redevelopment (no change from Official)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
19	-	-	4	3

- I can't support this because "affordable" is not likely affordable.
- Any reduction in allowable height (ie. cook St Village and West area) need s to include this area too. Otherwise, it is unfair loading on one area.

Direct all contributions from new development in this area toward creating new on-site affordable housing. where on-site affordable housing is secured, consider additional density (limited to 6 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
18	2	-	2	3

• The drive to put 6 storey buildings in one area of Fairfield is biased. all Fairfield needs to share responsibility for affordable housing.

- What is the definition of affordable housing / rental?
- There should also be clear limits to what the rents are to enable people to afford them. Be clear please on that support our future generations who need rental space that they can afford.
- Encourage, promote rental building construction <u>everywhere</u> in Fairfield do not create a <u>renters'</u> <u>ghetto!</u> (2 green dots)
- Not all contributions to affordable housing. eg. support more daycare.
- Parking
- Rental buildings should be build in many areas in Fairfield near public transit. Not limited to a specific area. (1 green dot)
- This area includes single family, duplex condominiums, townhouses. Naming it "rental" is biased to leave an incorrect impression of the nature of this neighbourhood.

New housing that fits residential areas

House with two secondary suites; or one secondary suite and one garden suite

How supportive are you of these key initiatives for housing?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
21	5	1	3	-

Comments?

- On-site parking is absolutely key to this. for all residents of these buildings (remember adult kids live at home into their 30's now lots of cars).
- With this style of dense housing I will have so little privacy in my own back yard.

New housing that fits residential areas

Duplexes on typical-sized lots Houseplexes

How supportive are you of these key initiatives for housing?

Reduce the size of lot suitable for duplexes.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	4	-	1	1

Support "houseplexes", new 3-4 unit buildings that look like single detached houses, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
23	-	-	2	1

Comments?

- Making sure these houses are an architectural fit is so important. Right now this is not happening.
 - Incentives for House conversions
 - $\circ \quad \text{lower permit fees} \quad$
 - o waive DCCs
 - o etc.
- Nothing here articulates the idea of house-like multi-unit buildings (6-12 units) as a complete alternative to achieving density in Fairfield with 4-6 storey apartment buildings. Such a strategy could, over time, increase Fairfield density/[population infinitely without destroying/diminishing the character/soul of Fairfield.
- Please retain the character of the neighbourhood for housing styles as in above photos. "Modern" homes are beautiful but not in keeping with the character of Fairfield (green dotted).
- Please make sure the design is beautiful and suited to the neighbourhood. No ugly houses/building.
- Put in place bylaws for approval of single family house design to ensure architectural compatibility with Fairfield. Or/ don't allow demolition.

New housing that fits residential areas

Suites in Duplexes, small Lot Houses, and Townhouses

What is proposed?

• In duplexes on wider lots (18m/ 60 ft wide, 550m²) "in all sub-areas"

Sub-Area 3

• This will bring a lot of density to my neighbourhood. <u>Traffic</u> – <u>noise</u> – parking issues. I live here because it is quiet – treed and not overly crowed.

How supportive are you of these key initiatives for housing?

Allow legal suites in duplexes, small lot houses and townhouses.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
20	2	-	8	-

- In subarea 4 allow duplexes with suites <u>regardless</u> of lot size otherwise you will 'orphan' and devalue single family houses that are 'left over' yet surrounded by new development.
- higher density with some commercial all along transit route aka Fairfield Road.
- Neighbour consultation sadly lacking, particularly sub area 4 not even identified on brochure map, need better liason.
- Overcrowding in "1" area does not add value to a neighbourhood. If current duplexes have the required parking spaces, how do you add more to the lot size? Fairfield is a beautiful area, the plans don't show current suites and the parking already taken in shaded area for the guide growth and change subarea 2.
- Ensure that city 'pre-identifies' mature trees to ensure retention as redevelopment occurs.
- Parking is of concern for houses with secondary suites. Consider 2 spots
 - o tandem parking?
 - o permeable surface parking
 - o parking off lanes or in rear.
- Absolutely agree with all comments on parking here. Please put it on the properties. Not on Streets.
- City needs to have separate meetings with owners in <u>each</u> of the 4 subareas- one size does not fit all. (green dot)
- Do <u>not</u> agree with townhouse density proposed in sub area 4. Increase density destroys single family character. Limit increased density in sub area 4 to duplex and infill / garden cottage. Do not allow lot consolidation.
- Parking? (two green dots)
- Maintain trees and ensure they have on site parking! very important.
- Please don't allow complete destruction of trees on existing properties to make room for massive buildings that take up all of the green space on the properties.
- The plan has changes here. Why are they not in the drawing? Sub-area 4 near Ross Bay Village.

New housing that fits residential areas

Townhouses

• What is the projected population growth this is based on?

How supportive are you of these key initiatives for housing?

Support single rows of townhouses adjacent to small urban villages and on corner or laneway lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	3	-	8	2

Support one or more rows of townhouses near Cook Street Village, and in some locations on Fairfield Road and north of Fairfield Plaza, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
21	6	-	3	1

Comments?

- Please make developers build in parking for theirs residents and their guests. Look at what has happened with the townhouses in surrey- people are fighting for parking, neighbours are at war with each other (see "Clayton Heights parking) Its one thing to build but without parking there will be major disharmony in these areas in the community.
- The terminology "traditional" is loaded with assumptions that this area is sacred and carries more weight for the status quo. (1 green dot)
- Parking x2
- Important to ensure that ALL areas of Fairfield offer up rental, including affordable housing. (1 green dot)
- Get RID of residential parking only! <u>No</u> free street parking.
- Single row townhouses needs to maintain a habitat for the lizards that sun themselves on the rock retaining wall currently on Fairfield and Memorial. (7 green dots)
- Encourage Clothes Lines
- Character conversions, not cookie cutter townhouses, are key to increasing density but retaining neighbourhood charm.
- Opposed to townhouses in sub-area 1. Retain character of neighbourhood and single-family feel (I know multiple units exist in homes) too congested.
- As I age I am going to want a home (own or rent) that doesn't have stairs. Can we have townhouse with separate up/down areas?
- Continuing to approve new flat-roofed housing does not enhance traditional housing. Why is this continuing?

PARKS, OPEN SPACE AND URBAN FOREST

Support the urban forest and green spaces

How supportive are you of the key initiatives to support the urban forest and green spaces?

Develop urban forest strategies, such as street tree replanting, adding new trees in urban villages, open space guidelines for infill housing, community-led projects (e.g. orchards), and implementing the City-wide Urban Forest Master Plan.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
26	2	-	-	-

- Density on potential private green space.
 - As nothing but building and landscape on dev. lots
- Approach the "Friends of Beacon Hill Park" to give up their opposition to sue commercial activity in the park! We need a food concession or allow food trucks! (one green dot)
- Keep the park as a natural space. Don't allow food trucks.
- Please make homeowners responsible for maintaining heritage / large trees. Many new homes turn their properties into "moonscapes" we'll look like Langford.
- Protect the original concepts and the tree spaces contained in the original Chief Arborists' plan which has given Fairfield a well thought out boulevard tree inventory.
- City needs to Pre-Identify mature trees and 'flag' sites accordingly so anyone wanting to develop is aware of importance of retaining trees after the fact penalties do not work developers would rather pay fines then save trees.
 - o Proactive Inventory needed use students to facilitate.

PARKS, OPEN SPACE AND URBAN FOREST

Enhance the waterfront

How supportive are you of the key initiatives to enhance the waterfront?

Develop a long-term plan to guide future improvements to the waterfront parks to enhance visitor experience, restore and protect the unique natural environment and respect the culturally-significant landscape.

Very supporti	ive Somewhat supportive	Neutral	Somewhat opposed	Very opposed
26	3	2	1	-

Complete the waterfront cycling route along Dallas road.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
29	3	-	-	-

- Safer access for bikes and pedestrian to the waterfront
 - o traffic circles?
 - o too difficult sometimes to cross Dallas Road for cyclists and pedestrians.
- Consider "natural" barrier between grass area along Dallas (where dogs can run) and cycling lane/car lane for added safety
- No washrooms at Clover Point
- Rename clover Point, Finlayson Point, Ogden Point to the Lewkungwen names. Recognize their traditional territory.
- Protect our bluffs (one green dot)
- Make sure you allow vehicle access to clover point. Meditative lunch spot for many folks and usually too cold to sit outside for long.

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

How supportive are you of these key initiatives for transportation and mobility?

Assess key intersections, crossings and areas for improvement identified in the Neighbourhood-Identified Transportation Improvements Map to make walking and cycling safer.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
26	1	-	1	2

- 30 km sign at Thurlow and Kipling
- Get rid of the car in Cook St. Village. Improve public transit. Make cars park on side streets by removing residential parking.
- Street Parking should <u>NEVER</u> be free. Aim to get people out of their cars. As 1,000,000 new cars
 were registered in CAD Jan-June 2017 there is <u>NO</u> space. Make public transit more affordable
 stop Residential Parking.
- Pedestrian crosswalk light in Cook St. Village takes too long for amount of foot traffic. Please consider changing to be like the instant-walk ones on Cook near Castle hardwire.
- Identify cook west to BH Park connection.
- #1 No put on Vancouver St.
- Don't put the bicycle paths/routes on the heavy traffic streets!
- Need to change approach to parking. Consider parking districts and other means of recovering street parking revenue.

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

How supportive are you of these key initiatives for transportation and mobility?

Complete the walking and cycling routes shown on the Neighbourhood Active Transportation Map and develop new ones to connect different parts of the neighbourhood.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	3	1	-	-

- Better lit crosswalks and sidewalks to help drivers especially on dark and stormy nights. (2 green dots)
- Cons, the embedded reflective strips/devices in road especially along Dallas Rd and Beacon Hill Park for night time driving.
- I don't ride my bike now because of safety concerns. I live on Cornwall and drive to RJH. Can't wait for the bike lane on Richardson to the hospital.
- Bike lane on Vancouver St. not Cook TRU village. (2 green dots)
- Easier to leave the car or impossible to take it?

Overall, how supportive are you of the Draft Neighbourhood Plan?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
19	9	2	1	-

Any comments on others sections of the draft Fairfield Neighbourhood Plan or other general comments?

- 1) Design (fit in new developments)! 2) Parking (no clogged streets and battles between neighbours for spots). 3) Height... 6 stories is high and will block the sun. Not as bad as 10.
- Overall, pretty good, Thanks for hearing us, our hearts are connected to the beauty, vibe and history of our community.
- Vote by stickers not a fair way to determine support witnessed. Many people voting without understanding.
- Very hard to vote without key info. ie. what is affordable house population growth driving this devils
- Remove reference to specific streets for heritage conservation areas. It does not have the support of owners.
- Amendments requested.
 - o remove any reference to address- specific development.
 - ensure equitable sharing and responsibility for rental and affordable housing in all areas of Fairfield.
 - Use "non-loaded" stereotyping terminology.

Neighbourhood Priorities

Help us prioritize how and where investments are made in Fairfield

Improvements to waterfront parks: 10	Improvements to other neighbourhood parks (not on waterfront): 5
Affordable housing: 21	 Pedestrian and cycling improvements: 20 Need to innovate solutions to parking issues and tie them into the plan. (2 additional green dots)
Public space improvements in Cook Street Village: 15	Placements and public space improvements in small urban villages to encourage gathering: 4
Community spaces (e.g. new/improved indoor community spaces; non-profit childcare; etc.): 2	 Other (please specify on sticky note): Design guidelines to encourage building designs respectful of Fairfield's heritage - 6 Skate park, Waterpark, lego shop-ninja go lego - 3 1) Sustainability 2) Diversity / affordable housing 3) Clear distinction from downtown. Make the developers comply with designs for any new development that fits the area, this will be a legacy for generations to come if you do. thanks.

Fairfield Draft Neighbourhood Plan Feedback

Date: November 27, 2017 Event Type: Open House #2 Location: The Parkside Hotel & Spa # of attendees: 64

Bullets = sticky note comments placed on Open House display boards.

The blue headers, and numbered titles denote the display board and section of the board where the sticky notes were placed.

(These Key Direction will guide growth and change in Fairfield over the next 25 years)

NORTHWEST CORNER AND FORT STREET CORRIDOR

More housing in the northwest

Northwest Corner Concept Diagram

- Affordable for what income level?
- Include upper Cook St. Village (South of Meares) in the commercial area of Fort.

NORTHWEST CORNER AND FORT STREET CORRIDOR

More housing in the northwest

How supportive are you of the overall vision for the northwest area of Fairfield? (See Concept Diagram)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	11	-	1	2

How supportive are you of the key initiative for the northwest portion of Fairfield?

Maintain current policy that allows 8-10 storeys (30m) west of Quadra Street and north of Rupert Terrace (aligns with the Official Community Plan and Downtown Core Area Plan).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	6	-	4	12

Support residential buildings up to 6 storeys (20 m) between Quadra Street and Vancouver Street and north of Fairfield Road, with pedestrian and public space improvements. (No change required to the Official Community Plan).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	3	1	1	4

If new development includes on-site affordable housing, consider allowing additional density (within the permitted height limits)

Very supportive	Somewhat	Neutral	Somewhat	Very opposed
	supportive		opposed	
8	4	1	3	15
	 Affordable for what income level? - 1 			

Develop new design guidelines to require new multi-unit buildings in this area to fit in with surrounding properties.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
27	5	1	-	-

- I still question the initial premise that most development should be in the NW quadrant. Removal of 4 storey rental buildings will renovict many people, meanwhile removal of 4 single family homes elsewhere will allow maximum benefit for minimum disruption.
- I do not support any additional height for affordable housing. *Stick to your stated plan and the height planning will be a beautiful result.
- I oppose allowing height over 20m. Allowing 30m opposite a park (Pioneer Square) would be wrong. Both sides of Quadra should be max 20m.
- "Affordable" is such a meaningless term in this context. It is misleading and inappropriate.
- Policy that allows 8-10 storeys west of Quadra should be changed to up to 6 storeys only.
- I believe 6 stories is sufficient. Anything taller belongs in the city (downtown).
- At current CAC levels Victoria will never achieve any affordable housing through development.
- Define Affordable! Victoria has worst CAC policy in B.C. (green dotted)
- New residential buildings should have majority of unit, larger than 500SF no more single/short term units (ie. Janion) and pet-friendly.
- The view of C.C. Cathedral along Courtney is a protected view. I think the views of the Cathedral towers along Quadra St. is special and adds a lot to the feeling of the neighbourhood. could these Quadra St. views (north and south) be protected in some way?
- Why can't all of the NW corner be 6 stories (20M)? This is Fairfield not downtown!!!!
- Increased density should be considered for all of Fairfield. Too much emphasis in N.W. Increase in traffic and other infrastructure.
- Min square footage of units less than 500. No good for LT residency.
- I'm supportive if this includes excessive off-street parking.
- Please maintain the existing 2.1 density regardless of the 30m height. Thank you!
- I oppose the renoviction of residents in 4 storey affordable apartment buildings along Burdett and Rupert Terrace. Retain rental apartment areas satisfies affordable housing need.
- Minimum # of unit to be pet friendly.
- Review development of vacant first.
- Why Commercial between Burdett and Rupert Terrace. There is only one old heritage building/law office. Otherwise all residential. Also, these are older residents who like the area and do not want to be renovicted.

Strengthen Cook Street Village as the heart of Fairfield

How supportive are you of the overall vision for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	7	7	1	1

How supportive are you of these key initiatives for Cook Street Village?

In Cook Street Village. encourage housing above shops and limit building height to 4 storeys (requires a change to the Official Community Plan which allows up to 6 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	8	-	2	3

- Current approved plan or draft plan?
- Current density proposal for Cook St. is short –term thinking. Please consider 1) Increase height of structures and/or 2) expand definition of Cook St. Village Area.

East of Cook Street Village to Chester Street: Maintain the current policy encouraging townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	4	1	2	4

West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks and townhouses (this differs from the Official Community Plan for parts of this area)

• "Most" is not a number.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	2	5	5	-

Along Oliphant Street, retain the traditional residential context with single-detached houses, duplexes, heritage house conversions, townhouses and "houseplexes"

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
12	6	5	1	2

• Oliphant Ave should not be traditional residential. Allow higher density consistent with surrounding lands along park, Cook, etc.

Improve public spaces and streetscape

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
20	4	1	1	-

- What is the justification for this area to be higher density?
- All the existing houses on Vancouver should also be retained like Oliphant is being proposed.
- No
- My understanding is that much new building is built to last 30 years, not over 100, which most Fairfield houses are. The last community plan process was longer ago than 30 years. By "supporting" new buildings, are we also supporting short-lived buildings?
- Vancouver, Sutlej and Pendergast support retention and re-use of trad. res. housing like proposed on Oliphant. There is nothing different between these houses.
- Public art and place making are necessary!
- Happy with the density housing plan.
- I live on Pendergast and see and talk to many tourists and expect to see character housing as they go from downtown and Cook St. Village.
- Initiate a study or review of what city design aspects can encourage street people occupation, and consider the results to ensure new development and planning does not encourage this.
- Keep Cook St. development height to 13.5 metres is very important.
- 6 storeys (not more) is fine allows for more people while keeping neighbourhood feel.
- Community drop-in centre for families / seniors / youth pop up library / art maker space.
- To increase a vibrant hub go 6 storeys.
- Painted or raised crosswalks in the village.
- Get rid of the bike lane to lower Cook St./Dallas it is unwanted / unneeded not safe to vehicle access dog walkers / emergency vehicle baby strollers do not narrow this street with bike lanes.
- The plan seems to allow removal of trees, shrubs, green setbacks! Not a good idea!
- Put in a bike lane all along Cook and slow automobile traffic so it's safe to use the crosswalks.
- Neutral is not the right word for me it assumes I don't care. I do care. But there are some aspects I agree with and other aspects I don't agree with. (If I was neutral – I wouldn't be here!).

Strengthen Cook Street Village as the heart of Fairfield

New Design Guidelines for Cook Street Village

How supportive are you of the design guidelines for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
15	5	-	2	-

- I feel 10 meters is perhaps too high. I like the idea of 2 floors with 3 & 4th being stepped back.
- I would like to see protection of roots of trees along Cook Street when parkades are installed in "by-laws".
- Maintain heritage homes multi-family is fine, but the style adds character to the village Community streets.
- But make sure (as is possible) to make the structures pleasant to be around. The development between Sutlej and Oliphant is unnecessarily ugly.
- Bike Lanes should be added down to Dallas Road.
- Desire for more affordable housing City could use more info about trade-offs. Not likely to be achieved.
- No Bike Lanes through Cook Street Village. It works well now for people walking. Maybe car free day!!
- Add bike lanes along Cook Street ++++. They will bring business, not keep business away!
- Develop some rain protected covering to allow all-weather use of public realm.

Encourage neighbourhood commercial corners to thrive

The plan proposes supporting existing commercial areas with new housing options and public space improvements

How supportive are you of the key initiatives to support commercial areas at Moss Street and May Street, and Moss Street and Fairfield Road?

Encourage small mixed use or residential buildings up to 3-4 storeys, (Existing zoning allows 3-4 storeys; Official Community Plan supports up to 3 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
13	3	-	3	2

Support local businesses and community gathering by creating attractive public spaces.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	6	-	1	1

- Could be great community hubs but needs more support.
- Against converting the character church(?) into another commercial "box" (?) loss of heritage.
- I would like to see move height 3 stories as I feel 4 will impact neighbours too much.
- Lighting, public art, cafes, small restaurants, etc. would make it nicer.
- Max 3 storeys on Fairfield, 4 makes it too tight and tall.
- Include Sir James Douglas and community place in five points area.
- Already problem with street parking due to existing commercial.
- Public spaces that have permanent or temporary public art.
- Limit density to 3 storeys as in small urban villages in Gonzales on Fairfield.
- Nice lighting and seating fountain and increased public gathering space.
- Encouraging commercial here takes away from Cook Street that the plan says you want to strengthen.
- Limit height to 3 stories
- For townhouses adjacent to urban villages it will be important to define the limits of how many townhouses will be allowed. I am concerned about development 'creep' spreading to us losing even more single family homes.

Re-imagine Ross Bay Villages

We heard:

Ross Bay Concept Diagram

- Can we get a third-party to do an evaluation of areas for HCAs. Should have been bigger. Disappointed with HCAs being eliminated.
- What are the plans for pocket commercial in Fairfield? Protect existing commercial/employer(?) uses. Need to maintain flexibility.
- Ross Bay Village is one of a series of commercial corners on Fairfield. Two in Gonzales. Three in Fairfield. The plan should acknowledge this.

How supportive are you of the key initiatives for Ross Bay Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	7	1	3	2

- Concerned that parking be refrained, especially for seniors.
- Townhouses ok, with good access. Concerned about disruption during construction.
- Don't want shade or wind from buildings. 4 storeys too high on Fairfield.
- Needs underground parking.
- Somewhat supportive but also like it as it is.
- Concern about CACs only being applied on new development across neighbourhood.
- Concern that the Economics of redevelopment to this scenario are not achievable misleading.
- Concern about townhouses along Fairfield Rd. Apartments not personal enough.
- Want public realm design to be well-integrated into development.
- Where is the parking for the shops? On the street? There needs to be parking for seniors.
- Would like to retain service station.
- Limit to 3 stories (not 4), including store level.
- I'm saying I'm supportive but I am opposed to tearing down perfectly good houses to build structures that will not last over 40 years.

New housing that fits residential areas

We Heard:

- Housing costs should be a concern! New developments sell and rent far higher than current buildings.
- So what are you doing about it other than being concerned?

Retain rental apartment areas

We heard:

• Affordable for what income level?

Rental Retention Area

• Will these new developments rent for more? Where will tenants go when their building is in development?

How supportive are you of the key initiatives to retain rental apartment areas?

Allow maximum 6-storey limit in this area to retain rental building and discourage teardown and redevelopment (no change from Official)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
20	7	1	-	3

Direct all contributions from new development in this area toward creating new on-site affordable housing. where on-site affordable housing is secured, consider additional density (limited to 6 storeys).

• Affordable for what income?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
9	3	-	3	7

- Burdette Ave / Rupert already affordable housing in apartments with long-term tenants. Consider providing assistance to building owners for upgrades instead of renovictions <u>rental</u> retention.
- 4 story max buildings
- It is misleading to talk about "affordable" without better definition.
- The existing '70s and older apartments will not be able to redevelop at their current densities.
- More pet friendly rentals in Cook St/Fairfield please.
- Community needs more rental space. What incentives for home owners to create long-term rental?
- I absolutely do not support extracting "amenity contributions" from developers; this adds to the cost of the housing they are providing!
- Six stories are not necessary the ocp analysis indicated that there is already sufficient 2 max(?) capacity in 2011 to match this demand.
- In some cases over 6 storey buildings could fit in.
- Administrating and creating separate funding pools will be difficult to manage. There will be times when these accounts will be raised.
- Expand rental retention to include area between Burdett and Rupert Terrace.
- Look at incentives for developer to have a mix of rental and ownership (look at San Fran). Don't want a rental ghetto!

New housing that fits residential areas

House with two secondary suites; or one secondary suite and one garden suite

How supportive are you of these key initiatives for housing?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	5	3	6	2

Comments?

- Adds more space rental options for people, students, etc.
- I am most in favour of retention of existing houses and discouraging teardowns +++. Rentals are good.
- Parking is an issue. Perhaps if 3 residences on a lot, 2 must have onsite parking (off street).
- I understand the benefits of density and avoiding sprawl but fear we will pave paradise and still
 not improve affordability. With all of the recent developments, housing costs have continued to
 rise. Once we lose green space it is gone. That which attracts people to Victoria will be lost,
 though the influx will continue.
- If suites must have off street-parking.
- Parking must <u>all</u> be on site including at least 1 guest stall as well.
- Open to more suites but parking a concern.
- Suites need parking. Tenants have jobs elsewhere in the region. On-street parking makes the streets less safe (ie. visibility).
- Not opposed but can't believe no provision made for suite parking.
- Garden suite setbacks should be more than the current allowable of 2 ft to allow the developer room to put in buffering and landscaping to mitigate noise pollutions, (?), the neighbour affected by such a close placement feels forced to pay for new landscaping, higher fence, etc.

New housing that fits residential areas

Duplexes on typical-sized lots

Houseplexes

How supportive are you of these key initiatives for housing?

Reduce the size of lot suitable for duplexes.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
12	3	1	1	1

Support "houseplexes", new 3-4 unit buildings that look like single detached houses, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
16	4	-	-	-

Comments?

- Great to have options for rental. On-site parking should not be necessary.
- Rules should exist for approval of renderings of new building to ensure congruent with existing architecture.
- Concern re: how many stories if only 2 ½ I'm okay. Concern re: parking. I think they should have onsite parking.

New housing that fits residential areas

Suites in Duplexes, small Lot Houses, and Townhouses

What is proposed?

Sub-Area 3

How supportive are you of these key initiatives for housing?

Allow legal suites in duplexes, small lot houses and townhouses.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	8	1	3	2

- I'm supportive of secondary suites but concerned about lack of parking. Streets in this neighbourhood are already overcrowded with parked cars.
- Concerns re: parking if suites are permitted in duplexes and townhomes too congested already. (green dotted x1)
- No additional parks are required? This is already a problem!
- Also concerned about rental unites not being properly cared for by both tenants and landlords.
- <u>Must</u> be parking for additional suites. Parking is already difficult on residential streets in Fairfield.
- Good idea for rec/rental and ownership. Adds more people to live in the community.
- Zoning should include exterior design in keeping with the street/neighbourhood i.e., No contemporary boxes on a street of character homes (well kept).
- Why is there no transition of height and form along Burdett?
- Extend density to all areas of Fairfield too many single family homes.
- I am absolutely not neutral. There are aspects I agree with and aspects I do not agree with. I confess I don't want solid homes torn down and replaced with cheap buildings. And yet I get the need for affordability and density.
- Parking must be addressed.
- City does a poor job of managing parking now!
- Missing added loss of green space.

New housing that fits residential areas

Townhouses

How supportive are you of these key initiatives for housing?

Support single rows of townhouses adjacent to small urban villages and on corner or laneway lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
9	12	1	1	-

Support one or more rows of townhouses near Cook Street Village, and in some locations on Fairfield Road and north of Fairfield Plaza, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
9	7	1	-	1

Comments?

- My concern is if townhomes are allowed in "all" traditional residential areas, it will encourage developers to tear down homes.
- Concerned about parking in Ross Bay Plaza and also Standard for if townhouses were to go up.
- I like the idea of landscaped lots for townhouse.
- Needs off-street parking (green dotted x1)
- Increase density for families.
- I mourn the loss of some lovely old homes and the building of cheap new buildings. Yet how to increase density? And affordability is almost impossible.
- Put 1.2 FSR townhouse project in place at 1120-1128 Burdett. Respect transition and character of street.
- Slow plans for 3 storey stacked townhouses projects. Better floor plates. Fewer internal stairs.

PARKS, OPEN SPACE AND URBAN FOREST

Support the urban forest and green spaces

How supportive are you of the key initiatives to support the urban forest and green spaces?

Develop urban forest strategies, such as street tree replanting, adding new trees in urban villages, open space guidelines for infill housing, community-led projects (e.g. orchards), and implementing the City-wide Urban Forest Master Plan.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
22	5	-	-	-

- Need access off May St. into Moss Rock Park. There is not even a sidewalk on the North side of May Street.
- Residences often crowd sidewalks for pedestrians. A sidewalk is for pedestrians not gardens.
- Dog fence to ensure dogs in non leash areas don't go out on Dallas Road.
- Also implement the outcomes from the 2018 arts and Culture master plans.
- Maintain and enhance continuous tree canopy to provide wildlife habitat.
- Impacts to utilities (storm drains, etc.) with increasing density and hardscape is concerning.
- I support this but we need real teeth(?) in the bylaws, eg. deeping of trees and new developments.
- Missing the first act is to strengthen the tree bylaw so that the tree gets pretenence and the house has to adapt.

PARKS, OPEN SPACE AND URBAN FOREST

Enhance the waterfront

How supportive are you of the key initiatives to enhance the waterfront?

Develop a long-term plan to guide future improvements to the waterfront parks to enhance visitor experience, restore and protect the unique natural environment and respect the culturally-significant landscape.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
15	9	9	1	1

Complete the waterfront cycling route along Dallas road.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
12	2	4	-	5

- Need safe bicycle route East of Clover Pt. and into Oak Bay.
- Removal of berm(?) on Horseshoe Bay foreshore (problem us seepage from above, NOT sea encroachment by wave action.
- <u>Missing</u> the effects of movement / development on the seismically unstable shoreline.
- No to separate two way bike lanes on Dallas at this time!

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

How supportive are you of these key initiatives for transportation and mobility?

Assess key intersections, crossings and areas for improvement identified in the Neighbourhood-Identified Transportation Improvements Map to make walking and cycling safer.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	3	1	2	4

- Bike route should be moved from Cook to Vancouver Street.
- Do not do two way bike lanes on Cook thru Village!
- Need bicycle path and lock-up East of Clover point.
- Consider a hand surface bike route along Heywood on the Beacon Hill Park side.
- Where the cedar mulch trail is now located.
- Cook and Dallas intersection improvement needed.
- Protected bike lanes needed on Cook from Pandora to Dallas (down Cook).
- Put a smily face speed thing on Cook St. Village.
- Driver education about on-marked corner crossing.
- Residents in Cook Street Village need route for leaving and entering area north without having to drive towards downtown. This model restricts such access.
- Sloped sidewalk Humboldt St. Ann's south side rebuild.

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

How supportive are you of these key initiatives for transportation and mobility?

Complete the walking and cycling routes shown on the Neighbourhood Active Transportation Map and develop new ones to connect different parts of the neighbourhood.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	3	-	1	7

- I am very concerned about the impact of dedicated cycling lanes through Cook St. Village. David.
- More bikes less cars less parking I'm okay with that!
- Traffic calming, ie. lane narrowing does not make me feel safe on a bicycle. Example Vancouver Street on the weekend is not nice with parking on both sides.
- Put bike lanes all along Cook. Slow traffic on Cook so cross walks are safer.
- Please! Do not add another new route across Beacon Hill especially NOT the Heywood Meadow.
- If we put in more bike lanes stop cyclists from riding on the sidewalks. Not safe for pedestrians.
- I would like to see an advanced left signal at Cook and Fairfield and the right arrow made to flow through straight.
- Make sure there are corridors for cars. I'm a cyclist and we need to make sure everyone has passage.
- No to East –West Connection through Beacon Hill Park!

Overall, how supportive are you of the Draft Neighbourhood Plan?

Strengthen Cook Street Village as the heart of the neighbourhood: 3 green dots.

New housing that fits residential areas: 3 green dots.

Retain Rental Apartment areas: 3 green dots.

Make it easier to leave the car behind: 3 green dots.

Support urban forests and green spaces: 1 green dot.

Enhance the waterfront:

• What does this mean? Way too general.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
4	11	1	1	-

Any comments on others sections of the draft Fairfield Neighbourhood Plan or other general comments?

Heritage: 7 green dots.

Infrastructure and Green Development: 3 green dots.

Placemaking, Arts and Culture: 2 green dots.

Community Facilities and Well-Being: 1 green dot.

- A separate plan for the Fort Street Corridor? (Includes too many communities to be cohesive).
- Strong focus on #12 Art, Culture and Placemenking for to make this community a vibrant place to live and work.
- Out of this process is there an opportunities to have an arts, culture, heritage and parks advisory committee. Should this or through the F/G Com. Association.
- Redevelopment of Fairfield United Church. How does it fit into the Fairfield Plan?
- Fort St. (Heritage) Corridor needs its own plan to achieve cohesion and celebrate its history.

Neighbourhood Priorities

Help us prioritize how and where investments are made in Fairfield

Improvements to waterfront parks: 6	Improvements to other neighbourhood parks (not on waterfront): 9
Affordable housing: 14	Pedestrian and cycling improvements: 10
Public space improvements in Cook Street Village: 21	Placements and public space improvements in small urban villages to encourage gathering: 13
Community spaces (e.g. new/improved indoor community spaces; non-profit childcare; etc.): 7	Other (please specify on sticky note):

- More raised and/or printed crosswalks everywhere.
- Repairs needed for some streets that are in poor condition (eg. Chapman St.)
- Need lots more off-street parking. (1 green dot)
- Keep Cook St. Village developments to 4 storey 13.5m heights.
- Preserve green space. And heritage.
- Need low cost cooperative housing units for families. (1 green dot)
- Community Art & Culture District at Fairfield and Moss
- This summary chart doesn't address enough issues! (Housing??). (3 green dots)

Fairfield Draft Neighbourhood Plan Feedback

Date: December 2, 2017

Event Type: Open House #3

Location: Cook Street Village Activity Centre

of attendees: 66

Bullets = sticky note comments placed on Open House display boards.

The blue headers, and numbered titles denote the display board and section of the board where the sticky notes were placed.

NORTHWEST CORNER AND FORT STREET CORRIDOR

More housing in the northwest

How supportive are you of the overall vision for the northwest area of Fairfield? (See Concept Diagram)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
8	8	-	2	1

How supportive are you of the key initiative for the northwest portion of Fairfield?

Maintain current policy that allows 8-10 storeys (30m) west of Quadra Street and north of Rupert Terrace (aligns with the Official Community Plan and Downtown Core Area Plan).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
7	4	2	5	1

Support residential buildings up to 6 storeys (20 m) between Quadra Street and Vancouver Street and north of Fairfield Road, with pedestrian and public space improvements. (No change required to the Official Community Plan).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
6	6	3	4	2

If new development includes on-site affordable housing, consider allowing additional density (within the permitted height limits)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	4	-	3	4

Develop new design guidelines to require new multi-unit buildings in this area to fit in with surrounding properties.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	6	-	2	2

- The area between Quadra and Vancouver has mostly rental housing. Redevelopment isn't bad but the # of rental units available should be <u>retained</u>. Now = Existing Rental #. Later = Rental # + New Market Units.
- Keep older rental buildings they are a staple for affordable housing! Keep them updated/safe without evicting renters (renovictions)
- Add more floors people will multiply in 20 years you need double the houses!
- Opposed to increased density and buildings wishes(?) than 3 stories. (1 vote).
- Opposed to increased density.
- The OCP describes DBA 7B (Fort Street) as a heritage corridor. The word "Heritage" is missing in the title or p.53.
- 6.1.12 & 6.1.13 do not include Pioneer Square but should.

Strengthen Cook Street Village as the heart of Fairfield

How supportive are you of the overall vision for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
8	10	-	4	2

How supportive are you of these key initiatives for Cook Street Village?

In Cook Street Village, encourage housing above shops and limit building height to 4 storeys (requires a change to the Official Community Plan which allows up to 6 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	4	-	-	3

East of Cook Street Village to Chester Street: Maintain the current policy encouraging townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	4	2	-	1

West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks and townhouses (this differs from the Official Community Plan for parts of this area)

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
7	6	1	3	3

Along Oliphant Street, retain the traditional residential context with single-detached houses, duplexes, heritage house conversions, townhouses and "houseplexes"

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	4	-	-	1

Improve public spaces and streetscape

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
17	4	2	-	-

- Where can all the people park?- Take down an old house build a parking garage.
- Bike lanes on Vancouver Street to Park & avoid going through the CSV.
- Would love to see a laundromat return to Cook St. village.

- All this new development what's going to happen to the stores we have now? I want them to stay!
- Maintain last CSV local area plan for set back and buildings height.
- The character of the village will be lost unless a 3 meter wall on both sides of Cook are mandated.
- Wayne: Wants trad res up to remain west of Oliphant. rental replace policies should app(?) to total of all buildings (not just in the...
 - For rest of areas get rid of height limits.
 - Would prefer for heights to be determined based on surrounding context.
 - Concern about heights impacts of sunlight.
 - 13.5 m ok (doesn't include)
 - get rid of "up to"
 - Concern that existing tenants moved our during renovations need to keep them in n'hood (not limit it to on-site). Tenant relocation package -> please consider relocating to elsewhere in n'hood.
 - Should add E(?) new 8.11.2 "additional parking would be required".
- A lot of the new stores coming in are geared towards the high-income group. How about encouraging shops and stores and café that aren't so expensive.
- Densification not good for community.
- No parking in new building on Oliphant. Residents will use street parking already tight(?)
- 3 Stories max
- This will change character of Cook Street from village to a city.
- You're pushing choices we don't want and confusing us with leaving out what is there now.

Strengthen Cook Street Village as the heart of Fairfield

New Design Guidelines for Cook Street Village

How supportive are you of the design guidelines for Cook Street Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	2	-	-	2

- Urban residential areas concern about shading, sunlight impacts from 6 storey buildings there are lots of single-family houses in these areas.
- Cook Street Village was the original village. Don't be too prescriptive want to leave an organic feel.
- Ask for right of way through redevelopment so that bike lanes can go on boulevard one example) replace trees...?
- Add more storeys for the future. Up to 5 or even 6.
- Don't make it too homogenous. Height not as important as light. Need to get something back from development.
- Don't put 4 stories on Cook St. Village as there will be no sun on the patios. Leave just the village 2 stories.
- Please set back 2nd and 3rd storey.
- Any chance of planting trees that aren't so messy? Horse chestnuts drop seeds in summer, chestnuts, sticks, sap
 & leaves. There all a lot of bushy trees are a lot less messy plus chestnut husks are very slippery if you step on them, and they can hurt if they fall on your head.
- Bike path on Vancouver St. not Cook St.
- Why can't you leave 2 blocks like Cook St alone and with its present. 2 mind?(?). There are better places to go (?).
- Some developers will build 3 storeys but with very high ceiling and roof top = 4 or 5 storeys!
- City needs to have clear guidelines negotiated.
- Cook St. Village is misclassified as a large urban village. Reduced parking will be a nightmare (schedule C).
- Need a stronger tree bylaw which prioritizes the trees (rather than developers).
- CSV should <u>not</u> be a large urban centre.
- Please do not put a bike lane on Cook St. Vancouver St. is good for biking.

Encourage neighbourhood commercial corners to thrive

The plan proposes supporting existing commercial areas with new housing options and public space improvements

How supportive are you of the key initiatives to support commercial areas at Moss Street and May Street, and Moss Street and Fairfield Road?

Encourage small mixed use or residential buildings up to 3-4 storeys, (Existing zoning allows 3-4 storeys; Official Community Plan supports up to 3 storeys).

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	5	-	3	3

Support local businesses and community gathering by creating attractive public spaces.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
12	3	-	2	1

- More densification result in decreased quality of life.
- Keep to 3 stories
- Keep as 3 storeys at Fairfield, 2 storeys at May St.
- Already a lack of bike parking / residential parking when events. Will need to be increase to accommodate development.
- These are two separate "Eutilities" corners. they deserve their own boards E/U separate comments on the vision.
- Keep the height limited to 3 stories.
- The six storeys will take out the values in the vision heritage rentals affordable principles 17 Different kinds of affordable housing p 18-19.
- <u>Rewrite the plan</u> and make it clearer what is here now and how it changes with the plan.

Re-imagine Ross Bay Villages

We heard:

Ross Bay Concept Diagram

How supportive are you of the key initiatives for Ross Bay Village?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	3	1	1	7

- Can we have the townhouses on St. Charles and Stannard only after the plaza redeveloped?
- Like single row- not double row townhouses.
- Keep to 3 stories.
- Max 40km/h on Fairfield Road by Ross Bay Village. (1 vote)
- Concern about soils construction impacts. Concern about aesthetics. Concern about cars and traffic.
- Concern about pro-active densification of Ross Bay Village. Concern about Big Moves map not showing townhouses.
- Ross Bay Village is an artificial concept. It's a residential neighbourhood with one strip mall. Don't sacrifice single-family homes.
- Opposed to more development. (1 vote).

Strengthen Cook Street Village as the heart of Fairfield

Cook Street Village Concept Diagram:

- Keep light in the village. Don't build 4 stories in village. Minimum 3 stories.
- Keep set backs from previous LAP for CSV.
- Don't cut down existing trees!!
- Unique shops have a lower priority than keeping daily services such as bank, avg. cost groceries, post-office, hardware. Having daily services is the strength of villages.
- Shops and businesses need to be practical for every day people who live in village. Not just geared for tourists. Affordable/practical ie. banks / pharmacy, affordable groceries, medical
- Putting trees in planted medians can impede visibility. ensure buildings and/or new builds to reflect the eclectic street scape of the village.
- Heritage. Refer to provincial guidelines on how to establish citizen led guidelines (refer to provinces guide)
- Heritage. Don't need the list of heritage areas (10.2) sounds like the only places we can have change.

Retain rental apartment areas

We heard:

How supportive are you of the key initiatives to retain rental apartment areas?

Allow maximum 6-storey limit in this area to retain rental building and discourage teardown and redevelopment (no change from Official)

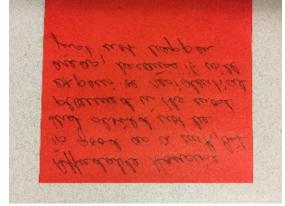
Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
15	6	-	2	3

Direct all contributions from new development in this area toward creating new on-site affordable housing. where on-site affordable housing is secured, consider additional density (limited to 6 storeys).

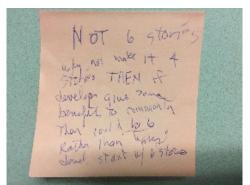
Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	5	-	1	3

Comments? Did we miss anything?

- Opposed to increase density which will result in more traffic, less parking spaces, more pollution, longer waits for services.
- Buildings higher than four stories will result in citification of Cook St. Village.
- I'm strongly supportive of 2 & 3 bedroom units that create an opportunity for more families to live in this desirable neighbourhood.
- Affordable Housing is good as a...



Not 6 Stories...



- Maybe not all contrib(?) to affordable what would happen to other amenities.
- Please keep it to 4 storey's max.
- Consider 3 bedroom units for rental or sale for families or singles living together. Families living in cities. Shared outdoor space.
- Four storeys only!
- Take into account the income of current renters. Don't let them be pressured into moving.
- Keep older rental buildings ~staple for affordable housing. Landlords to provide safe, updated standards for suites without evicting tenants.
- Rental-retention should be done block-by-block, not just one district.
- Market priced condos not in rental retention area. 4 storey maximum take in to account existing housing to fit.
- Require developers to provide info on purchase/rental rates so council / public can see if "affordable".
- Define "affordable" some developers define it as "1% below market"!

New housing that fits residential areas

House with two secondary suites; or one secondary suite and one garden suite

How supportive are you of these key initiatives for housing?

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
15	6	-	1	3

Comments?

- Secondary suites will result in densification of village. More people = more traffic, pollution, longer waits for services. (1 vote)
- Not 2 rows of townhouses back to back. Townhouses on Chester(?) has no green space. (1 vote)
- Infills and suiter is great. It allows densification without losing scale in the neighbourhoods. Change is inevitable – this manages change rather than pretending it won't happen.
- Concerned about pressure around Fairfield Plaza to densify even before the Plaza is change.
- More housing requires more parking! (2 votes)
- Importance of transitional housing so areas with higher buildings don't tower of areas with lowers ones. Importance of light corridors.
- Why no parking for suites? Finding street parking in area is already very challenging especially on streets with condo/apartment buildings. An increase in demand could make things very challenging.
- to keep family-suitable housing you need to monitor the proportions (Losses / Gains) of studio / 1 Br / 2 Br / 3 Br units conversions should not become all studio and 1 bedrooms. (1 vote)
- Concerned about a lack of neighbour input in regards to garden suites and suite location.
- House with two secondary suites, etc. 2 "concepts": should be broken down to questions for each one.
- Secondary suites and more town houses, smaller lots will result in densification.
- Garden suites need approval by neighbours.
- Should be min size for garden suite and secondary suite since you try to save older houses which tend to be large on lot would end up giving up green space. 50x IOU (?) lot too small.

New housing that fits residential areas

Duplexes on typical-sized lots

Houseplexes

How supportive are you of these key initiatives for housing?

Reduce the size of lot suitable for duplexes.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
12	2	-	2	4

Support "houseplexes", new 3-4 unit buildings that look like single detached houses, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
11	7	1	2	-

Comments?

- Design is very important for each new building so that it fits in with the character of the area and neighbours. (1 vote)
- Houseplexes with smaller units (studios and 1 bedrooms) should have relaxed parking minimums and decoupled parking.
- Houseplexes should still meet a range of unit-sizes (not all small studio and 1 bedroom). (1 vote)
- When will we have enough "density"?
- Like the creative options to increase density. Row houses, granny flats, suites, duplexing. Thoughtful density can create a lively and rich neighbourhood. (1 vote)
- Consider tiny houses in back yards of sufficient size. (1 vote)
- Very important! Balanced proporitions of lost/gained studio / 1 Br / 2Br / 3 Br units.

HOUSING

New housing that fits residential areas

Suites in Duplexes, small Lot Houses, and Townhouses

What is proposed?

Sub-Area 3

How supportive are you of these key initiatives for housing?

Allow legal suites in duplexes, small lot houses and townhouses.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
10	13	-	-	2

- Not in favor of incentives to demo existing house. (1 vote)
- A need to address existing no parking needed for suites. already very challenging to find street parking (often have to park 1-2 blocks away now), if density/demand increases it will make things much worse.
- Would like some incentive to encourage people to keep existing buildings and add suites instead of tearing down and building new.
- Parking will still be an issue for secondary suites unless the occupants can be forbidden from owning cars. (2 votes)
- Supports suite in new or renovation. A suite is needed for mortgage helper. Plans to retire in Fairfield.

HOUSING

New housing that fits residential areas

Townhouses

How supportive are you of these key initiatives for housing?

Support single rows of townhouses adjacent to small urban villages and on corner or laneway lots of sufficient size.

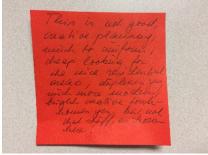
Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
7	4	- 2		8

Support one or more rows of townhouses near Cook Street Village, and in some locations on Fairfield Road and north of Fairfield Plaza, on lots of sufficient size.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
7	4	- 3		6

Comments?

- Fee simple rowhouses would be great (missing here in Vic). (1 vote)
- Being near to village centre is only helpful for reducing car dependency if the shops and businesses are for daily needs not boutiques. (1 vote)
- Your illustrations show what I would call "crowding" there must be limits people need space to be healthy.
- Respect existing neighbourhoods. Don't try to turn them into something they are not.
- This is not good, creative planning, ...



- Two rows townhouses too dense and impact on adjacent houses too great. (1 vote)
- I think that this kind of densification would benefit developers greatly. Some families could buy a row-house but it is still expensive. (1 vote)
- Who decides what is acceptable. Who (or how many) have a veto on what is acceptable.
- Stacked townhouses with smaller 1-level living ground floor units (wheelchair / walker friendly).

PARKS, OPEN SPACE AND URBAN FOREST

Support the urban forest and green spaces

How supportive are you of the key initiatives to support the urban forest and green spaces?

Develop urban forest strategies, such as street tree replanting, adding new trees in urban villages, open space guidelines for infill housing, community-led projects (e.g. orchards), and implementing the City-wide Urban Forest Master Plan.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
26	-	-	_	1 Urban forests increase desirability of living here, leading to increased prices and leading to less affordability

Comments? Did we miss anything?

- Reinforce trees preservation. Bylaw please.
- We should not lose green space because someone from Toronto wants to live here 4 months of the year in a condo.
- For Cloverpoint: I hope cars will still be allowed to park there because all year long people love to drive down there, sit in their car (due to the cold/wind) ear, enjoy the view, etc.
- Protect our trees! Especially our large trees!
- Be careful about what you plant and ensure that it benefits human health. Even out the tree gender balance.
- Let homeowners have a say about what's planted on their boulevard.
- Please re-plant the trees that have been cut down by developers and cut down due to disease. We NEED our trees!
- Retain the regular architectonic spacing of street trees along corridors (and same species). It helps stitch things together.

PARKS, OPEN SPACE AND URBAN FOREST

Enhance the waterfront

How supportive are you of the key initiatives to enhance the waterfront?

Develop a long-term plan to guide future improvements to the waterfront parks to enhance visitor experience, restore and protect the unique natural environment and respect the culturally-significant landscape.

Very supportive	Somewhat supportive	Neutral	Neutral Somewhat opposed	
19	4	-		

Complete the waterfront cycling route along Dallas road.

Very supportive	Somewhat supportive	Neutral	Neutral Somewhat opposed	
13	2	1	-	2

Offs, beagings The hiracy & He hekavager People adong the oxfor from

- People use to be able to picnic and play Frisbee or bocce on grassy areas of Dallas Rd. park. No longer. It's "gone to the dogs".
- Create a dog-free zone or enforce rules. Put doggy bag dispensaries on walking routes to Dallas to reduce negative (?).
- Keep dogs off beaches where bylaw makes then on lease. They are chasing wildlife and trampling vegetation on cliffs.
- No bike lanes on Cook St. please. Vancouver Street works great!
- Bike parking stations at key points to access the park and beaches.
- Limit events no permanent "enhancements" to the area. It can't be improved!
- Desirability leads to increased costs for land = reduced affordability.

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

Neighbourhood-identified Transportation Improvements

• Pedestrian safety on Broughton, Fort & Courtenay needs to be included.

How supportive are you of these key initiatives for transportation and mobility?

Assess key intersections, crossings and areas for improvement identified in the Neighbourhood-Identified Transportation Improvements Map to make walking and cycling safer.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed
14	3	-	2	7

- Pedestrians cross Cook St. at will (not in crosswalks). How will bike / pedestrian conflicts be managed?
- Cook Street is ALREADY super comfortable for walking maybe jus some lighting. Cook St. is an
 artery that should not be further restricted.
- Cook St. will become a bottleneck with the proposed bike lanes. It will cause big congestion, especially in the summer. It will be impossible to turn left from any side street without a light onto Cook St. causing people in cars to drive further and waste energy. (1 vote)
- Not in favour of Cook St. bike path is it looks like Pandora or Fort.
- AAA Bike Facility is more needed on Vancouver than on Cook (North of Fort).
- Cook pedestrian sidewalks are already well maintained don't see any need on fixing them.
- Would prefer AAA bike route on Vancouver not Cook. (1 vote)
- Bike & foot traffic moves thru convent more than on Humboldt.
- Re: Improve intersections islands along Cook St. are not positioned well currently not space for cars to pull into left turn lane and thus disrupt traffic flow -> if addressing intersections perhaps look at this.
- No bike lanes in the village. (1 vote)
- Include residential parking only on Dallas Road., between Bushby and Memorial Crescent!
- What about buses? & Transit?
- Already difficult to find parking in Cook St. Village, reducing parking for bike lane would only exacerbate probably especially since you have plan to expand business area. (1 vote)
- CRD. Focus on greenhouse gases: #1 priority needs to be reducing driving commuters from western communities.
- Allow people to decide where and how they wish to move. Don't legislate.
- Dedicated bicycle lane on Cook St. my concerns. More traffic on Vancouver; it is already busy. People (car drivers) using Collinson as a cut-off.
- Re: dedicated bike lane. Vancouver St. offers easy access to everything, Cook St. Village, park. I would suggest Vancouver for bicycles. (1 vote)

TRANSPORTATION & MOBILITY

Make it easier to leave the car behind

How supportive are you of these key initiatives for transportation and mobility?

Complete the walking and cycling routes shown on the Neighbourhood Active Transportation Map and develop new ones to connect different parts of the neighbourhood.

Very supportive	Somewhat supportive	Neutral	Somewhat opposed	Very opposed	
9	-	1	-	9	

- Opposed to Cook Street being AAA. Too much traffic especially of trucks. Prefer making Vancouver AAA by widening or putting trails between side walk and trees. Also allow parking on only one side of Vancouver.
- We need more <u>efficient</u> transit to get people out of their cars.
- Why is Fort St. not covered on this map.
- Have a better bus stop (shelter) at the Beagle and by the pharmacy.
- No bike lanes on Cook St. please.
- The bicycle routes proposed for Cook St. and Pakington St. will cause tremendous congestion and impact the existing neighbourhood most unfavourably.
- Brooke St. should be made a through street so bikes don't have to stop at Arnold and Stannard. This (Brooke) is the street that kids bike on to get to Sir James Douglas School. Make Brooke AAA.
- Networks and movements are contiguous I don't think you need to show neighbourhood boundaries.
- Trans plan for Richardson not realistic. Needs to remains a traffic corridor for Oak Bay and Gonzales and Fairfield residents to efficiently get downtown.
- The light system needs to be changed on Cook Street. Cook Street is highly congested, especially with the construction at Fort and Cook.
- What about jobs and opportunities provided by increasing our mobility.
- No bike lane on Cook St. Already have bike route on Vancouver money wasted.
- Enhance/consider car access for seniors who cannot bike or walk.

Overall, how supportive are you of the Draft Neighbourhood Plan?

Very supportive	Somewhat supportive	Neutral	Neutral Somewhat opposed	
12	1	-	8	-

Any comments on others sections of the draft Fairfield Neighbourhood Plan or other general comments?

- Cook St. village. Does not need to be strengthened. It is strong as it is.
- Opposed to more growth and development which will citify villages. Densification will decrease quality of life for community. More traffic, pollution, less parking places, longer waits for services.
- I totally agree with this person's thoughts.
- Fairfield Plaza is a unique, iconic shopping centre. Leave it alone.
- Fairfield plaza is not unique, not iconic and is case study of how cars and parking don't foster 'neighbourhood'.
- I feel I'm fighting for my neighbourhood, against social engineering from outside pressure. Cook St. Village should stay as well.
- Chapter 10. Fort St. Heritage Corridor (DPA 7B) is missing and should be reference somehow would like to see it added to Map 12.
- Why is sub-area 4 not clearly indicated on the FF Neighbourhood Plan pamphlet that was sent out?
- Keep to 3 stories.
- Listen to the residents, not developers!
- Please consider ways to keep affordable groceries and regular businesses in Cook Street Village. Fancy rainboots and restaurants are for rich people.

Neighbourhood Priorities

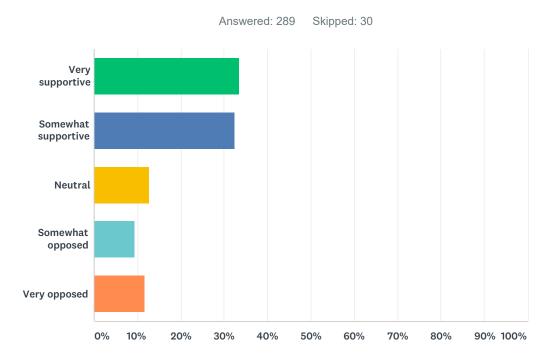
Help us prioritize how and where investments are made in Fairfield

Improvements to waterfront parks: 13	Improvements to other neighbourhood parks (not on waterfront): 8
Affordable housing: 12	Pedestrian and cycling improvements: 6
Public space improvements in Cook Street Village: 4 Comment: No – it's fine! (one vote)	Placements and public space improvements in small urban villages to encourage gathering: 11
Community spaces (e.g. new/improved indoor community spaces; non-profit childcare; etc.): 12	 Other (please specify on sticky note): Comments: Existing home owners have rights too! Don't change what we bought into. Develop a vision and long term plan for Fort Street heritage corridor (Blanshard to St. Charles) Retain, resist too much pressure. Keep the area simple and charming. (2 votes).

Attachment G: Raw Feedback on Draft Fairfield Neighbourhood Plan

Part 2: Survey Report

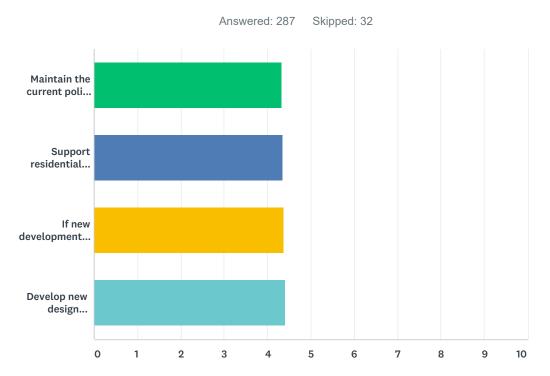
Q1 How supportive are you of the overall vision for the northwest area of Fairfield? See sketch above



ANSWER	CHOICES	RESPONSES		
Very supp	ortive	33.56%		97
Somewhat	supportive	32.53%		94
Neutral		12.80%		37
Somewhat opposed		9.34%		27
Very opposed		11.76%		34
TOTAL				289
#	COMMENTS FOR " VERY SUPPORTIVE"		DATE	
	There are no responses.			
#	COMMENTS FOR "SOMEWHAT SUPPORTIVE"		DATE	
	There are no responses.			
#	COMMENTS FOR "NEUTRAL"		DATE	
	There are no responses.			
#	COMMENTS FOR "SOMEWHAT OPPOSED"		DATE	
	There are no responses.			
#	COMMENTS FOR "VERY OPPOSED"		DATE	
	There are no responses.			

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of 308 ainable ...

Q2 How supportive are you of the key initiatives for the northwest portion of Fairfield? See concept sketch above



	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Maintain the current policy that allows 8 – 10 storeys (30 m) in the part of Fairfield west of Quadra Street and north of Rupert Terrace (aligns with the Official Community Plan and Downtown Core Area Plan)	35.71% 100	28.57% 80	12.86% 36	13.21% 37	9.64% 27	280	4.33
Support residential buildings up to 6 storeys (20 m) between Quadra Street and Vancouver Street and north of Fairfield Road, with pedestrian and public space improvements (see concept sketch above). (no change required to the Official Community Plan)	35.97% 100	28.78% 80	11.87% 33	11.87% 33	11.51% 32	278	4.36
If new development includes on- site affordable housing, consider allowing additional density (within the permitted height limits) [See bonus density info sheet]	24.91% 68	23.44% 64	10.26% 28	19.05% 52	22.34% 61	273	4.37
Develop new design guidelines to require new multi-unit buildings in this area to fit in with surrounding properties	48.35% 132	21.25% 58	14.29% 39	8.42% 23	7.69% 21	273	4.42

#	COMMENTS FOR "MAINTAIN THE CURRENT POLICY THAT ALLOWS 8 – 10 STOREYS (30 M) IN THE PART OF FAIRFIELD WEST OF QUADRA STREET AND NORTH OF RUPERT TERRACE (ALIGNS WITH THE OFFICIAL COMMUNITY PLAN AND DOWNTOWN CORE AREA PLAN)"	DATE
1	It is hoped improvement to infrastructure including water, sewage, parking, and traffic lights will be implemented prior to building	1/18/2018 4:24 PM
2	Even for this corner of Fairfield, the limit of 8-10 storeys and FSR of 5:1 will create too much density and risks the over-concentration of residents. These limits could result in a single block with 1500 residents or more. Slightly reduced limits are warranted.	1/18/2018 3:37 PM
3	Im opposed to increased density and gentrification and the city's plan to consume Fairfield and Gonzales and make it part of Downtown	1/18/2018 1:46 PM
4	Makes good sense.	1/18/2018 12:27 PM
5	Will the character of the architecture conform to Fairfield or urban downtown?	1/18/2018 10:15 AM
6	This is Fairfield - using the Fairfield plan to mandate maximum heights is wrong. 30m is too high. Current zoning heights are more than enough.	1/17/2018 9:57 PM
7	Affordable housing is a must!	1/17/2018 9:44 PM
8	I do not live in this area directly - but maintaining current plan seems okay to me	1/17/2018 9:14 PM
9	Tall buildings will for sure change the character of the area. The center of Victoria will lose its unique charm and appeal.	1/17/2018 8:32 PM
10	must include affordable housing	1/17/2018 5:11 PM
11	More density	1/17/2018 4:18 PM
12	Do not like 8 to 10 storey buildings	1/17/2018 2:15 PM
13	It is critically important to uphold the grandeur and integrity of Christ Church Cathedral and surroundings.	1/17/2018 12:59 PM
14	To be blunt: the patchwork effect on Victoria's cityscape and skyline suggests a developer-driven municipality rather than elected officials and staff truly committed in regards to the principles repeated in the OCP (e.g., affordability, liveability, vibrant,etc.). Year after year our visitors comment on how one minute they would be enthralled by a neighbourhood's feature be it a row of character or heritage houses, a tree-lined street, a converted building, only to turn a slight angle and wonder "how did that happen." One of the most enjoyable, thriving and successful areas in Victoria is the Food Eco District. It is successful in more ways than just supporting food sustainability, local employment and attracting both day and night life to that block, but bringing back businesses and users to an area bordering two neighbourhoods that not that long ago could have gone the opposite direction. The transformation was not brought about by developers dangling CACs so they can build generic Dwell buildings, but by making simple improvements of the space at ground level and providing good service. Please do not allow an 838 creep to dwarf this area and other areas that mark the city's unique identity such as Christ Church Cathedral.	1/17/2018 12:44 PM
15	You are aligning Your plan with Your plan? The height of buildings is the issuethis plan overall will take away from the character of Fairfield	1/17/2018 10:45 AM
16	Building height allowance should be higher	1/16/2018 9:58 PM
17	density is needed for commercial	1/16/2018 8:31 PM
18	See previous comment.	1/16/2018 7:39 PM
19	From the concept sketches it looks good but what is the real reason that the fairfield area was singled out for this kind of density	1/16/2018 7:17 PM
20	See above	1/16/2018 5:32 PM
21	8-10 stories are too many. Six at max.	1/16/2018 5:27 PM
22	The obvious area	1/16/2018 5:06 PM
23	buildings too tall	1/16/2018 4:03 PM
24	Maximum height should be 8 stories.	1/16/2018 1:34 PM

25	over population. how will you upgrade the infastructure for sewer and water. who is going to pay for this?	1/16/2018 1:02 PM
26	Six stories is too tall	1/15/2018 10:08 PM
27	8-10 stories is too high people like Victoria because the buildings are not 8-10 stories.	1/15/2018 8:04 PM
28	OCP should not replace a neighborhood plan	1/15/2018 7:51 PM
29	8-10 storeys closer to the Fort St. Corridor is appropriate in this area, 8-10 storeys closer to the south end of Vancouver/Quadra area would not be appropriate - again the design, size, character should fit with the surroundings buildings.	1/15/2018 1:28 PM
30	depends on what is next door to a proposed 10 story building.	1/15/2018 9:04 AM
31	height to a max of 8 storeys would be better.	1/14/2018 4:32 PM
32	Density spreading closer and closer to Fairfield, not good	1/14/2018 4:06 PM
33	buildings should be lower on street fronts,	1/13/2018 12:04 AM
34	10 stories too high.	1/12/2018 3:04 PM
35	Mandate a percentage of rent controlled and deed restricted affordable housing units within each building. Zone for affordable housing.	1/11/2018 6:52 AM
36	Very opposed	1/10/2018 11:24 PM
37	too prescriptive: why limit it to 10? (form and design concepts can complement)	1/2/2018 9:18 PM
38	I am ok with that as long as considerations are made to design. Buildings should fit the feel of the area, add public green space and not overpower the cathedral.	12/26/2017 3:35 PM
39	More high rises = greater density.	12/17/2017 2:24 PM
40	Slightly shorter would be better.	12/16/2017 8:09 PM
41	Stories should be declining towards the ocean to allow downtown views. No limit to ceiling height!	12/16/2017 7:10 AM
42	The Escher should never have been allowed to be so high on such a small lot. Never again allow this kind of over-reach of the intent of the OCP. The 8-10 story limit should consider the terrain beneath the buildings to avoid single towers peeking up above the other surrounding buildings. The implication also is that if all the building spaces were filled with 10 storey buildings, the area would change from a quiet residential area to an overdense clutter impossible to get in or out of by car.	12/15/2017 3:51 PM
43	Will cause the least disruption to the neighbourhood	12/15/2017 1:01 PM
44	As long as city staff and Council hold developers to official zoning.	12/14/2017 2:31 PM
45	Do not allow more densification	12/8/2017 10:57 AM
46	No more that 30% of the buildings should be allowed to be 8-10 storeys.	12/7/2017 2:50 PM
47	Although I support a 4-6 storey building McClure street between Vancouver and Quadra, service amenities (garbage, loading zones, underground parking garages) are already maxed out on this street. Entrances including service entrances should be facing Burdett. McClure is a dead end street with many service vehicles daily and limited residential parking. I do not support more services being routed along the 900 block of Mcclure Street.	12/5/2017 7:27 PM
48	see above	12/5/2017 12:48 PM
49	Any buildings over 4 stories will change the character of the neighbourhood.	11/30/2017 4:00 PM
50	6 stories should be the maximum height or a density of 2 to 1 to keep the heights similar to the rest of the NW corner.	11/28/2017 7:06 AM
51	no 10 stories anywere	11/24/2017 3:20 PM
52	Not fair for me to comment as I do not live or work there.	11/22/2017 11:27 AM
53	So long as we don't go any higher than current zoning allows I'm fine with that.	11/18/2017 11:45 AM
54	Population density is a problem, maintaining the existing density integrity is equally important	11/18/2017 11:33 AM
55	Lower is better.	11/16/2017 11:10 AM

56	Supportive only if we must absorb significant population increases. If we build it they will come. If we don't build it , they will have to go elsewhere!!!	11/13/2017 8:34 PM
57	As long as there are not 6 stories on Linden Avenue	11/13/2017 4:50 PM
58	I feel that it is the residents in this area who should have the say in what goes on here.	11/12/2017 10:14 AM
59	Yes yes yes. Don't listen to Nimbys and downzone this area	11/11/2017 7:40 PM
60	Seems like a good place for more density	11/10/2017 8:32 PM
61	height concerns	11/10/2017 5:25 PM
62	I feel like this proposal is in keeping with the existing height of the buildings.	11/10/2017 4:15 PM
63	This is a pointles excercise. I get that it's kind of thing people come up with to justify their job and that local politicians will hype to create the illusion that they are improving the city, but this "vision" is wrongheaded. Perhaps a plan to make the downtown core a little bit less nightmareish might be a better start. I know that would actually take some real actual vision and some hard work, but, maybe you might wanted to ponder that?	11/10/2017 9:45 AM
64	No 10 storey buildings anywhere in Victoria	11/9/2017 10:05 PM
#	COMMENTS FOR "SUPPORT RESIDENTIAL BUILDINGS UP TO 6 STOREYS (20 M) BETWEEN QUADRA STREET AND VANCOUVER STREET AND NORTH OF FAIRFIELD ROAD, WITH PEDESTRIAN AND PUBLIC SPACE IMPROVEMENTS (SEE CONCEPT SKETCH ABOVE). (NO CHANGE REQUIRED TO THE OFFICIAL COMMUNITY PLAN)"	DATE
1	provided there are rentalsand at an affordable rate	1/18/2018 6:40 PM
2	It is hoped improvement to infrastructure including water, sewage, parking, and traffic lights will be implemented prior to building	1/18/2018 4:24 PM
3	The current height and density limits are reasonable. Even with full redevelopment, neighbourhoods would be livable.	1/18/2018 3:37 PM
4	Im opposed to increased density and gentrification and the city's plan to consume Fairfield and Gonzales and make it part of Downtown	1/18/2018 1:46 PM
5	Same	1/18/2018 12:27 PM
6	Again, please no square boxes	1/18/2018 10:15 AM
7	Very opposed	1/17/2018 10:21 PM
8	Residential buildings up to 20m West of Quadra, North of Rupert Terrace must also be allowed and encouraged	1/17/2018 9:57 PM
9	Affordable housing is a must!	1/17/2018 9:44 PM
10	Maintaining the current play with improvements seems okay to meplans that are approved need to be highly evaulated to ensure that they add to the community and not take away as well as meet deversity of population and access ability	1/17/2018 9:14 PM
11	Firstly, this block is one of the last ones in the center of the city that still retains a unique charming character that is even more valuable considering the new developments neighboring the block to the west. Secondly, several small heritage homes at the west part of the block will inevitably be dwarfed by large buildings nearby and will lose significant chunk of their attraction. Thirdly, if large buildings will be constructed in our block this would forever remove the unique connector between Cook Street village and the inner harbour on one side and Beacon Hill Park on the other. These connectors are pedestrian-friendly, and are used both by locals and tourists. Losing a chunk of the tourist money would be unfortunate for the city. Finally, allowing higher density will inevitably strain the ageing infrastructure in the area, which might have very serious consequences both for the city and the residents.	1/17/2018 8:32 PM
12	must include affordable housing	1/17/2018 5:11 PM
13	More density	1/17/2018 4:18 PM
14	Once again ,can the city comfortably absorb more population	1/17/2018 4:17 PM
15	Support that you are going to add intensification, but also improve public spaces, and pedestrian access.	1/17/2018 2:41 PM
16	As above.	1/17/2018 12:44 PM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of 308 ainable ...

17	Protect the beauty of the the Burdett corridor.	1/17/2018 12:35 PM
18	I am supportive of densifying , but would not want to impact the typical neighborhood	1/16/2018 10:48 PM
19	Height allowance should be higher	1/16/2018 9:58 PM
20	See above	1/16/2018 5:32 PM
21	Still wondering where the land is coming from to build new accommodation.	1/16/2018 5:27 PM
22	As long as we don't later concede additional height to developers, I can live with this	1/16/2018 4:29 PM
23	buildings too tall	1/16/2018 4:03 PM
24	Keep building heights 4 storeys or less.	1/16/2018 4:02 PM
25	We have heritage houses on our block. They would be dwarfed by 6 storey buildings.	1/16/2018 3:26 PM
26	Maximum height should be 5 stories with full public access mid block walkways.	1/16/2018 1:34 PM
27	Buildings can be higher if below rental value units added	1/16/2018 1:30 PM
28	over population. this city can't even solve the sewer issue with the current population.	1/16/2018 1:02 PM
29	support as written but would like to see more stories being allowed.	1/16/2018 11:55 AM
30	Six stories is too tall.	1/15/2018 10:08 PM
31	north Fairfield Rd should remain at 4 stories. The 6 story zoning should start at Collins where there is an existing 6 story building. Fairfield is a family friendly, pedestrian friendly connector between Cook Street and Downtown that residents and tourists alike use.	1/15/2018 8:48 PM
32	A maximum of 4 storeys seems to be more aligned with character of the neighbourhood here.	1/15/2018 8:13 PM
33	These are neighborhoods not ghettos like cabbage town in Toronto	1/15/2018 8:04 PM
34	6 stories seems too high for this street. It will feel more like downtown. 4 stories would be more appropriate.	1/15/2018 8:03 PM
35	Too high! Downtown core only!	1/15/2018 7:52 PM
36	The block between Fairfield Rd. & Collinson Rd. west of Vancouver and east of Quadra should be limited to 4 stories.	1/15/2018 4:22 PM
37	6 storeys NORTH of Fairfield Road between Vancouver and Quadra would fit in the existing developments	1/15/2018 1:28 PM
38	depends on what is next door to a proposed 6 story building.	1/15/2018 9:04 AM
39	There should be no buildings which detract from the setting of the Cathedral and it's precincts	1/14/2018 9:20 PM
40	Density spreading towards Fairfield	1/14/2018 4:06 PM
41	6 storeys should go to Linden, as there are already many apartment buildings between Vancouver and Linden north of Fairfield and south of Rockland.	1/14/2018 3:26 PM
42	yes to pedestrian improvements. Yes to greenways. More interactive spaces for people and environment.	1/13/2018 12:04 AM
43	6 stories too high	1/12/2018 3:04 PM
14	I support a maximum of 4 stories	1/12/2018 2:06 PM
45	Important to maintain as much of existing rental stock as possible, as opposed to many newer, more expensive buildings Not sure how this can be accomplished.	1/5/2018 12:00 PM
16	Could be the thin edge of the wedge	1/2/2018 6:08 PM
17	More high rises = greater density.	12/17/2017 2:24 PM
48	Heritage homes must not be tinkered with or used as infill projects!	12/16/2017 7:10 AM
49	Sure	12/15/2017 3:51 PM
50	would want quality structure rather than quantity and no more social housing	12/15/2017 12:04 PM

51	The plan we saw had the underground parking would exit and enter off Convent Place. This would cause a huge problem for those who live on Convent Place because some of the houses have on- street parking and there are already the number of cars entering and exiting from the apartment blocks. I am not against the building but the parking should be off Quadra which is a relatively quiet street.	12/14/2017 3:40 PM
52	As above - as long as staff and Council	12/14/2017 2:31 PM
53	These buildings can be taller - increasing density and allow for my money for greens spaces and services (from taxes and money developer have to contribute)	12/14/2017 1:57 PM
54	reduce to 4 stories	12/8/2017 10:57 AM
55	No more that 40% of the buildings should be allowed to be 6 storeys.	12/7/2017 2:50 PM
56	Although I support a 4-6 storey building McClure street between Vancouver and Quadra, service amenities (garbage, loading zones, underground parking garages) are already maxed out on this street. Entrances including service entrances should be facing Burdett. McClure is a dead end street with many service vehicles daily and limited residential parking. I do not support more services being routed along the 900 block of Mcclure Street.	12/5/2017 7:27 PM
57	8 storey buildings would be fine in this area as well. easy for seniors to walk to services and shops	12/5/2017 2:10 PM
58	the concept sketch shows some green and yellow lines. No idea what they mean.	12/5/2017 12:48 PM
59	Greater density means more traffic on Vancouver Street	12/3/2017 9:38 PM
60	Do not change the Official Community Plan to allow increased density or businesses on ground floors of buildings along Vancouver Street. Traffic is already becoming an issue along Vancouver. Allowing businesses along Vancouver Street with the limited parking available in the neighbourhood will substantially change the neighbourhood!	12/3/2017 8:31 PM
61	Planning appears to be ignorant of viable levels of CACs obtained in other municipalities that support enhanced publi realm. Victoria is squandering the available public wealth.	11/27/2017 3:05 PM
62	Not fair for me to comment as I do not live or work there.	11/22/2017 11:27 AM
63	In favour of more density.	11/20/2017 5:14 PM
64	Define "support" Does this mean a zoning change is required?	11/18/2017 11:45 AM
65	Same as above	11/18/2017 11:33 AM
66	30 m. height limit in this area would be appropriate	11/14/2017 11:25 AM
67	As long as there are not 6 stories on Linden Avenue and as long as there is traffic calming measures added to Linden Avenue	11/13/2017 4:50 PM
68	The 4 storey limit is an essential element of maintaining the neighbourhood feel and ambience in this area. This limitation is as important to this area as the limitation of 4 storeys in height is for Cook Street Village and 3 storey townhouses is for the traditional residential areas.	11/12/2017 10:14 AM
69	Are they really that high now? Not sure about 6 stories	11/10/2017 5:25 PM
70	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:45 AM
71	We have lovely parks and lots of green space already, leave Fairfield alone	11/9/2017 10:05 PM
#	COMMENTS FOR "IF NEW DEVELOPMENT INCLUDES ON-SITE AFFORDABLE HOUSING, CONSIDER ALLOWING ADDITIONAL DENSITY (WITHIN THE PERMITTED HEIGHT LIMITS) [SEE BONUS DENSITY INFO SHEET]"	DATE
1	It is hoped improvement to infrastructure including water, sewage, parking, and traffic lights will be implemented prior to building	1/18/2018 4:24 PM
2	The extent of the bonus density gain is too great in some cases. The change from 2:1 base density to 5:1 is too great an increase. 5:1 is a different world.	1/18/2018 3:37 PM
3	This will only be attained via developers being allowed increased density	1/18/2018 1:46 PM
4	Just a necessity in a growinf community.	1/18/2018 12:27 PM

5	Affordable housing means a few get cheap housing. We should be heavily taxing non Canadians buys both on their purchase as well as annual taxes. Additionally people doing short term rentals and leaving places vacant should be taxed. Landlords as well as tenants of long term rentals need to be supported.	1/18/2018 10:37 AM
6	This is unfair question. Yes we want affordable housing, no to "bonus density."Do people who need affordable housing only count as 1/2 citizens?	1/18/2018 10:15 AM
7	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:21 PM
8	This is meaningless without a mandatory minimum % of total units, as well as a NON NEGOTIABLE requirement that the affordable housing be maintained IN PERPETUITY. As well it is wrong to limit the payoff for increased density only. Many other on site improvements are needed and should be funded this way.	1/17/2018 9:57 PM
9	Yes, but it would need to be affordable. I'm a graduate student making low wage money, so affordable housing is a must!	1/17/2018 9:44 PM
10	I feel that density needs to be spread throughout the city areas not just towards fairfield. Not seeing the plans for the other surrounding areas makes this hard to comment. I do not want to turn this area into another West Shore	1/17/2018 9:14 PM
11	This proposal will inevitably change the character of the area and make it less attractive to the locals and tourists. This might also force citizens currently enjoying quiet area to seek a new domicile. Therefore, this would mean hidden eviction for the people who live in the area for decades.	1/17/2018 8:32 PM
12	All housing is affordable if you have enough money. You really should not use this term. Do you mean housing for low wage earners. If so, I am opposed to this.	1/17/2018 7:29 PM
13	The affordable housing movement should not apply to Fairfield where properties and land parcels are some of the most expensive in the city. Affordable housing should be introduced where land and buildings are still affordable. The only real affordable housing in Fairfield is and should continue to be the older buildings with lower rents. This said, everything possible should be done to preserve these buildings and not allow developers to plow through, knocking down the only affordable housing in the community. New development will not be affordable as it is not profitable. Additional density should not be allowed to compensate developers promising affordable units as this destroys communities and impacts current single family dwelling owners.	1/17/2018 3:45 PM
14	No, I believe that developers should work within the guidelines and have to incorporate affordable housing within existing height restrictions. I feel developers will abuse this policy otherwise.	1/17/2018 2:41 PM
15	If the city can demonstrate with tangible results that it has provided/is providing support for other options for affordable housing, such as useful immediate and broadly-accessible incentives for current rental unit owners to repair or renovate their places especially those that can add extra units and for property owners to build small long-term rental housing in empty unused lots, backyards, and laneways, and find ways to encourage and promote developers that build medium-density dwellings at different affordability ratios. The city should not rely on density bonus and CACs to provide for affordable homes in this and other neighbourhoods in the city, then perhaps this option may be appropriate. As it stands, I have not heard anything about other options that city has actively explored in terms of providing true affordable housing aside from CACs. Also, the idea of "affordable housing" seems to be loosely thrown about by city staff and council. I know of several people who have had gone through very rough times or are anxious that they will soon, because a supposed "affordable housing" permitted under "bonus density" have forced them out of home and neighbourhood in which they lived and worked for many over eight years. Please be clear when referring to "affordable". And please be well-informed and expand your explorations of possibilities that attend to the interests of the people you were entrusted to serve, such as maximize the use of un-/under-used space (a shockingly large area for the neighbourhood, as can be seen in a few figure-ground/nolli neighbourhood maps), and make proper efforts to diversify options for funding amenities. https://www.theguardian.com/cities/2014/sep/17/truth-property-developers-builders-exploit-planning-cities	1/17/2018 12:44 PM
16	Please include affordable housing for families (units with 2-3 bedrooms).	1/16/2018 9:09 PM
17	We need infrastructure for medical in place!	1/16/2018 7:39 PM
18	Very strongly oppose any type of affordable housing simply because people like the bums that are currently are sqatting on th eneutral ground there need to stay there Idont want them in my neighbourhood	1/16/2018 7:17 PM

19	additional density is good providing it includes realistic parking requirements	1/16/2018 6:19 PM
20	This is maybe OK, if the additional density is actually affordable, and in that same building. Too much leeway is often allowed in the form of zoning changes and variances.	1/16/2018 5:32 PM
21	This is one way of building greater affordability; I am concerned that if the City relies on this approach too much that we will over-densify the northwest of Fairfield.	1/16/2018 5:24 PM
22	there is already affordable housing in the small rental apartments	1/16/2018 4:03 PM
23	Depends on the form of affordable housing.	1/16/2018 3:26 PM
24	Bonus density should not be allowed either by raising building height or by increasing building site coverage.	1/16/2018 1:34 PM
25	affordable housing needs to be in affordable areas. i paid 998 for single family home and I don't want to live near affordable housing that can devalue my home.	1/16/2018 1:02 PM
26	should include ability to go higher, only way to bring down the cost per unit.	1/16/2018 11:55 AM
27	See previous comments re affordable housing	1/16/2018 8:57 AM
28	Developers should be required to put subsidized housing on each floor of their building.	1/15/2018 10:08 PM
29	my primary concern is the inclusion of affordable housing. where density is increased, I also believe that developers should be responsible for sufficient parking for residents. this may be built in, but wanted to mention.	1/15/2018 8:27 PM
30	Whether the development is affordable or (as in most cases) unaffordable, the density should stay the same. This is developer trickery! People who live in affordable housing shouldn't be packed in more densely than other people.	1/15/2018 7:52 PM
31	Denisty should not be a consequence of affordable housing	1/15/2018 7:51 PM
32	There is no such thing as affordable housing in Fairfield, one of Victoria's most expensive neighbourhoods, other than that older housing stick which already exists. Forcing affordable housing onto developers should not happen, nor should there be more density allowed if a developer is willing to take it on as that will be a new way to push more density at the detriment of current reisdents.	1/15/2018 4:16 PM
33	New construction in the area you are talking about is not going to be affordable. When you tear down a old residence and put up new it cost more not less to live in the new.	1/15/2018 4:11 PM
34	I feel enough density will be provided with the new Plan in the different areas of Fairfield without allowing more in specific situations. It is important to keep Fairfield different from the Downtown look.	1/15/2018 1:28 PM
35	depends on what the building looks like.	1/15/2018 9:04 AM
36	Density spreading	1/14/2018 4:06 PM
37	Developers will use this as a loophole to get more density, and then offer something like 10% below market value for some suites. But on this expensive land, that does not make them affordable. Basically all it does is put more money in the hands of the developers with no significant value for the community.	1/12/2018 4:34 PM
38	1	1/12/2018 3:04 PM
39	Absolutely. Also require a % of units to have 3+ bedrooms.	1/11/2018 6:52 AM
40	Very opposed	1/10/2018 11:24 PM
41	Also encourage other innovative ways to encourage affordability.	1/5/2018 12:00 PM
12	"affordabilitiy" issues have no relation to this plan. should be addressd elsewhere	1/2/2018 9:18 PM
43	Only if affordable housing is permanently allocated, and only if other considerations such as street improvements/pedestrian features are considered. There are a lot of buildings coming up (already proposed and under construction) which will decrease prices, and I don't think the city should be making design compromises deisgn in order to try and manipulate the housing market.	12/26/2017 3:35 PM
44	Affordable housing must be a precondition of any development permit with no additional density bribe. Affordable must be defined as affordable for the current tenants in the area not as a percentage of the income of a hypothetical future tenant.	12/17/2017 11:38 AM

45	Some proportion of affordable housing should just be a requirement for any multi-unit (>6 units) development. Potentially those units might be smaller and use less expensive materials/appliances, etc.	12/16/2017 8:09 PM
46	Definition of Affordable is only a temporary housing not financially affordable!	12/16/2017 7:10 AM
47	if affordable housing means subsidize housing, I am opposed. Subsidize housing should not be close to the core area where land is at a premium cost.	12/15/2017 4:54 PM
48	No No No	12/15/2017 3:51 PM
49	What is considered "affordable housing"? Does this mean "affordable" for individuals with incomes less than \$70,000/yr (government or health worker); or "affordable: to renters making \$15/hr or less? Solutions to housing should be focused on demand side not supply side.	12/14/2017 2:31 PM
50	Require affordable housing without increasing density	12/14/2017 2:30 PM
51	Why is there a focus on affordability? There are lots of affordable areas in Greater Victoria.	12/14/2017 11:27 AM
52	I am opposed to this becasuse it will result in low income renters being evicted in order to enrich developers.	12/7/2017 2:50 PM
53	I'm for this in principle. However, I'm not convinced that the current bonus density is good enough (\$) for the neighbours. Nor do I believe that the neighbours wishes on how the bonus density will be applied will be considered at all.	12/6/2017 11:30 AM
54	Although I support a 4-6 storey building McClure street between Vancouver and Quadra, service amenities (garbage, loading zones, underground parking garages) are already maxed out on this street. Entrances including service entrances should be facing Burdett. McClure is a dead end street with many service vehicles daily and limited residential parking. I do not support more services being routed along the 900 block of Mcclure Street.	12/5/2017 7:27 PM
55	yes - and public space/public art/walkways/placemaking amenities as well	12/5/2017 2:10 PM
56	No No No NO NO! Additional height and/or mass will ruin the whole point of making the rules in the first place. Just make them put in affordable or no permit. Or, don't tear down the affordable place to start with.	12/5/2017 12:48 PM
57	Bigger buildings will make the street less attractive	12/3/2017 9:38 PM
58	Traffic on Vancouver from Fairfield to Fort St is too fast and too much. With the amount of traffic it is already difficult to cross Vancouver Street (especially the corner of Collinson and Vancouver) due to traffic going north at speed up the hill. Increased density will only increase the amount of traffic congestion.	12/3/2017 8:31 PM
59	only if the affordable housing is secured in perpituity	11/29/2017 3:11 PM
60	Get your heads out of your asses. Developer are walking away with millions of wealth through lack of knowledge within Victoria staff. You play checkers - they play chess. play	11/27/2017 3:05 PM
61	if you stick to the rules ok	11/24/2017 3:20 PM
62	Not fair for me to comment as I do not live or work there.	11/22/2017 11:27 AM
63	Consider raising height limits	11/20/2017 5:14 PM
64	I'd rather see the density higher across the board.	11/20/2017 10:55 AM
65	Define "affordable" please and how many of these units are buikt to support families?	11/18/2017 11:45 AM
66	How do you make it "affordable" when the City puts heaps of rules and development obligations on developers, again, if the City was effiucient with manpower, looked at the real world with private sector enthusiasm, we wouldn't be asking these questions or discussing it.	11/18/2017 11:33 AM
67	Incremental density, particularly if this type is harmful for property values. If it is required, this is the best area for it in the fairfield zone.	11/16/2017 11:10 AM
68	I certainly support density bonuses, but not for things like public art, boulevard improvements, place making etc. Density bonus should go toward affordable housing, particularly since may developments displace older affordable housing. How will "affordable" be defined. 30% of gross income is the correct definition, NOT 10% or even 20% less than market value, especially in the current market when market values are escalating. This important aspect is not mentioned/developed. Please get it right!!	11/13/2017 8:34 PM

69	Yes please. So many young professionals are being priced out of this neighbourhood.	11/13/2017 1:54 PM
70	I feel that the more effective and equitable solution is to ensure a balanced sharing of responsibility for affordable housing. It is far easier to add affordable housing through secondary suits, duplexes and townhouses as this new inventory can come on stream with far less investment and build time. It is also far easier to attract mixed-use investment in Cook St Village (as is already clearly experienced), so it is important to leverage that demand to ensure affordable housing is offered in exchange for allowing the build. I feel very strongly that this balance needs to be a prominent component of the Fairfield Neighborhood Plan.	11/12/2017 10:14 AM
71	Council controls development, the developers don't. Don't give up too much.	11/11/2017 6:08 PM
72	I have seen this used to avoid some very good rules regarding our waterfront in the past le/The Janion building allowed to be built right down to(and past) the high water mark due to keeping a banister, or so the story goes. I believe we make the rules now so that future stakeholders are bound to the good ideas and the future keyholders not subject to influence to bend these rules.	11/11/2017 3:31 PM
73	Developers should have to earn their variances with more than what might only be a short term agreement for affordable housing. How about affordable PLUS another amenity to get more density?	11/10/2017 5:25 PM
#	COMMENTS FOR "DEVELOP NEW DESIGN GUIDELINES TO REQUIRE NEW MULTI-UNIT BUILDINGS IN THIS AREA TO FIT IN WITH SURROUNDING PROPERTIES"	DATE
	Keep neighbourhoods looking consistent. Feels better.	1/19/2018 2:55 PM
2	direct neighbours and adjacent property owners should have input, case by case.	1/18/2018 9:26 PM
3	It is hoped improvement to infrastructure including water, sewage, parking, and traffic lights will be implemented prior to building	1/18/2018 4:24 PM
ŀ	In principle, I agree, but it depends on what you mean by "fit in."	1/18/2018 3:37 PM
	Yes, trying to mix the new with the old in a changing environment.	1/18/2018 12:27 PM
3	Depends on the surrounding properties. This can't be looked at in isolation of other neighbourhood goals.	1/18/2018 10:37 AM
7	Victoria is a unique city. If we build all the charm out of it, will people still flock here?	1/18/2018 10:15 AM
}	Very opposed to new multi-unit buildings.	1/17/2018 10:21 PM
9	NEW, detailed design guidelines are absolutely essential. They need to be created with input from people who live in the NW/Fort st area BEFORE the next Draft of the Plan is released.	1/17/2018 9:57 PM
10	Symmetry is beautiful!	1/17/2018 9:44 PM
11	As if this city cares about surrounding properties. Give me a break.	1/17/2018 9:32 PM
2	We do not have sufficient information on what this proposal would actually mean practically.	1/17/2018 8:32 PM
13	I would appreciate building being more in line with traditional designs. This nhances our tourism draw.	1/17/2018 7:29 PM
14	Transitions are key. Developments, such as the Cook and Oliphant 5-storey, should not be permitted to proceed where they do not fit within the community context. Transitions should be gradual and densification should be gradual, i.e. no building should tower over its neighbours as will be the case at Cook and Oliphant.	1/17/2018 3:45 PM
15	As long as there are guidelines regarding parking, privacy and noise re: heat pumps.	1/17/2018 2:41 PM
16	I wouldn't want new buildings to have to replicate heritage but I'd be a proponent of new designs that align with or enhance the aesthetic of the neighborhood. More modern looking buildings should be allowed.	1/17/2018 1:01 PM
17	Gawd yes, let us avoid Generictoria. It's a shame what is happening in neighbourhoods, one of the most blatant example being on Dallas Rd. a hodgepodge of eyesores creating a bigger canker sore. Yuck. The onslaught of Dwell inspired buildings allowed to randomly pop up in this city does not do anyone any justice. A simple lefty-loosey crank on the handle and I'm sure we can come up with wise, creative and forward-thinking designs and design guidelines. Why not honour the roots of Cook St. Village and encourage early mid-century style buildings in the commercial strip? The Chelsea on Burdett and buildings by Dewhurst properties are excellent examples as are more affordable versions on around Moss/May.	1/17/2018 12:44 PM

18	I still don't understand who is "requiring" and increase in density in area 4 and will money be spent to make all these buildings earthquake safe as the Fairfield Farms area is sitting on clay!!	1/17/2018 10:45 AM
19	What defines surrounding properties, big blocks builds like downtown?	1/16/2018 7:39 PM
20	No room for extra growth due to serious infastructure issues	1/16/2018 7:17 PM
21	This should apply throughout Fairfield, but I have my doubts about persuading developers to comply.	1/16/2018 5:32 PM
22	Only on empty lots, but where are they? The United Church on Fairfield at Moss has been designated but I can't think of any other.	1/16/2018 5:27 PM
23	We need to respect the existing residents	1/16/2018 5:24 PM
24	What's wrong with the old design guidelines?	1/16/2018 5:06 PM
25	balconies are humane and commercial/retail bring life and vitality. Innovative designs for high rise are okpls see my comments re residential designs, though!!!	1/16/2018 3:46 PM
26	Based on whose judgment?	1/16/2018 3:26 PM
27	I believe it is essential to retain the character of the neighborhood, and also, that there is required greenspace for enhanced pedestrian vibrancy.	1/16/2018 11:43 AM
28	its the least we could do	1/15/2018 8:27 PM
29	The process of designing guidelines and engaging community is broken.	1/15/2018 7:51 PM
30	I believe there should be a variety of building heights on a street and in a neighbourhood, so am opposed to 'all buildings fitting in' if it means rows of similar height buildings.	1/15/2018 4:22 PM
31	Yes, please. This is an area transitioning from Downtown Core to residential Fairfield and new development must fit in design and character of the surrounding buildings.	1/15/2018 1:28 PM
32	needs to fit with neighbourhood.	1/15/2018 9:04 AM
33	New design guidelines for multi-unit buildings stated above should also apply to single family dwellings.	1/14/2018 9:20 PM
34	Density spreading	1/14/2018 4:06 PM
35	'Fit' is a subjective term and can be leveraged by existing homeowners to prevent new developments from taking place. Multi-unit buildings should fit within OCP guidelines.	1/14/2018 3:26 PM
36	While I don't think everything should look the same, and I like diversity, there are some really ugly buildings being built. More than how they look, I would like to see guidelines on how "green" they can be built.	1/12/2018 4:34 PM
37	Area does not need more density	1/12/2018 3:04 PM
38	Absolutely. Also use ability for landscape requirements and DPA guidelines to retain greenspace. I like the consideration given to protection of views, with this in mind buildings can be massed to achieve the density and keep the streets beautiful.	1/11/2018 6:52 AM
39	Absolutely.	12/26/2017 3:35 PM
40	Allow the community to define New Design Guidelines this follows our ACTS!	12/16/2017 7:10 AM
41	some of the surrounding properties should be torn down and removed / their time has gone	12/15/2017 12:04 PM
42	Design is subjective. I'm open to creativity!	12/14/2017 6:26 PM
43	This can only be accomplished if you limit the percentages of multi storey buildings.	12/7/2017 2:50 PM
44	No. The new design guidelines should be part of the plan. Not "develop" new guidelines.	12/6/2017 11:30 AM
45	Although I support a 4-6 storey building McClure street between Vancouver and Quadra, service amenities (garbage, loading zones, underground parking garages) are already maxed out on this street. Entrances including service entrances should be facing Burdett. McClure is a dead end street with many service vehicles daily and limited residential parking. I do not support more services being routed along the 900 block of Mcclure Street.	12/5/2017 7:27 PM
46	Can't approve before seeing the guidelines.	12/5/2017 12:48 PM
47	A 'best practices' goal that Planning themselves defeats even lies about in presentations.	11/27/2017 3:05 PM

48	must ensure that design of new developments respects the form and character of existing adjacent development and mitigate any impacts	11/23/2017 7:27 PM
49	Design guidelines are urgently needed throughout Fairfield.	11/22/2017 11:27 AM
50	multi-use buildings with commercial on the ground, and residential/offices on top works well.	11/20/2017 10:55 AM
51	A FIRM maybe. Design is the answer, BEAR in mind, it is ALWAYS the case when ANY level of government becomes involved in a lot of thses decisions they come up with a "reaction", NEVER a solution. It's delicate path.	11/18/2017 11:33 AM
52	It's OK for new to look new	11/14/2017 11:25 AM
53	By this you mean existing surrounding properties. I support in principle, but I have little confidence (based on recent developments) that the design of buildings of ever greater heights fit with the surrounding propoerties.	11/13/2017 8:34 PM
54	I do not understand what this means.	11/12/2017 10:14 AM
55	Keep it looking residential	11/10/2017 5:25 PM

Q3 Did we miss anything? Read the chapter on the northwest area

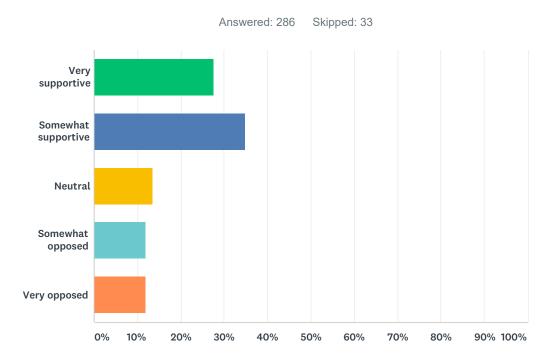
Answered: 54 Skipped: 265

#	RESPONSES	DATE
1	Section 6.1.12: You overlooked Pioneer Square. It is more important to Victoria than the playground.	1/18/2018 3:37 PM
2	The way you break this survey up is purposeful in an attempt to not show the overall impact of the proposed increased density of the areas.	1/18/2018 1:46 PM
3	Not that I can see.	1/18/2018 12:27 PM
4	Affordable housing means a few get cheap housing. We should be heavily taxing non Canadians buys both on their purchase as well as annual taxes. Additionally people doing short term rentals and leaving places vacant should be taxed. Landlords as well as tenants of long term rentals need to be supported.	1/18/2018 10:37 AM
5	I see nothing on infrastructure to support all this. I'm not sure why Ross Bay Center has a limit on height and upper Fort Street doesn't have the same limits.(They are more vocal and angry?) they are both on a main corridor and both on the fringe of Fairfield. Fort St is the sacrificial lamb to progress!	1/18/2018 10:15 AM
6	Yes. Not consistent with the Official Community Plan.	1/17/2018 10:21 PM
7	No attention has been given to increasing crosswalks, traffic lights or any other pedestrian safety features for the potentially huge increase in the number of residents in this small area. It is already known that there will be a large number of elderly people some with scooters and wheelchairs in 2 - 3 years time. Nothing in the description in this section highlights what makes this little area special: small independent stores, antiques shops, Pioneer Park, historic and heritage properties, theatre and churches. There also needs to be an explicit commitment to improving streetscapes and public spaces. There needs to be a specific commitment to retaining historic properties, not just those on "heritage" lists and registers. This exercise should also include a commitment to preserve and enhance the character and feel of the City's only heritage corridor.	1/17/2018 9:57 PM
8	All good	1/17/2018 9:44 PM
9	Your questions are confusing and lead to vague or contradictory conclusions.	1/17/2018 9:40 PM
10	This area contains the Royal Theatre. Nobody! knows more globally about the Royal than I do. (presence in the building: 5 days a week average for 32 years.) Seating especially in the balcony was built for people born in the 19th century. The stage dimensions are 19th century. While we (in the arts community) will continue to chug along in a facility which is more than 100 years out of date; hugely audience unfriendly and production strapping There will NEVER be any operatic or symphonic production at that facility of 21st century production standard, not to mention audience comfort until the 22 century, or never. If we EVER get to some form of amalgamation, that will be the time to perhaps rethink that whole property; heritage designation and all. I have long since absorbed the reality that it will not be in my life time.	1/17/2018 9:24 PM
11	The proposal assumes practical destruction of one of the last remaining old areas in the center of Victoria.	1/17/2018 8:32 PM
12	Affordable housing must include housing for families, which means 3-4 bedrooms. Liveable space. Welcoming space.	1/17/2018 5:11 PM
13	Would like to see density added. Affordable housing a priority, but all housing is of benefit.	1/17/2018 4:30 PM
14	The northwest corner of Fairfield, along with the Fort Street corridor is an area that transitions from downtown, through areas that have tremendous historical value (Christ Church Cathedral and Pioneer Park) along with panoramic views of the Strait of Juan de Fuca and the Olympic Mountains. It would be a shame if those feature of the city were compromised.	1/17/2018 12:59 PM
15	No schools or hospital near by to support Downtowns massive recent builds and now doing the same while causing schools to close with drug issues Put the city in order forts then density Not	1/16/2018 7:39 PM

16	Yes you need to pay much more attention to the tax payers in these areas	1/16/2018 7:17 PM
17	Ensure that larger units 2 -3 brm + 2 bath with 13-1400 sqft size are built for the rental market at affordable rates.	1/16/2018 5:06 PM
18	The OCP may allow up to 6 storeys but that does not mean that is what the residents of Fairfield want.	1/16/2018 4:02 PM
19	Attempts are being made to pile too much density and building height in this area to the detriment of the streetscapes and heritage structures.	1/16/2018 1:34 PM
20	i think you are putting the cart before the horse. all these proposals need to start from the infrastructure and then we can talk about housing.	1/16/2018 1:02 PM
21	The people of Victoria live here because it is human scaled. They would live in Vancouver West End if they wanted high rises.	1/15/2018 10:08 PM
22	Again, keep fairfield rd 4 stories, collision can one to 6 stories as it already has a 6 story building.	1/15/2018 8:48 PM
23	Yes, please move more slowly and consult for longer. Development is already proceeding too quickly in Victoria, no need to rush the process.	1/15/2018 7:52 PM
24	The community engagement process is outdated, broken and highly disengaging. Fix the process before trying to plan the future. With the current process you can't claim to have heard the community voice.	1/15/2018 7:51 PM
25	All new buildings need to have the capacity to recharge all types of electric vehicles, and storage for bicycles, kayaks etc. Public parking underground like at Village Green(under London Drugs)	1/15/2018 9:04 AM
26	When giving out extra density, be sure to get something concrete and of value back. We don't need more micro paved area soul-less plazas or aluminimum art. City seems to give out millions of dollars worth of extra density and get a few thousands of amenities back. Make the developers work for this benefit.	1/14/2018 8:07 PM
27	I don't spend a lot of time in this area, and so my comments are few.	1/12/2018 4:34 PM
28	Commercial zoning in mixed use developments should service the residents. Limit retail sales to small footprint (floor area limits) grocery stores and maybe hardware stores (for example), in strategic areas using a walkability index.	1/11/2018 6:52 AM
29	growth implications of plan elements are not addressed.	1/2/2018 9:18 PM
80	There is too little green in this city 'downtown' few places for people who live here and walk/shop here to sit and rest or observe life around them, mostly cement sidewalks and buildings	1/2/2018 6:08 PM
31	The key elements are the cathedral and pioneer square. A green, pedestrian friendly corridor from those spots to downtown would be ideal.	12/26/2017 3:35 PM
32	Accountable Engagement!!! This survey can be sent to multiple respondents who do not live in this area!!!!!	12/16/2017 7:10 AM
33	Enhance the area's livability bearing in mind that people like quiet uncrowded situations with green space and public areas. Proximity to downtown means that encroachment of bars, stores, marijuana shops etc are not a necessary feature for the area and they will only bring problems that the Cathedral Hill precinct owners want to avoid. This area is marginal to downtown, yes, but that does not mean it needs to be destroyed by urban issues of the type currently encountered downtown and along the Johnson-Pandora corridors, nor does it mean it needs to be sterilized like the area around the Aria with high rises and cement and ground floor businesses that are mainly professional offices or empty. Keep it moderate density and residential and the result will be a happy area.	12/15/2017 3:51 PM
34	Need to ensure that there is infrastructure to support additional traffic, public transport, utilities, waste removal etc	12/15/2017 1:01 PM
35	parking for real 4 or more wheel vehicles	12/15/2017 12:04 PM
36	Too much emphasis placed on housing supply rather than housing demand. The city needs more affordable housing for middle to lower income individuals. Allowing more density doesn't make housing more affordable, oftens it just fuels speculation and reduces affordability. As modest house and apartments are replaced with brand new 400 sf "affordable" homes. This only profits for developers leaving many renters on the street.	12/14/2017 2:31 PM

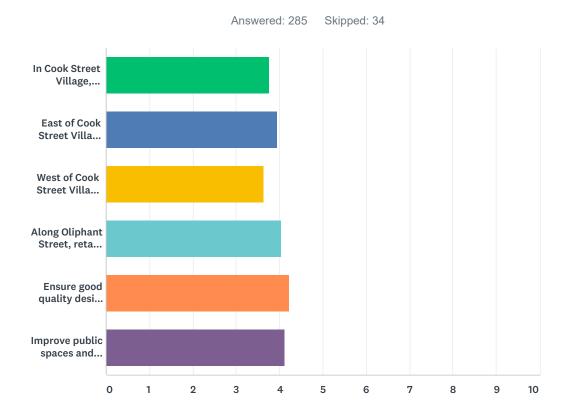
37	Preserve rental units by requiring one for one replacement in existing properties and % of affordable rental units in new developments.	12/14/2017 2:30 PM
38	Yes. You missed a plan to deal with the traffic congestion problem you caused with the removal of parking and the new bike lanes.	12/14/2017 11:27 AM
39	I am against blanket zoning. Any formal statement or policy of this nature, can singlehandedly wipe out all single family housing, multifamily housing, row hosing, town houses and building of heritage value! It is almost against a developer's nature to build less than what the new zoning will permit and a property owner not to sell given the value of their property may have doubled in value.	12/7/2017 2:50 PM
40	Keep heritage houses and ensuring building heights do not become too high.	12/7/2017 1:31 PM
41	I don't live in this area of fairfield and don't reallly know how this will impact lifestyle there	12/7/2017 12:49 PM
42	Although I support a 4-6 storey building McClure street between Vancouver and Quadra, service amenities (garbage, loading zones, underground parking garages) are already maxed out on this street. Entrances including service entrances should be facing Burdett. McClure is a dead end street with many service vehicles daily and limited residential parking. I do not support more services being routed along the 900 block of Mcclure Street.	12/5/2017 7:27 PM
43	You missed everything	12/5/2017 12:48 PM
44	Bike lanes on Cook Street will push more automobile traffic onto Vancouver Street.	12/3/2017 9:38 PM
45	It is inappropriate that people are invited to submit feedback on areas that they have little knowledge about or are not invested.	11/22/2017 11:27 AM
46	Please keep the character houses on streets like Linden and Howe at Faithful. Let's not put apartment buildings on that side of Cook.	11/20/2017 9:26 PM
47	Most important concern for me is what happens to current residents and what is tge likelihood based on new developments being proposed that current residents will be able to afford to remain in the same neighbourhood.	11/18/2017 11:45 AM
48	My comment for pretty much everything will to be mandate that new buildings have room for extra cars - there need to be fewer cars parked on the streets	11/14/2017 6:35 AM
49	Need traffic calming measures and separated bike lanes on Linden Avenue from Dallas to Fort Street as many families on that street and cars speed on that avenue to avoid Cook Street. We need a connection point from Dallas to the Fort Street bike lane.	11/13/2017 4:50 PM
50	More public support for Mount Edwards Court as supportive housing is needed in this community.	11/13/2017 1:54 PM
51	No	11/12/2017 11:33 AM
52	There is an error that needs to be corrected in regards to the component 6.1.16 which reads: Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street. There are no mixed-use buildings at the intersection of Collinson St and Vancouver St, so this reference needs to be removed from the Fairfield Neighborhood Plan in the 3 places it is reiterated. I feel that this is an egregious error that needs to corrected immediately. What does exist on the SE corner of Vancouver St at Collinson St, at 617 Vancouver St. is an historic anomaly - Lou's Auto Repair. This is the oldest automotive repair shop in Victoria situated on a single-family dwelling size lot. It is erroneous to suggest additional commercial use in a location that is obviously a grandfathered variance in zoning. If the new policy being imputed is to spawn commercial use on the backs of these anomaly situations, then the Fairfield Neighborhood Plan must name all instances of anomalies in Fairfield - including 1403 May St (Stewart Monumental Works) and 15 Wellington Ave (Hung Homo Stay), among others. I am also following-up directly with the City of Victoria on this matter given the significant negative impact that allowing this error to stand as fact can have on consideration of future use for a pre-existing anomaly commercial use on a residential-size lot.	11/12/2017 10:14 AM
53	encourage/require more 2-3 bedroom apartment. less profitable for developers but more realistic for attracting families to the area for the long term	11/11/2017 7:40 PM
	Protect trees while redeveloping	11/10/2017 5:25 PM

Q4 How supportive are you of the overall vision for Cook Street Village? See sketch above



ANSWE	R CHOICES	RESPONSES		
Very sup	oportive	27.62%		79
Somewhat	at supportive	34.97%		100
Neutral		13.64%		39
Somewhat	at opposed	11.89%		34
Very opp	osed	11.89%		34
TOTAL				286
#	COMMENTS FOR " VERY SUPPORTIVE"		DATE	
	There are no responses.			
#	COMMENTS FOR "SOMEWHAT SUPPORTIVE"		DATE	
	There are no responses.			
#	COMMENTS FOR "NEUTRAL"		DATE	
	There are no responses.			
#	COMMENTS FOR "SOMEWHAT OPPOSED"		DATE	
	There are no responses.			
#	COMMENTS FOR "VERY OPPOSED"		DATE	
	There are no responses.			
	-			

Q5 How supportive are you of the key initiatives for Cook Street Village?



	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
In Cook Street Village, encourage housing above shops and limit building height to 4 storeys (requires a change to the Official Community Plan, which allows up to 6 storeys) [concept diagram]	43.97% 124	24.82% 70	7.80% 22	9.57% 27	13.83% 39	282	3.76
East of Cook Street Village to Chester Street: Maintain the current policy encouraging townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings [concept diagram]	42.55% 120	30.85% 87	12.77% 36	6.38% 18	7.45% 21	282	3.95
West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks and townhouses (this differs from the Official Community Plan for parts of this area)	32.00% 88	34.18% 94	11.64% 32	8.73% 24	13.45% 37	275	3.63
Along Oliphant Street, retain the traditional residential context with single-detached houses, duplexes, heritage house conversions, townhouses and "houseplexes" [concept diagram]	45.85% 127	29.60% 82	14.08% 39	2.89% 8	7.58% 21	277	4.03

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director 8/5148 Ainable ...

buildings, s areas with for Cook St	od quality design of treets and public new design guidelines reet Village [Design and more background]	53.26% 147	27.17% 75	11.23% 31	4.71% 13	3.62% 10	276	4.22
	blic spaces and [concept diagram]	53.70% 145	20.74% 56	16.67% 45	2.59% 7	6.30% 17	270	4.13
#	COMMENTS FOR "IN AND LIMIT BUILDING COMMUNITY PLAN, V	HEIGHT TO 4 STO	DREYS (REQUI	RES A CHANGE	TO THE OFFIC		DATE	
1	We would like the limit	to be no more than	two storeys to k	eep the characte	er of the village		1/18/2018 9:48 F	PM
2	Maximum of 4 storys is	best to retain char	acter of village.				1/18/2018 5:03 F	PM
3	It is hoped improvemen street parking will be im			sewage, traffic lig	hts and especia	ally off-	1/18/2018 4:32 F	РМ
4	To much density and g	entrification.					1/18/2018 1:49 F	PM
5	Good thinking of the ne	ed for variation.					1/18/2018 12:33	PM
6	I'd like to see the 6 stoe improved housing optio		d. The more peo	ople the better. I	also think this al	lows for	1/18/2018 12:16	PM
7	Since there is already a about Council having the			k/Oliphant buildi	ng) I am rather o	cynical	1/18/2018 12:07	PM
8	Support lower heights a	as in this proposal.	As always, the c	levil is in the deta	ails.		1/18/2018 10:08	AM
9	Very opposed to addition	onal multi story con	dos in Cook Stre	eet Village.			1/17/2018 10:22	PM
10	Building above shops is make the area more en But it must be affordabl	ticing for people, it					1/17/2018 9:50 F	РМ
11	This might maintain the	character of the ar	rea.				1/17/2018 8:32 F	PM
12	ALLOW 6 STOREYS						1/17/2018 7:55 F	PM
13	I'm fine with 6 storeys a liveable space.	is long as this inclu	des affordable h	ousing for famili	es (3-4 bedroom	is) in a	1/17/2018 5:15 F	PM
14	We should not be limitin housing shortage. The					ing a	1/17/2018 4:33 F	PM
15	Most essential change!						1/17/2018 4:23 F	PM
16	This should have happed proceed. Four storeys s					to	1/17/2018 4:03 F	PM
17	But I don't have a probl worried about light, and			anyones views,	unless people a	re	1/17/2018 2:48 F	PM
18	Good job, you've come	a long way.					1/17/2018 1:17 F	PM
19	Maybe only three storie are awful. I don't want t nature's/liquor store bui that you can't be trustee enough alone.	he village to becom ilding. You guys de	ne like the pet ar monstrated terri	nd pizza joint and ble judgment wit	I the mother h these which su	uggests	1/17/2018 12:42	PM
20	I am opposed to taller b	ouildings and more	people in a tight	area			1/17/2018 10:56	AM
21	Stay with 6 story allowa	ince					1/16/2018 10:02	PM
22	more density is needed	to support comme	rcial				1/16/2018 8:36 F	РМ
23	See 4 and 3						1/16/2018 7:46 F	

24	I like the idea of housing above stores but not at the expense of replacing good heritage homes or adding bike lanes.	1/16/2018 6:38 PM
25	I prefer the original community plan which allows up to 6 storeys. I think if we are really thinking about the future, 4 storeys will not provide the housing needed for our growing population.	1/16/2018 5:54 PM
26	Three stories would be better	1/16/2018 5:31 PM
27	However , i see nothing srong with the OCP allowed 6 storeys	1/16/2018 5:10 PM
28	Even fewer storeys than 4 is fine with me.	1/16/2018 4:27 PM
29	What's wrong with 6 storeys?Density is goodlet's get more people, more life on Cook St, and provide neighbourhood customers for more commercial/retail!!	1/16/2018 3:51 PM
30	Strongly believe that maximum building height should be 4 stories.	1/16/2018 1:37 PM
31	Same 30 people complaining about height	1/16/2018 1:34 PM
32	over population	1/16/2018 1:10 PM
33	Higher buildings, at least 6 stories and potentially higher.	1/16/2018 12:03 PM
34	Two stories is plenty high. I also like largest setbacks possible.	1/15/2018 10:25 PM
35	Keep to 4 stories, do not construct bike lanes.	1/15/2018 8:52 PM
36	A village area, especially along the busy Cook street can easily handle the additional residential and commercial development. To me, the AFFORDABILITY (yes, i'm shouting) is the most important thing. I'm not sure that 1 in 10 apartments at affordble rents does it. People who pay 50% or more of their incomes for housing are not 1 in 10 in this city.	1/15/2018 8:40 PM
37	4 stories is too high for a village	1/15/2018 8:38 PM
38	4 storeys is the absolute maximum height, 3 storeys would be ideal.	1/15/2018 8:21 PM
39	I think 6 storeys will change the feel of this neighborhood too much. 4 storeys is better	1/15/2018 8:13 PM
40	4 storeys seems much more aligned with character of this neighbourhood and urban village (vs. treating this area like a "downtown" area).	1/15/2018 8:13 PM
41	limit building height to 4 storeys	1/15/2018 8:10 PM
42	While 4 stories seems like an improvement over 6, most of the current buildings are 2 story. If the entire village becomes 4 story buildings the character and charm will be lost.	1/15/2018 8:06 PM
43	The "up to 6 stories" clause should be struck. The Cook and Oliphant development should never have been allowed to proceed at 5 storeys. In fact, it should be reduced to four to comply with this more sensible thinking.	1/15/2018 4:22 PM
44	I am supportive of up to 4 storey development along Cook St. only - no 4 storey development on the streets west of Cook St Oliphant, Sutlej, Pendergast, Southgate South, Heywood, Vancouver and Park Blvd.	1/15/2018 1:54 PM
45	Four stories is absolute max in the village. Dont turn it into a soul-less canyon.	1/14/2018 8:14 PM
46	All existing traditional residential properties in the "West Village sub area"should have the opportunity to be excluded from the recommendation for future multi-residential development encouraged in #7.1.8. of the neighbourhood plan.We don't want Oliphant Street to be surrounded by 4 storeys buildings.	1/14/2018 5:41 PM
47	must become a bylaw with proper zoning.	1/14/2018 4:39 PM
48	So sad that we didn't get more units above the Mother Nature development and Bubby's Kitchen development. Hopefully can get more density above the PicAFlic development.	1/14/2018 3:35 PM
49	Shouldn't allow flat building front - each floor should vibe stepped back by a certain footage - 4 for max	1/13/2018 2:50 PM
50	If you walk the Cook Street Village, it has a nice sunny feel, and the trees are beautiful. I really dislike the idea of a "wall" being built in the village. I think 2 stories fronting Cook St. and stepping back to up to 4 storeys would be better. It would keep the village more open. The development that houses Bubby's kitchen is a nice mix of commercial and residential without overwhelming the area.	1/12/2018 4:53 PM
51	4 stories is the max	1/12/2018 3:07 PM

52		
52	Cook Stree Village can go higher. Use design guidelines to control form and character so buildings do not feel opposing. I think Yale Town has some good examples of this, but the extreme height there wouldn't be appropriate. Incentivize the developers to make the vision real. Mandate affordable housing, rental units, and family housing (3+) units.	1/11/2018 6:58 AM
53	In line with what residents desire and preserves the human scale of the village.	1/5/2018 12:06 PM
54	The City needs to make requirements of developers to put back into the community when the buildings are under 6 storeys. To not adjust in accordance to what the community is requesting and losing out on developers' commitment to neighbourhoods is a problem.	1/3/2018 10:47 PM
55	six stories preferred	1/3/2018 2:32 PM
56	6 storeys should remain permissible. 4 storeys is too low given current and projected realities.	1/2/2018 9:36 PM
57	I am not supportive of higher story buildings on cook street between oxford and oscar. All other parts of the plan look fine	12/29/2017 10:09 AM
58	Agree with 4 story limit, but deisgn considerations are also important.	12/26/2017 3:38 PM
59	allow 4-6 storey buildings	12/22/2017 2:15 PM
60	More density would make it affordable for developers to offer better sized apts.	12/18/2017 3:55 PM
61	encourage housing above shops YES. limit building height NO	12/17/2017 2:42 PM
62	There are no design elements that show shading and what are the Ceiling Heights!	12/16/2017 7:18 AM
63	Good grief, take it to six and get some more density. Remove the old cluny single family homes and build some apartments. You are bowing to a vocal opposition group here (yet again) rather than planning for the growth of the city.	12/15/2017 3:59 PM
64	6 stories please. We need more housing stock. There are 6+ story buildings three blocks away towards Fairfield and Linden	12/14/2017 6:34 PM
65	There is already a problem with parking in Cook Street Village. Where will the new people park????	12/14/2017 3:44 PM
66	I'm ok with 6 stories on the Cook Street corridor if it means more green space at street level. Also please please do not put separated bike lanes through this area.	12/14/2017 2:44 PM
67	we have a 5 story building approved that is a huge mistake by this council to allow such a massive re-zoning. Let s not make this mistake again.	12/14/2017 2:13 PM
68	Lets encourage 6 storeys, not 4. Council needs to show leadership on affordable housing and allowing for families in the neighbourhood.	12/14/2017 2:06 PM
69	Why the increase in density?	12/14/2017 11:29 AM
70		12/12/2017 3:01 PM
71	Cook St. village should maintain its present character and zoning:CR-3M with the present setbacks.	12/7/2017 3:14 PM
72	Nope again. Cook & Oliphant proved you cannot be trusted. Plan must be specific. No changes in setbacks. No allowing variances.	12/6/2017 11:40 AM
73	I'd like to see more density in the Cook Street Village. (keep 6 stories with design guidelines) The more dense the area the greater the vitality of the Cook Street Village. Also keep the south Gateway but don't keep the north Gateway. The Village may need to grow Northward.	12/5/2017 2:19 PM
74	Increasing building height above shops will change character of Cook Street Village and increase population density, resulting in increased traffic, fewer available parking places and slower service.	11/30/2017 4:14 PM
75	Changes should be tied to designs than supports innovation without relying purely on flat street wall for full heights.	11/27/2017 3:41 PM
	6 stories should never have been allowed. It is not an "Urban" village. It is a residential area with	11/20/2017 11:27 PM
76	some local businesses that have built up over the years to serve that population.	
76 77		11/20/2017 9:30 PM

79	Leave it at 6 stories	11/17/2017 7:18 PM
80	Should not be over 3 floors	11/16/2017 4:35 PM
81	as always, where will people with vehicles park? will there be adequate parking for their visitors.	11/16/2017 3:57 PM
32	Lower heights is valuable to limit density.	11/16/2017 11:12 AM
83	4 storeys too limited	11/14/2017 11:27 AM
84	Concerned about how limited the density is. I don't think going above 4 storeys by another floor or two is going to hurt the charm of Cook St. Reducing density is going backwards.	11/13/2017 2:01 PM
85	Bus transportation seems to have low priority compared to cycling and driving. Yet there are many seniors in the area. I think City council and planners don't ride the bus so it's not on your radar screen. Right now on weekdays and Saturday there is no bus service on Cook St to the Village from about 6:30 pm when the # 3 stops running, until 8:30 pm when the # 7 goes to its night route. Cycling and driving are for able bodied people If you think buses take up too much space maybe we could run some smaller buses but more frequently. My other concern is that the developers will raise retail rents and all the cheaper shops will be gone (like Pic a Flic, Oxford Foods, and the vegetable man (Mr de Jong) on the east side. These are the businesses that give the place character, not more fancy coffee shops and boutiques. You say you have no power over this retail rent issue. If so the Village is doomed to go upscale and lose its neighbourhood character. Why can't you enact legislation to control retail rents?	11/12/2017 11:05 PM
86	The neighbourhood needs to be set up to provide housing to meet all types of family configurations and population growth equally in all parts of Fairfield. The proposed changes are counterintuitive. As this area of Fairfield is right next to beautiful green space (Beacon Hill Park) and very close to the ocean, there is no need to be so restrictive in building heights or types. There is adequate natural green space to allow for densification. It is time for this to become a modern village that will encourage complete range of ages and family configuration (e.g. single, couples, families with children).	11/12/2017 7:36 PM
37	We must not only consider but compensate for the shading effect of every building change on the properties north, west and east of it.	11/12/2017 3:30 PM
38	Why are you listening to the NIMBYs and reducing building height in Cook Street Village. There should be the possibility of some 5-6 story buildings in the core of the village	11/11/2017 7:49 PM
39	I like it BUT for the 4 storey (13.5m) limit on Cook St. Itself. The Village is already high enough as enough of the sky is blocked out. It will be enjoyed more by everyone if new development on the Cook st corridor is kept to 2 stories between Oliphant and Oscar St.	11/11/2017 3:43 PM
90	Building height should be limited to 2 storeys with shops below and one storey apartment above. This will allow sunlight in the village which is precious. A 4 storey corridor on both sides will remove the sunlight that makes the village so special where people can sit outside and drink coffee or eat their meals.	11/11/2017 3:38 PM
)1	Leave it as it is; crowded and noisy and traffic enough. No diversity of types of businesses.	11/11/2017 9:13 AM
2	6 stories was too high. The public outcry on the last large development attests to community feeling on height.	11/10/2017 5:37 PM
3	This a great use of space and I always support creating more housing opportunities.	11/10/2017 4:18 PM
4	Limit to four stories is very important.	11/10/2017 3:44 PM
95	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:48 AM
96	This is the most important initiative and critical to ensure that Cook Street remains attractive to rest	11/10/2017 8:33 AM
E	COMMENTS FOR "EAST OF COOK STREET VILLAGE TO CHESTER STREET: MAINTAIN THE CURRENT POLICY ENCOURAGING TOWNHOUSES, DUPLEXES, SINGLE DETACHED HOUSES AND SECONDARY SUITES BUT NOT NEW APARTMENT BUILDINGS [CONCEPT DIAGRAM]"	DATE
	Not enough density	1/18/2018 7:36 PM
2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to building	1/18/2018 4:32 PM
3	Too much increased density.	1/18/2018 1:49 PM

4	Seems reasonable.	1/18/2018 12:33 PM
5	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:22 PM
6	Why build more if we can fill everything out other ways? Good work here!	1/17/2018 9:50 PM
7	This will maintain the character of the area.	1/17/2018 8:32 PM
8	I'm actually happy to have apartment buildings as long as this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:15 PM
9	We need to increase density.	1/17/2018 4:33 PM
10	More density. It is completely unfair that normal families are increasing prohibited from living in Fairfield.	1/17/2018 4:19 PM
11	The piece about "not new apartment buildings" should be added to any clauses referring to the west of Cook Street Village area.	1/17/2018 4:03 PM
12	secondary suites will only help if the city does compliance on Airbnb and actually is gven the resources to do so	1/17/2018 3:38 PM
13	The whole portion of the neighbourhood west of Cook should receive the same treatment - new housing should focus on medium-density and maximizing un-/under-used lands should receive priority, before more multi-storey apartment style buildings. We have enough of these for now and owners should be encouraged to maintain and/or do improvements to the property while avoiding renovictions.	1/17/2018 1:17 PM
14	I think 2-3 storey apartment buildings should be permitted in some pockets but agree with an overall push to townhomes etc. I could like to see row houses utilized to ensure added aesthetic diversity	1/17/2018 1:08 PM
15	what do you mean by the vague word 'encouraging', I suspect it really means "we are going to" like it or not.	1/17/2018 10:56 AM
16	See 4-2 answers	1/16/2018 7:46 PM
17	I support retention and reuse of homes in the village. I do not support bike lanes. It is unfair to push out established businesses or make it awkward for customers to frequent them.	1/16/2018 6:38 PM
18	Encourage conversions!	1/16/2018 5:10 PM
19	Please don't encourage building apartment buildings in this area, infill housing, and too much density.	1/16/2018 4:27 PM
20	we need apartment buildings - they are not uncommon in this community	1/16/2018 1:47 PM
21	over population	1/16/2018 1:10 PM
22	too restrictive.	1/16/2018 12:03 PM
23	Greatly reduce these densification plans please. No need to 'encourage' increases in density.	1/15/2018 8:06 PM
24	Yes, maintain the area east of Cook St. (as well as west of Cook St.) as an attractive, character residential Village. No to any apartment development in the immediate area east and west of Cook St.	1/15/2018 1:54 PM
25	Design guidelines should apply to all types of structure including single detached houses.	1/14/2018 9:47 PM
26	I guess this aligns with existing character of the area, but seems like 3-4 storey apartment buildings up to Dallas along Cook St. wouldn't be too crazy, given that there are many 1-2 storey apartments now.	1/14/2018 3:35 PM
27	Yes and provided there is adequate parking - no where near enough now - 1 car spot per dwelling is not enough	1/13/2018 2:50 PM
28	No to townhouses and row houses. Densification can come by working more with existing stock.	1/12/2018 4:53 PM
29	how can you support growth, diversity and "enhancing business" if you won't permit higher density?	1/2/2018 9:36 PM
30	As long as the character and heritage houses are maintained	12/29/2017 10:09 AM
31	Town housing is not a Character Element in this area it is traditional housing!!!	12/16/2017 7:18 AM

32	Density not single family. Look, if we do not change, we will always have house prices out of reach for the majority. I am fine with not changing as I own my own home, but do not complain about density if you are not prepared to address it across the city, not just in a few blocks marginal to the city core.	12/15/2017 3:59 PM
33	again more density: but where is the parking and vehicle access route after forcing bike lanes into the surrounding area	12/15/2017 12:11 PM
34	More density please!	12/14/2017 6:34 PM
35	Creating more housing is important but it seems that too many apartment blocks will make the village look like a high rise inner city which will destroy the idea of a village.	12/14/2017 3:44 PM
36	To accomodate these changes Oxford, McKenzie and Oscar will need be widened to allow for additional parking on both sides of the street. This needs to be in the policy.	12/7/2017 3:14 PM
37	The problem for me is small lot houses. Fairfield gets much of its character from having enough land around houses for residents to garden and landscape. I don't support Balkanizing Fairfield by subdividing into a bunch of small olot houses with little land around them. It is much preferable to build a large multi unit house on bigger lot thanto subdivide it.s.	12/7/2017 1:08 PM
38	only old apartment buildings?	12/5/2017 12:48 PM
39	Secondary suites will increase population density and decrease quality of life.	11/30/2017 4:14 PM
40	sequentially, the retention of existing traditional housing stock should come before demolition for new development (perhaps relax house conversion regulations to support this)	11/29/2017 3:17 PM
41	Again, maintaining commitment to transitions is key to acceptance and success.	11/27/2017 3:41 PM
42	no more apartmentbuildings	11/24/2017 3:26 PM
43	Very careful attention must be paid when introducing multi residential development into areas that exist as small scale single family dwellings. transitioning in height, bulk etc must be looked at, privacy and noise impacts , on street parking impacts and loss of existing mature landscaping	11/23/2017 7:34 PM
44	Leave apartment buildings off of Linden and Wellington and Faithful area	11/20/2017 9:30 PM
45	Townhouses from character conversions, or new mutli-unit houses fitting the style of the neighbourhood. I'm neutral/slightly opposed to duplexes.	11/20/2017 11:06 AM
46	Same comment as before. There's a lot of family homes that will be replaced in this plan. I'm more prone to support duplex developments than higher density developments in this area.	11/18/2017 11:51 AM
47	No new apartment buildings is good, but the focus needs to be on lower density, particulary as you move east.	11/16/2017 11:12 AM
48	This is an appropriate area for new apartment buildings	11/14/2017 11:27 AM
49	Same for Vancouver St. (west of Cook) Please ensure sufficient parking is secured with in-fill.	11/13/2017 9:04 PM
50	If there's potential for multi-unit buildings (even in existing buildings) I don't think it should be discouraged.	11/13/2017 2:01 PM
51	It's not clear why new apartment buildings will not be allowed should be spelled out.	11/12/2017 3:30 PM
52	I don't have any problem with apartment buildings as long as they have shared outdoor areas.	11/10/2017 4:18 PM
53	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:48 AM
#	COMMENTS FOR "WEST OF COOK STREET VILLAGE: SUPPORT SMALL APARTMENT BUILDINGS (UP TO 4 STOREYS) ON MOST BLOCKS AND TOWNHOUSES (THIS DIFFERS FROM THE OFFICIAL COMMUNITY PLAN FOR PARTS OF THIS AREA)"	DATE
1	This whole area should remain as is except for Vancouver Street	1/18/2018 5:03 PM
2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to building	1/18/2018 4:32 PM
3	Too much increased density.	1/18/2018 1:49 PM
4	PLEASE retain traditional residential context as specified for Oliphant on ALL STREETS west of Cook from Southgate to Park	1/18/2018 12:59 PM
5	Reasonable.	1/18/2018 12:33 PM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of /SUSPainable ...

6	Again, I am sceptical about these neighbourhood plans being allowed to go against the OCP.	1/18/2018 12:07 PM
7	No additional condo buildings.	1/17/2018 10:22 PM
8	Again, let's invite people here!	1/17/2018 9:50 PM
9	ALLOW 6 STOREYS	1/17/2018 7:55 PM
10	Again, if this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:15 PM
11	West of Cook Street Village should be preserved and protected for what it is: and enclave of well- kept, character houses. The traditional residential label should be attached to all houses in this area. No new apartment buildings are needed or wanted in this area, nor do they fit the context. Existing older apartments provide the only affordable housing in the area and should be preserved and improved. Nothing should be knocked down to make way for newer developments that will never be affordable. Density should be achieved through incentives for home owners to add secondary suites or lane way houses (garden suites).	1/17/2018 4:03 PM
12	why to we need this density to support a growth of 2000 people	1/17/2018 3:38 PM
13	See above.	1/17/2018 1:17 PM
14	Encourage townhouses and SMALL apartment buildings	1/17/2018 12:42 PM
15	Should be the same as east side otherwise it will wall off the park from the village with multiple 4 story buildings. Also the same principles should apply as Oliphant street to help maintain a mixed neighbourhood.	1/16/2018 9:45 PM
16	6 stories needed	1/16/2018 8:36 PM
17	Not supportive of reuse or retention of traditional homes along Oliphant - allow apartments!	1/16/2018 8:18 PM
18	No townhousesrow housing is better resale!	1/16/2018 7:46 PM
19	All lots west of cook to allow up to 4 stories - no exceptions	1/16/2018 6:45 PM
20	I do not support bike lanes at all on Cook St. Some people do ride bikes but the majority of people do not. We have many in the community that do not. Besides, how is one supposed to do a week's shopping and bring groceries, etc. home on a bike?	1/16/2018 6:38 PM
21	Fits with current character of the area	1/16/2018 5:31 PM
22	Encourage conversions!	1/16/2018 5:10 PM
23	I disagree with this because it could lead to dramatic densification of the area and destroy its character.	1/16/2018 4:27 PM
24	More height and density	1/16/2018 1:34 PM
25	densification is not the answer especially with infrastructure that is barely keeping up with what the population is now	1/16/2018 1:10 PM
26	to restrictive	1/16/2018 12:03 PM
27	Single family, two story townhouses, duplexes are better. Not more apartments.	1/15/2018 10:25 PM
28	Current development plans at corner of Cook and Pendergast negatively impact local business and residents adjacent to the development.	1/15/2018 10:22 PM
29	Keep the residential neighbourhood. Agree with tone homes, not apartments	1/15/2018 8:52 PM
30	see my comments above. I'm hesitant about full scale allowing of turning the residential context (single-detached and duplexes) into an apartment street. Would be more sold if I knew that there would be options for lower income housing and larger units so some families just might be able to live in Victoria.	1/15/2018 8:40 PM
31	Maximum 4 storeys	1/15/2018 8:21 PM
32	I would need to see a clear definition of "small apartment building" and how many are being proposed.	1/15/2018 8:13 PM
33	No!! Apartment buildings on most blocks, again destroys the character of the neighbourhood. 4 stories is high!	1/15/2018 8:06 PM

34	NO, NO, and NO. All traditional houses between Soutgate and Park, and Cook and Heywood should retain traditional residential status if they already have it or be granted it if they do not. Stop overdeveloping a beautiful community just to be able to say that your density goals have been achieved.	1/15/2018 4:22 PM
35	No small 4 storey apartment building west of Cook St. Village, use Gentle Density idea for infill in this area higher density will be happening north of Fairfield St. in the Northwest Area. Leave the Cook St. Village west and east still a village with Gentle Density infill.	1/15/2018 1:54 PM
36	Height is crucial, but so is design. Tendency to massive blocks of glass and zinc is terrible. Encourage consistency in palette and variable texture. Things like the new Abstract Design (worst offenders) building at Fort and Cook, or the new huge building in James Bay, to be discouraged.	1/14/2018 8:14 PM
37	up to 3 storeys would be preferred. maintain tree-lined boulevards	1/14/2018 4:39 PM
38	I agree with the plan except the Oliphant part below. Much of this area is already 4 storey apartment buildings.	1/14/2018 3:35 PM
39	I am not sure what you mean by small apartment buildings. You have given a height reference, but could it be as huge as the one at Cook/Oliphant? If that is the case I would be opposed.	1/12/2018 4:53 PM
40	including oliphant. see below.	1/2/2018 9:36 PM
41	support small apartment buldings (up to 4 storeys) on ALL blocks	12/22/2017 2:15 PM
42	Keep the OFFICIAL COMMUNITY PLAN or return the area to what this area wants!!!	12/16/2017 7:18 AM
43	Same comment as above	12/15/2017 3:59 PM
44	As above Too many apartment blocks will end the feeling of a village.	12/14/2017 3:44 PM
45	I don't see why we can have 6 storey as we approach downtown and Beacon Hill Park.	12/14/2017 2:06 PM
46	The POLICY shd. state that only 50% of buildings CAN be 4 storeys or property values and subsequent housing will be adversely affected.	12/7/2017 3:14 PM
47	Again, the problem for me is small lot houses: fairfield gets so much of its character and lifestyle from having enough land around houses for residents to garden and landscape. I don't support Balkanizing Fairfield by subdividing it into a bunch of small lot houses with little land around them. It is much preferable to build a large multi unit housea "houseplex" on bigger lot than to subdivide it. I think there should be a limit on the number of small lot houses that can be built on any given block.	12/7/2017 1:08 PM
48	up to 6 stories and that fits into the existig neighbourhood	12/5/2017 2:19 PM
49	support?	12/5/2017 12:48 PM
50	Should follow Official Plan	12/2/2017 4:15 PM
51	I support this where there is a presumption if favour of retaining character properties, where they currently exist	11/29/2017 3:17 PM
52	There is actually no need to expand the range and number of apartment buildings in this area.	11/27/2017 3:41 PM
53	Support 4 storey buildings, but not the building of apartment units.	11/25/2017 7:41 AM
54	no more apartments	11/24/2017 3:26 PM
55	4 stories is too large. Check the new building on southgate - it is a multiunit but a reasonable size.	11/20/2017 11:27 PM
56	Keep character houses on Linden/ Faithful area	11/20/2017 9:30 PM
57	Townhouse complexes (TC) might work here, definitely would as part of an apartment complex.	11/20/2017 11:06 AM
58	Don't support the designation change from traditional residential in OCP to urban residential (i.e.apartment buildings) in the LAP, particularly along Vancouver St. Vancouver should be retained thesame as Oliphant	11/13/2017 9:04 PM
59	As long as no apartment buildings on Linden	11/13/2017 4:52 PM
60	Again, up to 6 stories will not hurt the charm of the neighbourhood.	11/13/2017 2:01 PM
61	Concerned for some of the existing single family homes and small apartments in this area. Will they be forced out and taller apartments put in place?	11/11/2017 6:11 PM

62	Stay with current limits for areas that allow only 2 storeys or houses raised one storey with basement. Streets that already have 4 storey buidlings are fine.	11/11/2017 3:38 PM
63	Our street already ruined by two charming cottages being replaced by 5 3 storey townhouses, not even in same style.	11/11/2017 9:13 AM
#	COMMENTS FOR "ALONG OLIPHANT STREET, RETAIN THE TRADITIONAL RESIDENTIAL CONTEXT WITH SINGLE-DETACHED HOUSES, DUPLEXES, HERITAGE HOUSE CONVERSIONS, TOWNHOUSES AND "HOUSEPLEXES" [CONCEPT DIAGRAM]"	DATE
1	See comment above. Don't single out Oliphant Street only to remain as is.	1/18/2018 5:03 PM
2	How many residents would be displaced and how much will these units rent and sales prices go up?	1/18/2018 1:49 PM
3	Extend Oliphant criteria to all existing traditional residential properties west of Cook from Southgate to Park	1/18/2018 12:59 PM
4	Good thinking.	1/18/2018 12:33 PM
5	This should be for most of the residential streets in Fairfield!	1/18/2018 10:19 AM
6	Good for families!	1/17/2018 9:50 PM
7	INCONSISTENT WITH SUTLET, PENDERGAST ETC.	1/17/2018 7:55 PM
8	Enclaves of wealthier residents may want to maintain their preferred type of housing, however the need for housing outweighs this wish.	1/17/2018 4:33 PM
9	Oliphant is a street of traditional residential houses and should remain so. Sutlej, Pendergast and Vancouver should be added to this list. Older well-kept houses should not be knocked down, but rather improved as we did. Now we live in our house and have a suite for a tenant. Townhouses should not replace single family dwellings.	1/17/2018 4:03 PM
10	why just this street	1/17/2018 3:38 PM
11	I like houseplexes, as long as we review parking guidelines, so neighbours don't get a parking lot instead of trees.	1/17/2018 2:48 PM
12	The whole portion of the neighbourhood west of Cook should receive the same treatment - new housing should focus on medium-density and maximizing un-/under-used lands should receive priority, before more multi-storey apartment style buildings. We have enough of these for now and owners should be encouraged to maintain and/or do improvements to the property while avoiding renovictions.	1/17/2018 1:17 PM
13	This should apply to whole west side!	1/16/2018 9:45 PM
14	Bad idea! Inconsistent with lots west of cook; will not fit in!	1/16/2018 8:18 PM
15	Do this everywhereit will allow the necessary services to be in place firstthen overbuild to you capacity.	1/16/2018 7:46 PM
16	Apply urban designation like all lots west of cook	1/16/2018 6:45 PM
17	Nothing over 4 stories.	1/16/2018 6:38 PM
18	There are beautiful homes along this street; worth protecting	1/16/2018 5:31 PM
19	There are some very nice character houses on Oliphant Street. I support any strategy that will perserve this character and don't yet see that the planners have explicity identified how to do that.	1/16/2018 4:27 PM
20	potential for small buildings - if people sell there homes why can't the person buying the home choose to increase density?	1/16/2018 1:47 PM
21	Building density please	1/16/2018 1:34 PM
22	the question is too vague so i have to oppose it	1/16/2018 1:10 PM
23	to restrictive - we need to encourage density and affordability not maintain large expensive houses for the few.	1/16/2018 12:03 PM
24	The City blew it when they booted the renters out of the little apartment and sold that building to Port Townsend for peanuts. Then allowed a horrid piece of architecture to be built right up to the edges of that property. Classy!	1/15/2018 10:25 PM
25	great idea. I just think maybe this is what the other streets on the west need too.	1/15/2018 8:40 PM

1	Upholding good standards.	1/18/2018 12:33 PM
#	COMMENTS FOR "ENSURE GOOD QUALITY DESIGN OF BUILDINGS, STREETS AND PUBLIC AREAS WITH NEW DESIGN GUIDELINES FOR COOK STREET VILLAGE [DESIGN GUIDELINES AND MORE BACKGROUND INFORMATION]"	DATE
51	I love the feel of this area and it would be great to retain that.	11/10/2017 4:18 PM
50	I don't support Oliphant becoming a "crater" in a area of 4 storey buildings!! Vancouver St.is of similar merit and should also be retained	11/13/2017 9:04 PM
49	Oliphant could be redeveloped for town houses and walk-up (3-4 storeys) apartments	11/14/2017 11:27 AM
48	High density, same charm and value of the existing neighbourhood. No TC please.	11/20/2017 11:06 AM
17	As previous, there is no practical need for a change along this street. Desire is not the same as 'need'.	11/27/2017 3:41 PM
46	Sequentially, the policy should support retention of existing character homes (not necessarily Heritage Registered or Designated) before allowing demolition for townhomes.	11/29/2017 3:17 PM
45	Heritage house conversions into multi-unit apartments will increase population density. I am opposed to squishing more people into the area.	11/30/2017 4:14 PM
44	anything goes, but an apartment building. Not much of a "plan"	12/5/2017 12:48 PM
43	strongly encourage suites. duplexes, townhouse, houseplexes that fit into the neighbourhood.	12/5/2017 2:19 PM
12	Again, the problem for me is small lot houses: fairfield gets so much of its character and lifestyle from having enough land around houses for residents to garden and landscape. I don't support Balkanizing Fairfield by subdividing it into a bunch of small lot houses with little land around them. It is much preferable to build a large multi unit housea "houseplex" on bigger lot than to subdivide it. I think there should be a limit on the number of small lot houses that can be built on any given block.	12/7/2017 1:08 PM
1	Why not have this for the whole area WeThe setbacksst of the village.	12/7/2017 3:14 PM
40	This is a terrible idea to isolate one little enclave that then becomes surrounded by 4 story apartment buildings. This is not fair to residents to have this restriciton.	12/14/2017 2:13 PM
39	What is so special about Oliphant that it deserves special recognition?	12/14/2017 6:34 PM
38	quality over quantity even if the sale prices are more expensive	12/15/2017 12:11 PM
37	Same comment as above	12/15/2017 3:59 PM
36	why that specific street? I am sure there are other heritage houses around on other streets	12/15/2017 5:01 PM
35	No Townhouses this is not a Character element for this area!!!	12/16/2017 7:18 AM
34	makes no sense to restrict development along Oliphant	12/22/2017 2:15 PM
33	incompatible goals. the older SFH structures cannot be maintained indefinitely and will be out of context.	1/2/2018 9:36 PM
32	Mandate affordable housing, rental units, and family housing (3+) units. Forgive parking. Compensate with care share dedicated spots and bike storage.	1/11/2018 6:58 AM
31	Townhouses should not be included here	1/12/2018 4:53 PM
30	Stupid Oliphant neighbours. I lived in the apartment on Sutlej for years. Four storeys in that area makes perfect sense. Fuck their single-detached homes, naysayers.	1/14/2018 3:35 PM
29	there should be covenants put on these properties to ensure developers do not build land "assemblies" and knock them all down.	1/14/2018 4:39 PM
28	Why bother you already let Oliphant at Cook get wrecked.	1/14/2018 8:14 PM
27	Protect the character homes that exist on Oliphant as well the other streets in the West of Village Sub-area. These homes currently provide affordable suites to the village. Once the character homes west of the Village are taken down they are irreplacable. Please protect the character older homes on the sidestreets west and east of the Village. Higher density will be happening along Cook St. itself and in the Northwest area leave Cook St. Village area to infill gently.	1/15/2018 1:54 PM
26	OK with single-detached and duplexes, heritage house conversions.	1/15/2018 8:06 PM

2	I don't think any guidelines will go far enough as far as protecting the unique SMALL village quality of Cook St.	1/18/2018 12:07 PM
3	Access to sunlight and plants/trees is important	1/18/2018 10:51 AM
4	With LOTS of opportunity for public feedback, and TIME to react	1/18/2018 10:19 AM
5	Against bike lanes and bike parking. As a biker and driver, I would choose Vancouver for biking. People are old, disabled and some don't like biking.	1/17/2018 8:38 PM
6	What does "good quality design" mean? The steel and glass boxes may be a good quality design but they are cold and ugly. Tourists come here to walk through the neighbourhoods and see the heritage homes. Our old houses are being floats away to the islands and this needs to stop.	1/17/2018 7:37 PM
7	Please make sure this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:15 PM
8	Again, transitions are key. Permitting the Cook and Oliphant development at 5-storeys and enormous massing was a mistake. This should not happen again. No structure should tower over its neighbours - this was not good quality design or planning.	1/17/2018 4:03 PM
9	Yes in theory but you're incapable. You just approve the developer's plan or the FGCA does it for you.	1/17/2018 12:42 PM
10	Outline what is the nest design is it plane crash design in the village with flat roofs' Then absolutely not Cole's trendy mess is not design but cheap and traudry not classical to look good through time.	1/16/2018 7:46 PM
11	I do not like, or agree with, the building of the new "big flat boxes" being errected and void of Fairfield's character and do not fit into our heritage flavour.	1/16/2018 6:38 PM
12	design is subjective	1/16/2018 1:47 PM
13	No entrance gate to cook needed	1/16/2018 1:34 PM
14	too vague	1/16/2018 1:10 PM
15	where are the separated bike lanes?	1/16/2018 12:03 PM
16	Consistent with the heritage character of the area whenever possible.	1/16/2018 9:06 AM
17	Small, tasteful is good.	1/15/2018 10:25 PM
18	Don't go hogwild with setbacks, part of the charm of the street is that older businesses are not set too far back.	1/15/2018 8:21 PM
19	I notice that the city is giving away a lot to developers. Allowing units to be built with no parking, for instance. I'm not sure I can really trust the city's definition of 'good quality design' any more.	1/15/2018 8:06 PM
20	good quality design is highly subjective. You need actual criteria.	1/15/2018 7:55 PM
21	Design Principles are provide in section 7.2	1/15/2018 4:14 PM
22	New quality design should enhance, not change the character of Cook St. Village. The corner of Oliphant and Cook development is an example of an inappropriate design that changes the character of the village. A more appropriate design would be peaked roofs, curves, colour, something very different from a glass/concrete structure that fits more appropriately Downtown.	1/15/2018 1:54 PM
23	But you use the New Bubby's/Pet food as a good example that is very ugly and hostile. Are we at war with wood exteriors now?	1/14/2018 8:14 PM
24	what does this mean exactly? how can this actually be enforced?	1/14/2018 4:39 PM
25	Yes ensure good quality design, not stucco buildings from California. Keep the trees! And green areas.	1/13/2018 12:07 AM
26	Not sure how to answer here. I like the idea of guidelines, but I hate the illustrations that are presented. I do not want the area to look like that.	1/12/2018 4:53 PM
27	"good quality design" : i know how i would interpret it but how are you ever going to get people to agree?	1/2/2018 9:36 PM
28	Use previous Guidelines there is too much change from the old!!!	12/16/2017 7:18 AM
29	As long as there are enough parking spaces. Underground parking is expensive; who is paying. I do not want to be forced to bicycle as I am getting less mobile	12/15/2017 5:01 PM

30	Good idea to ensure good quality of the buildingsare you really asking this? All in favour of bad quality buildings raise your hand	12/15/2017 3:59 PM
31	quqlity / get rid of this forced social housing attitude and let the buyer make the area more attractive and desirable	12/15/2017 12:11 PM
32	No separated bike lanes! Do not narrow streetscape with separated bike lanes.	12/14/2017 2:44 PM
33	I feel this is just a euphemism for stopping six storey buildings and affordable housing.	12/14/2017 2:06 PM
34	In the village the current set backs of 3m. for the boulevards and 6m for any storeys above 2 should be maintained.	12/7/2017 3:14 PM
35	What are the guidelines. "Ensure good quality" need to be specific.	12/6/2017 11:40 AM
36	should, encourage, consider	12/5/2017 12:48 PM
37	Strong language must be provided in the Design Guidelines (use words like must, will and shall)	11/29/2017 3:17 PM
38	In order to accomplish this there would have to be a will from Council and planning to create a rich public realm through CAC and Density bonusing charges to pay the cost of these kinds of improvements. Staff and council have shown themselves incapapble of this degree of imagination and resolve.	11/27/2017 3:41 PM
39	should be more than guidelines which are open to being ignored	11/27/2017 12:27 PM
40	Design guidelines are key but based on developments around Fairfield they have often been ineffective in preventing inappropriate designs.	11/22/2017 11:54 AM
41	the building on the corner of cook and oscar is the nicest building that has been put up on cook since day 1.	11/20/2017 11:27 PM
42	No chain restaurants please. Need an anchor grocery store.	11/20/2017 9:30 PM
43	Who makes the guidelines? Again, reaction or solution? MANY times government proposed volunteer guidlines become mandatory, ANOTHER evil method of government.	11/18/2017 11:38 AM
44	Looks good.	11/16/2017 11:12 AM
45	See comments above. If you don't control retail rents the village will lose its neighbourhood character and go upscale.	11/12/2017 11:05 PM
46	I feel that good quality design includes maximizing community use space at grade in exchange for added building height up to 6 storeys.	11/12/2017 7:29 PM
47	Good with the setbacks	11/11/2017 3:43 PM
48	Cook St village already okay; don't fix it if it isn't broke and it isn't.	11/11/2017 9:13 AM
49	Boy, I almost couldn't get back to survey from looking at the guidelines! Put an X to get back please. Design guidelines mention horse chestnut trees. Is that all there can every be? Setbacks that small should be set in stone so no developers can try to lessen them.	11/10/2017 5:37 PM
50	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:48 AM
51	Important to ensure access to sunlight, step-back and height limitations met by all proposed projects before approval.	11/10/2017 8:33 AM
#	COMMENTS FOR "IMPROVE PUBLIC SPACES AND STREETSCAPE [CONCEPT DIAGRAM]"	DATE
1	Additional off street parking will be essential to this area.	1/18/2018 4:32 PM
2	They are great as is.	1/18/2018 1:49 PM
3	Excellent planning and communication.	1/18/2018 12:33 PM
4	Anything in the streetscape that diminishes the ability of the road to carry all its traffic, and to provide adequate parking, should be discarded.	1/18/2018 12:07 PM
5	I think the sodwewalk space is fine as is. We have plenty of places to congregate in the 3 coffee shops and other cafes.	1/18/2018 10:19 AM
6	Retain the middle turning lane for traffic on Cook Street.	1/17/2018 10:22 PM
7	Accessibility! Key!	1/17/2018 9:50 PM

8	Plan envisions too much increased housing	1/17/2018 4:27 PM
9	The concept of the urban forest sounds nice. Cook street with its large chestnut trees, and Oliphant and other streets with their cherry blossoms add much to the liveability and aesthetic appeal of the community. More trees and additional natural beautification will always be welcome.	1/17/2018 4:03 PM
10	Needs to be well lit.	1/17/2018 2:48 PM
11	It's nice already. Your improvements make it worse almost always.	1/17/2018 12:42 PM
12	you already have the waterfront and park accessible in minutes by foot, no need to create more in this area	1/17/2018 12:24 PM
13	Existing public spaces and streetscape are sufficient	1/17/2018 10:44 AM
14	Maintain Set Backs	1/16/2018 7:46 PM
15	Yes for public spaces and streetscapes, keeping original boulevard trees.	1/16/2018 6:38 PM
16	No separated bike lanes please.	1/16/2018 5:31 PM
17	No need to spend on thisBeacon Hill park next door!	1/16/2018 5:10 PM
18	This idea needs a lot more development and to be clearly expressed to the public. Will the 'Gateways' be roundabouts?	1/16/2018 4:27 PM
19	waste of money unless part of redevelopment paid for by developers	1/16/2018 1:47 PM
20	where do we park for the elderly and handicapped that cannot walk well and definitely cannot bike.	1/16/2018 1:10 PM
21	No " gateways to the CSVillage, please. Modesty is attractive these days because it is so RARE!	1/15/2018 10:25 PM
22	Do not construct bike lanes along Cooks St in the village	1/15/2018 8:52 PM
23	hard for me to see what's wrong with the streetscape now. Broken sidewalks? just not convinced its so bad.	1/15/2018 8:40 PM
24	Really concerned about the impact a separate bike line will have on pedestrian traffic. Pedestrian traffic is primary; all rides (bikes and motorized vehicles) should be secondary.	1/15/2018 8:21 PM
25	Don't need a 'gateway' or 'village green' at May and Cook. Definitely don't need improved bike facilities and parking.	1/15/2018 8:06 PM
26	This of course is always a nice dream. The streetscape can be improved with new 4 storey developments having a diversity of setbacks, public space in front, not all apartments in a straight line.	1/15/2018 1:54 PM
27	small improvements, not big improvements. the village has a character, it does not need to look like Disneyland or downtown	1/14/2018 4:39 PM
28	Yes provided no loss of parking spaces	1/13/2018 2:50 PM
29	Yes to trees, vegetation, community gardens, benches, tables, cycling. No to big art sculptures.	1/13/2018 12:07 AM
30	Again not sure how to answer. I like the idea of improvements, but not what is presented. We do not need Gateways. Why would you want this? It is completely unnecessary Things that are useful are public seating, bike parking, pedestrian spaces, good access to parking, charging for electric vehicles, nice landscaping that by the way could include native plants that are important pollinators for bees and other things like rare butterflies.	1/12/2018 4:53 PM
31	I am not in favour of the Gateways at both ends of the Village. Too much money and not necessary. Lots of green space is a priority for me. We don't need Gateways.	1/12/2018 4:21 PM
32	do not need a plaza- the park is right there for public space	1/3/2018 2:32 PM
33	More garden like, less cement and building focus	1/2/2018 6:10 PM
34	I like this, and any increase in setback to add to the sidewalk area would also be great.	12/26/2017 3:38 PM
35	Need more specifics in order to have an opinion.	12/17/2017 2:42 PM
36	And ensure adequate free or inexpensive parking.	12/16/2017 8:13 PM
37	More setback is required	12/16/2017 7:18 AM
38	Same as above, my concerns are cost and reducing the access to cars	12/15/2017 5:01 PM

39	How??? if you keep stuffing in more density and narrowing the road for urban vehicle users	12/15/2017 12:11 PM
40	As above.	12/14/2017 2:44 PM
41	Public spaces should be under public control and allow for a variety of community uses	12/14/2017 2:34 PM
42	I find the streetscape and public spaces in this community are great. Sure they could be improved, but don't need a big signs saying this is "Cook street village." The money could be spent on making the amenitities there better.	12/14/2017 2:06 PM
43	Stop making it hard for families with children, and those with mobility issues, to get around. Not everyone is a middle-aged cycle enthusiast.	12/14/2017 11:29 AM
14	Outdoor seating on boulevards and for businesses. Allow musicians to play on occasion	12/11/2017 5:00 PM
45	not thru densification	12/8/2017 10:59 AM
16	No walls need to built!	12/7/2017 3:14 PM
17	"Improve" specifics needed.	12/6/2017 11:40 AM
18	nothing on the diagram shows this	12/5/2017 12:48 PM
19	opposed to mixed use development	11/30/2017 4:14 PM
50	As previous. lack of resolve and willingness to borrow from successful projects in other locales.	11/27/2017 3:41 PM
51	be careful when introducing more vehicular crossings into developments because this negatively impacts the pedestrian and the streetscape. retain mature landscaping wherever possible	11/23/2017 7:34 PM
52	I don't really like the latest public manufactured streetscapesthey look a bit artificial and they all seem to look the same in the end. The best part about the village is that it has been allowed to grow slowly and adapt it's own look and ambience. The huge building at cook and oliphant is completely at odds with that. I believe a better solution would have been to have kept the little apartment at the corner and develop the 3 houses on cook into a more modest edifice.	11/20/2017 11:27 PM
53	Need more bike lanes.	11/20/2017 9:30 PM
54	see above	11/18/2017 11:38 AM
55	Cook Street looks OK now	11/14/2017 11:27 AM
56	Every time SF house are removed, to make way for multi-res. buildings with underground parking all trees are removed. Replacements will never be comparable, hence a shrinking of the urban canopy.	11/13/2017 9:04 PM
57	Need a separated bike lane on Linden to connect to Fort Street. Make Linden one way from Dallas to May Street with a separated bike lane. Add traffic calming on Linden.	11/13/2017 4:52 PM
58	The developer at Pendergast and Cook speaks of a 2 meter wide "park" strip in front of his proposed building along Cook St. Are you kidding?	11/12/2017 11:05 PM
59	The draft Fairfield Neighborhood Plan states on p 14 that, "The neighbourhood plan will largely be accomplished through private development." Given this, it is essential that development interest be welcomed with respect and a willingness to look at innovations. The current reality, unfortunately, is that the preferences of the loud vocal minority of traditional homeowners are given far more weight than their numbers warrant.	11/12/2017 7:29 PM
60	Awesome	11/11/2017 3:43 PM
51	See no need. It's artificial. People congregate where there is something they want - e.g., coffee houses.	11/10/2017 5:37 PM
62	no bike lanes through the village	11/10/2017 5:04 PM
63	Make more bike friendly and safe.	11/10/2017 3:44 PM
	I know the City standard M.O. is to have a consultation and then just do whatever they want, so I	11/10/2017 9:48 AM

Q6 Did we miss anything? Read the chapter on Urban Villages

Answered: 68 Skipped: 251

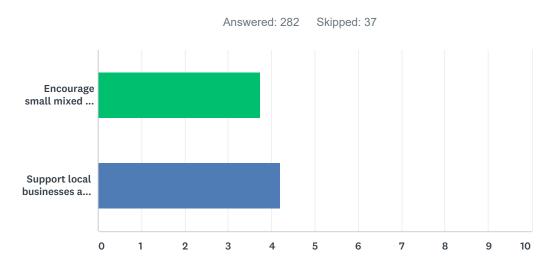
#	RESPONSES	DATE
1	Do not sacrifice car lanes to bike lanes and highways!	1/19/2018 4:10 PM
2	NO bike lanes on Cook Street please	1/18/2018 8:46 PM
3	No.	1/18/2018 12:33 PM
4	I don't see anything anywhere about protecting and preserving the unique small businesses and cafes in Cook Street Village. Rosie's is the best diner in town.	1/18/2018 12:07 PM
5	We need to support cycling. Cyclists provide the biggest return on health and tourist dollars Currently there are minimal bike racks and none are covered!	1/18/2018 10:51 AM
6	Parking is critical. You may love people walking through here, but people do not shop for groceries on bikes, nor do people who live more then 2 blocks away want to haul groceries.	1/18/2018 10:19 AM
7	Bicycles and cars operating in Cook Street Village are sharing the road at the moment and changes to traffic on Cook Street are not necessary.	1/17/2018 10:22 PM
8	Preserve the existing character of the village. Maintain the car traffic patterns that exist now.	1/17/2018 9:47 PM
9	There is a lot of space in the plan devoted to Cook Street, where no major teardown complete redevelopment is envisaged; unlike the Farifield Plaza where almost not thought has been seriously and extensively expressed.	1/17/2018 9:25 PM
10	This is not the community that I live directly but do walk down and enjoy the village. It would loose its character if it got over developped	1/17/2018 9:19 PM
11	I am concerned about the proposed bike lanes on Cook St. through the village. While I'm not opposed to providing more and better bike access, I think the lanes could be more problematic than helpful in contributing to the village atmosphere. Of course parking is the flip side of this. You need to proceed carefully in this area.	1/17/2018 5:21 PM
12	The most important point I need to make is that all houses within the Southgate to Park, Cook to Heywood neighbourhood should be protected under the traditional residential designation. Knock downs should be discouraged or banned to make way for improvements and enhancements. Our improvement project which saved one of the neighbourhood's old houses proves that it is possible, that these projects add value to the property and the community, that there is an alternative to allowing developers to knock everything down, and that there are people who will stand up and save older houses and communities, making them beautiful and liveable for many years to come without paving over everything. This approach is better for the environment and the existing residents of these neighbourhoods. Enough projects have disrupted the peace of this peaceful nook of the city for too long. It is now time to focus on preservation, not destruction.	1/17/2018 4:03 PM
13	Yes: 1. a more thorough and comprehensive look at traffic What about evacuation routes in cases of emergencies 2. What happened to environmental standards and earthquake safety standards for new buildings especially in this era of climate change?	1/17/2018 1:17 PM
14	You are not saying anything about how the taxes of all these people will go up and what that fall- out will mean to people just managing to pay now but will not have the income to pay for an increase in taxes	1/17/2018 10:56 AM
15	No bike lanes, do not deviate on parking requirements foe new buildings	1/16/2018 10:02 PM
16	You need services in place FIRSTwe are in crisis nowschool full 5 hour emergency waitwhen 20 will save lives You are nuts!	1/16/2018 7:46 PM
17	Yes more studies on traffic and impact on quaint neighbourhoods	1/16/2018 7:22 PM
18	No buildings over 4 stories high anywhere in the village.	1/16/2018 6:38 PM
19	Yes. Please improve parking options for this destination village. I would even go as far to suggest a modest height parkade. It would be a service to the neighbourhood.	1/16/2018 4:27 PM

20	Cook St is great but it seems sleepy and slowhow about more vitality, more people, more shops and conveniences? (yoga, more shops and restaurants, even a wine bar?!)	1/16/2018 3:51 PM
21	Bike lanes and pedestrian controlled crosswalks needed	1/16/2018 1:34 PM
22	yes, you are missing the big picture of what over populating this city will do. nothing in place for infrastructure and no mention of the elderly or handicapped	1/16/2018 1:10 PM
23	remove the restrictions on building heights.	1/16/2018 12:03 PM
24	Underground wiring and custom street lighting lamp posts. Additional UG wiring conduits to all street trees for lighting as on Government Street to help emphasize the village size and feel. Very visible crosswalks and traffic calming to slow traffic down in the village	1/16/2018 11:41 AM
25	Improve frequency of public transportation to Cook Street village and Beacon Hill Park.	1/16/2018 9:11 AM
26	The idea of a bike lane on Cook is ludicrous - put it on Vancouver	1/16/2018 9:06 AM
27	PARKING! Increased density in this area would be catastrophic for parking, which is already non- existent! We need more parking.	1/16/2018 8:01 AM
28	do not construct bike lanes on Cook st in the village	1/15/2018 8:52 PM
29	Please allow the Fairfield Community Association and neighbourhood working groups more time to consult with residents and provide meaningful feedback and revisions to this process. No need to rush! Too much development going on in Victoria already. Let's get this right!	1/15/2018 8:06 PM
30	Adequate parking must be considered a criteria of good quality design. Until we have rapid transit here (not buses), cars will remain on the road despite pipe dreams that we'll all hop on a bike if bike lanes exist.	1/15/2018 7:55 PM
31	Safety will be a growing concern as more people are pushed into the Village. Speeding up side roads is already an issue. Many people have children and pets, there are many parked cars and steps should be taken to protect residents against the bad habits of busy and important guests. One suggestion that could be pursued is to dead-end some of the quiet side streets, e.g. Oliphant, at Cook. Speed humps is another option.	1/15/2018 4:22 PM
32	Lack of parking in the village. Posted speed limit is 30km/hr. Bicycle lanes are unnecessary all along Cook St.	1/15/2018 9:14 AM
33	I see exactly one mention of moving power lines etc underground in the community plan. This should be much more of a priority. Not only is it aesthetically a huge deal, but the lines through the trees are devastating. City did not look after the Cook St chestnuts at all well, don't make this mistake again. Also your concept plan shows new buildings with a 10m chestnut beside them, this is fne but thats a 40 year tree. By then, will the community plan have changed again? Will the cheap buildings they put up now need replacing?	1/14/2018 8:14 PM
34	If there are to be improvements to the public realm, the residents need to be involved as they are directly impacted on a daily basis. there must be a transition zone from the village to Beacon Hill park. stores must be stopped at Oliphant, nothing towards the park should be allowed.	1/14/2018 4:39 PM
35	Need more parking - not enough now	1/13/2018 2:50 PM
36	I would rather have a lower rise on the streetscape of Cook St. Village to retain its sunny and pleasant character, not a wall built up along it. I think we are missing many of the ideas that contribute to a small community village and instead you are looking at something like the Cook Street Shopping Centre.	1/12/2018 4:53 PM
37	I do not see mention of the proposed bike lanes for Cook Street. I am opposed to any park of Cook Street throughout the Village being used for separated bike lanes.	1/10/2018 7:55 PM
38	statements imply that goals are complementary. some are most definitely 'not.' write out the implications of each, then compare and contrast.	1/2/2018 9:36 PM
39	only to have Oliphant Avenue designated urban residential and to allow multi residential up to 4 stories	12/22/2017 2:15 PM
40	Rather than strata-plan townhouses, fee-simple row houses should be built. Condominiums of any kind encourage the worst sort of absentee landlords who view individual units as an investment to be kept filled irrespective of the effect on immediate neighbours.	12/17/2017 11:51 AM

41	There is a need for free/cheap parking as not everyone can walk/cycle or has the time to walk/cycle when needing to stop to pick up a few items at a shop. Ideally, parking for up to 20 minutes should be readily available and free.	12/16/2017 8:13 PM
42	Anyone can fill our this survey multiple times who does not live in this area!!!!	12/16/2017 7:18 AM
13	Seriously addressing the density issue.	12/15/2017 3:59 PM
14	Can developers across Fairfiled, Fernwood and downtown contribute to the building of the community sportsplex on Quadra. That community sportsplex will be servicing the needs of the increased density in our city, density the developers are profiting from.	12/14/2017 2:06 PM
45	Yes.	12/14/2017 11:29 AM
16	Specific plans to improve parking need to be put into the yearly city plans. "Approximately" should be taken out of the policy as confusing. Cook Street should not include bike lanes they should be on Vancouver which needs to WIDENED NOT HAVE MORE CURBS EXTENDED WHICH ENDANGERS CYCLISTS.	12/7/2017 3:14 PM
47	Yup, not addressed in the questionaire is the parking problem in Cooke Street Village: It needs to be improved! Perhaps by opening some of the residential parking on collateral streets to short tem parking. Certainly the way to encourage more biking and walking is not by strangling car parking and thus forcing people to walk!	12/7/2017 1:08 PM
18	Yes you did. The plan needs to have certainties. Cook & Oliphant fiascos will be allowed to continue under this proposed plan. So it should be rewritten with specific regulations not guidelines that bring certainty for neighbourhood and developer.	12/6/2017 11:40 AM
49	keep options open so that the Village can grow to the west with 6 storey buildings with shops and residential.	12/5/2017 2:19 PM
50	Diversity of independent businesses is fundamental to enhancing/sustaining village function and charm. The current planning process does not address this and as a result may be counterproductive given the planning process invites building investments that cannot be supported by renting to small independent businesses.	11/22/2017 11:54 AM
51	Please close Linden at Dallas and use for another bike lane. At minimum need speed bumps on Linden. Build another set of tennis courts in Beacon Hill Park due to high usage. Build public outdoor pool in Beacon Hill. Connect Beacon Hill park to ocean.	11/20/2017 9:30 PM
52	Again I'm concerned with impact on current residents in the area.	11/18/2017 11:51 AM
53	Quit taking on more maintenance responsibilities, start looking after what you already own and are responsible for.	11/18/2017 11:38 AM
54	affordable housing and rental stock retained	11/17/2017 6:38 PM
5	Discourage commercial building east of cook except on Fairfield road	11/16/2017 4:35 PM
56	Don't put in a bike lane along Cook Street from Dallas to Fort Street. Put the bike lane along Vancouver Street which is less busy. Keep parking along Cook Street.	11/16/2017 2:51 PM
57	Again, trying to ensure density does not get too high is key. Particularly as you move east (away from downtown)	11/16/2017 11:12 AM
58	Protected bike lanes on Cook Street.	11/14/2017 9:06 PM
59	Has anyone ever suggested 1-way streets for the whole area southeast of Fairfield & Cook along with parking on only 1 side of the street - repeating my earlier opinion: there are too many parked cars everywhere (for such narrow streets too) Also, I think there should be a traffic signal for westbound traffic on Oxford at Cook. This is a confusing & dangerous intersection if you're driving (or walking) west on Oxford and want to end up on Cook, or simply cross Cook	11/14/2017 6:52 AM
60	More 4 storey milt unit buildings should be built along the Fairfield Rd. corridor which is a frequent transit route and near to small and large urban villages .	11/13/2017 9:04 PM
61	Don't feel gateways necessary on N or S end of village.	11/13/2017 3:05 PM
62	Cook St could be safer for cyclists. That would improve the neighbourhood significantly.	11/13/2017 2:01 PM
63	Surface parking needs to be enhanced for merchants to survive.	11/13/2017 12:22 PM
64	No	11/12/2017 11:35 AM

65	This area has already been compromised with development in Cook Street such as the proposed demolition of pic a flc store and replacement with multi storey housing. This development is contrary to the village concept. It's interesting that you don't include pictures of this side of the street as illustrating the character of the village.	11/12/2017 1:36 AM
66	There is too much "resident only" in the whole CSV area. Especially with the planned bike lanes it will be important to free up some new parking. Streets are PUBLIC spaces not owned by adjacent land owners	11/11/2017 7:49 PM
67	no mention of proposed bike lane running down cook street should not go further south than Oscar street	11/10/2017 5:04 PM
68	The most important aspect of Cook Street Village is its feeling of a small community village. This can only be maintained through clear and enforced limitations on height and continued access to sunlight in cafes and ground level shopping. If that is not done then the area will simply become another part of downtown. I have heard developers at public meetings say that even they find clear, enforced standards (i.e. not a Council who will always grant rezoning applications) benefit them. A lot of community work has gone into developing the Cook Street Plan, please respect that community contribution by applying the plan.	11/10/2017 8:33 AM

Q7 How supportive are you of the key initiatives to support commercial areas at Moss Street and May Street, and Moss Street and Fairfield Road?



		VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
residential bu storeys, (see Villages cond Existing zoni	mall mixed use or uildings up to 3-4 the Small Urban cept sketches). ng allows 3-4 cial Community Plan to 3 storeys)	37.28% 104	32.26% 90	8.60% 24	11.83% 33	10.04% 28	279	3.75
community g attractive put	l businesses and athering by creating blic spaces (see Villages concept	55.68% 152	23.44% 64	11.36% 31	4.03% 11	5.49% 15	273	4.20
#	COMMENTS FOR " TO 3-4 STOREYS, (ZONING ALLOWS 3 STOREYS)"	SEE THE SMALL	URBAN VILLAG	ES CONCEPT	SKETCHES). EX	XISTING	DATE	
1	It is hoped improven street parking will be		-	, sewage, traffi	c lights and espe	cially off-	1/18/2018 4	:34 PM
2	Im opposed to increa Gonzales and make			he city's plan to	o consume Fairfie	eld and	1/18/2018 1	:50 PM
3	Reasonable.						1/18/2018 1	2:34 PM
4	would like to see cor	nmercial at grade	and residential ab	ove.			1/18/2018 1	2:17 PM
5	Up to 3 stories, not h	nigher.					1/18/2018 1	0:12 AM
6	l agree to encourage from the Residential		ould limit to 3 stor	ies, as too tall l	buildings would ta	ake away	1/17/2018 1	0:26 PM

7	Retain existing businesses and no further expansion of new businesses. No additional condos.	1/17/2018 10:23 PM
8	While the concept of commercial uses at Moss and May has merit, that does not have to include raising height restrictions to 4 stories. This will also negatively effect the culture of the neighbourhood.	1/17/2018 9:52 PM

9	3 storeys seems plenty high in that area which is mostly residenial neighbourhood.	1/17/2018 9:22 PM
10	Moss St/Fairfield St corner would be too enclosed. In reality there are not as many trees as shown in the diagram. Very misleading.	1/17/2018 7:44 PM
11	Again, I would hope this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:17 PM
12	Stay at 3storeys	1/17/2018 4:28 PM
13	Larger would be better.	1/17/2018 4:20 PM
14	I like mixed use residential on corners.	1/17/2018 2:53 PM
15	I am not convinced that four-storeys is necessary for this area. There is so much infill areas in this neighbourhood that need to be taken advantage of.	1/17/2018 1:19 PM
16	Only because it's needed.	1/17/2018 12:43 PM
17	Traffic is the main problem on Fairfield Rd. No Bike Lane on Fairfield Rd Please.	1/17/2018 12:29 PM
18	This area is full of existing families and schools and centers. There are suites in every house almost. No need to further populate this area.	1/17/2018 12:26 PM
19	again, what do you mean by "encourage" and "sensitive" that is too vague to vote on by saying I agree	1/17/2018 11:04 AM
20	New developments must have enough parking	1/16/2018 10:04 PM
21	We need emergency services and schools,first!	1/16/2018 7:50 PM
22	I believe that for the time being these areas need to stay as they are .	1/16/2018 7:27 PM
23	No more than 3 stories max. Other than Fairfield United Church what other buildings will be torn down?	1/16/2018 6:43 PM
24	This corner has developed nicely over the past decade and provides services we use as Fairfield residents. Some addition capacity would be welcome, but incremental in nature	1/16/2018 5:35 PM
25	No. Keep as many existing single family dwellings as possible around the small commercial area at Moss and May.	1/16/2018 4:37 PM
26	4 stories is too tall	1/16/2018 4:07 PM
27	More density, more shops great!	1/16/2018 3:58 PM
28	I am supportive of small mixed use residential buildings up to current 3 storey high in these residential areas, not 4 storeys. This is too impactful of direct home owner neighbours. ,	1/16/2018 3:39 PM
29	over population. i don't know what "infill" means so I'm opposing it. again the questions are too vague and sugar coated for me to agree with them	1/16/2018 1:15 PM
30	The area is fine the way it is. The proposed plan really does not change much, plants some trees, and enhances the bus stop not sure that will have a an impact and create the desired changes.	1/16/2018 1:07 PM
31	Could go higher. stop being so restrictive.	1/16/2018 12:05 PM
32	max 3 stories -	1/16/2018 11:45 AM
33	Three stories	1/16/2018 9:06 AM
34	Up to 3 stories is better	1/15/2018 10:30 PM
35	IMPORTANT THAT DESIGN BLENDS WITH RESIDENTIAL HOMES AND DOES NOT LOOK LIKE A MODERN BOX TYPE BUILDING	1/15/2018 10:08 PM
36	I like the idea of mixed use right adjacent to the corners. However, I think encouraging infill of multi-storey residential buildings more than one block in either direction will be ugly. I am supportive of more business and the viability of business from increased residential. I just see this as a neighborhoodif you look at large cities, there are small groceries and services at the corners,And townhouses or other buildings in between.	1/15/2018 8:47 PM
37	3 storeys, especially at Moss and May	1/15/2018 8:25 PM

39	Not on Fairfield road. There is already enough traffic. You can hardly make a left hand turn on to Fairfield road anywhere	1/15/2018 8:14 PM
40	Let's put the small back in small commercial areas! Many commercial businesses in this area are 1 story, or 2 at most. I am not in favour of increasing to 3 or 4. When I walk along Fairfield now (where I am a home owner) I see new construction which is 2 story, and already seems to big, and looms over neighbourhood houses. I think 3 or 4 story would be really out of place, and ruin the feel of our neighbourhood.	1/15/2018 8:11 PM
41	Four stories at Moss/May is too much. Discourage useless services in these neighbourhood villages like dentists and chiros. At Moss and May the hairdresser and the yoga studio get constant interest. The medical building adds nothing to the neighbourhood. Nothing. And it is butt ugly as well.	1/14/2018 8:20 PM
42	should be only 3 storeys. this is not downtown. mixed use is okay if done within what is designed in the area.	1/14/2018 4:43 PM
43	Two stories is high enough	1/14/2018 4:19 PM
44	These seem like sensible proposals.	1/14/2018 3:37 PM
45	This is generally a family neighbourhood. Don't commercialize it.	1/13/2018 12:09 AM
46	Stay with 3 storeys. Your diagram shows 3 storeys.	1/12/2018 4:54 PM
47	Only 3 stories should be allowed	1/12/2018 3:09 PM
48	Go higher for underground parking, but use form and character guidelines to control form. Use floor area limits to favour small businesses. Use retail speicific zoning to meet the needs of residents. Grocery stores, hardware stores, pet food, etc. This is how you get people out of cars.	1/11/2018 7:00 AM
49	I would prefer that we do not exceed 3 stories as allowed in the OCP.	1/10/2018 8:00 PM
50	I am new hear and want to hear opinions for longer time residents	1/2/2018 6:12 PM
51	4 stories in these areas may be too high?	12/19/2017 7:56 AM
52	Require all mult-unit residential buildings to devote the ground floor to commercial/retail use.	12/17/2017 11:58 AM
53	But beware of pushing these multi-storey developments south away from the corner. Keep them closer to the intersection only.	12/16/2017 8:18 PM
54	No Ceiling height mentioned, buildings could look like 6 stories and design element are not mentioned!	12/16/2017 7:21 AM
55	What is the rationale behind this?	12/14/2017 11:30 AM
56	Moss and May: as long as there is a gradual transition to blend with the single detached houses on Moss street	12/12/2017 3:07 PM
57	Up to 3 storey maximum	12/11/2017 5:02 PM
58	it is fine right now	12/8/2017 10:59 AM
59	Don't think that anything above 3 storeys is justified.	12/7/2017 3:18 PM
60	4 storeys mixed use is a good fit for this neighbourhood.	12/5/2017 2:26 PM
61	7.6.5	12/5/2017 12:48 PM
62	Should limit to 3 stories	12/2/2017 4:16 PM
63	Zoning should be changed to 3 stories per community plan	12/2/2017 3:48 PM
64	Why residential only? How does this support the commercial area. Mixed use only in the small urban village please. Small scale neighbourhood commercial on ground floor only, residential only above.	11/29/2017 3:22 PM
65	Maintain max 3 storey height within this section. More aggressive 'living streets' measures required.	11/27/2017 3:47 PM
66	3 storeys at the most	11/27/2017 12:28 PM
67	3 storey MAX	11/27/2017 12:05 PM

68	design guidelines will have to be very specific to ensure compatible transition with new higher density development with existing small scale single family residential area.	11/23/2017 7:36 PM
69	Moss at Fairfield has a long history of commercial use as this should be sustained without encouraging more commercial development. Moss and May however has limited commercial use now and limited potential given the services available in the Cook Street and Ross Bay Villages. Sustaining and protecting residential use should be the priority.	11/22/2017 12:06 PM
70	I can see it at moss and fairfield, but not at moss and may	11/20/2017 11:31 PM
71	More bike lanes please.	11/20/2017 9:32 PM
72	Not sure how to control the spread of apartment buildings. If we expand out east from cook street village area and then out from these 2 areas how long until they just end up meeting? It's too much too close together. We will fast lose the family environment that I love about Fairfield.	11/18/2017 11:57 AM
73	two storeys	11/18/2017 11:42 AM
74	Do not need commercial building in the middle of neighbourhood when cook street and thrifty mall are so. Lose. Nothing over three stories	11/16/2017 4:39 PM
75	I'm not in favour of the increased density, particularly townhouses. Where will people park? I apprecaite that you are trying to improve options for public transit but people will have cars. So, as long as these are designed with suitable off street parking for the residences and their guests, I would support. Also consider removing parking on one side of Oxford since that can get quite congested for vehicles.	11/16/2017 4:05 PM
76	Limit building hight to 3 stories.	11/14/2017 9:10 PM
77	Development could and should be instensified in this immediate area	11/14/2017 11:28 AM
78	I'm okay with buildings that are 4-storeys in this area	11/14/2017 6:52 AM
79	spread density to other pockets of Fairfield rather than concentrate it in the area west of Cook St. Village.	11/13/2017 9:07 PM
80	I don't love more 4 storey buildings in our character house neighbourhood. I would like more separated bike lanes and green spaces. I don't want subsidized or public housing.	11/13/2017 4:54 PM
81	Should be up to 6 stories to be prepared to be able to encourage population growth.	11/12/2017 7:38 PM
82	No four-storey buildings at these sites; three has proven adequate. Too much shade with four storeys.	11/12/2017 3:34 PM
83	Chances are good, we need to grow!	11/12/2017 11:36 AM
84	3 storeys here is ample. Stay with official community plan.	11/11/2017 3:40 PM
85	Don't shop in this area as no parking ever available.	11/11/2017 9:14 AM
86	keep 3 stories	11/10/2017 5:41 PM
87	This survey does not respond to choices!	11/10/2017 3:02 PM
#	COMMENTS FOR "SUPPORT LOCAL BUSINESSES AND COMMUNITY GATHERING BY CREATING ATTRACTIVE PUBLIC SPACES (SEE SMALL URBAN VILLAGES CONCEPT SKETCHES)"	DATE
1	Additional off street parking will be essential here	1/18/2018 4:34 PM
2	There's already ample attractive public spaces	1/18/2018 1:50 PM
3	You're on the right track.	1/18/2018 12:34 PM
4	this is less important to me than seeing more residential development.	1/18/2018 12:17 PM
5	I guess I'd have to see a more detailed plan for the public spaces.	1/18/2018 10:27 AM
6	Of course, lets build on an already great asset!	1/17/2018 9:51 PM
7	An "attractive public space" is a matter of opinion. We do not need change for change sake, just because planners want to plan.	1/17/2018 9:26 PM
8	It would depend on what it looked like and what the businesses and public spaces were.	1/17/2018 9:22 PM

9	Lots of this plan in certain areas except for Sub Area four appear to have investments in trees, and streetscapes. There is a mutual benefit to the neighbours of getting nicer shops, prettier looking buildings and increased tree canopy.	1/17/2018 2:53 PM
10	Don't do anything. It's nice already.	1/17/2018 12:43 PM
11	What data do you have to indicate these spaces will be used to a percentage that makes the cost worth spending the money on?	1/17/2018 11:04 AM
12	Existing design is sufficient. This (Fairfield) is a busy road/intersection, a main artery into town, and does not need any further development to slow things down.	1/17/2018 10:47 AM
13	We need emergency services and schools firstyou have left this off because YOU DO NOT CAREwhat do you hate children and the sick?	1/16/2018 7:50 PM
14	At what cost will this come on the tax payer	1/16/2018 7:27 PM
15	This sounds wonderful, but where and how?	1/16/2018 6:43 PM
16	Not much use of "gathering places" is anticipated.	1/16/2018 5:11 PM
17	No need to do this. There already is a nice gathering area at the corner of Moss and Fairfield, and many people gather for the Moss St market every Saturday at the school.	1/16/2018 4:37 PM
18	Absolutely. See comment, below.	1/16/2018 3:58 PM
19	no mention of handicapped access or elderly with poor motor skills	1/16/2018 1:15 PM
20	don't sacrifice available space for businesses and amenities with large public spaces. Let those places be the gathering spots.	1/16/2018 12:05 PM
21	this like, "if you build it, people will gather". People gather because there's stuff there, stuff they want. Chiropractors and health buildings don't create community. Hemma is a great contributor to community. As would coffee shops, convenience stores, anything that people need. Just not sure that the population can support all this commercial stuff. I'm hoping you've done market research that says that residents are leaving and shopping, or getting services elsewhere? If not, then please don't create more potential for empty street level commercial space.	1/15/2018 8:47 PM
22	There's a nice gathering space at Sir James Douglas School already, enhancing this would be fine but don't go hogwild because where are folks who want to take advantage of this but don't live in the neighbourhood going to park?	1/15/2018 8:25 PM
23	OK with improved lighting and street furniture.	1/15/2018 8:11 PM
24	No one doesn't want this but it includes greenery, places to sit, covered places, and play facilities. Not just nice bricks and some gold plated condos	1/14/2018 8:20 PM
25	support local business - this is an idea. if the business is not selling to local customers then it won't thrive. people won't support businesses that don't sell what they need - the law of supply and demand. spending money on creating attractive spaces can end up annoying residents - public art has not been a great thing in some cases in Victoria.	1/14/2018 4:43 PM
26	Attractive public spaces? Yes if this means gardens, trees, benches, walkability, etc.	1/13/2018 12:09 AM
27	Concerned spaces will be too sterile	1/12/2018 3:09 PM
28	businesses are 'supported' by people and sales, not by how many public benches are out front.	1/2/2018 9:45 PM
29	Is this really a significant gathering place?It's far enough from Cook St. Village. Why not put more into that area instead?	12/19/2017 9:54 AM
30	These will only be appealing if the building walls adjacent are short and allow sun penetration. Consider stepping back each storey, or at least putting balcony's on upper floors so the walls step back.	12/16/2017 8:18 PM
31	Must show set backs to allow for senior demographics which will be increasing!!	12/16/2017 7:21 AM
32	Exactly how does this support local business?	12/14/2017 11:30 AM
33	no need for changes	12/8/2017 10:59 AM
34	I don't think that more businesses need to be introduced in a primarily residential neighbourhood.	12/7/2017 3:18 PM
35	and parking.	12/7/2017 1:09 PM

36	Public spaces that encourage gatherings. Also for music, temporary public art and festivals. (for example Moss Street Paint-in)	12/5/2017 2:26 PM
37	attractive?	12/5/2017 12:48 PM
38	Planting trees is fine, but behond that, unnecessary.	11/30/2017 4:29 PM
39	Fine, but the five corners functions as an important traffic intersection. As long as it is allowed to continue to serve this purpose. There are some oportununities here for enahncing pedestrian safety, particularly for school children who have to cross the road here.	11/29/2017 3:22 PM
40	The quality of the public realm is essential to supportive these small scale neighbourhood businesses and attracting customers.	11/27/2017 3:47 PM
41	3 storey MAX	11/27/2017 12:05 PM
42	Not broke. Don't fix it.	11/22/2017 12:06 PM
43	business hours CANNOT effect the EXISTING envirnment of homeowners, no choice on this matter.	11/18/2017 11:42 AM
44	Parking etctight. This is a family neighbourhood with lots of parks. Do not need higher density until downtown area is full. Do not need commercial buildings	11/16/2017 4:39 PM
45	More separated bike lanes on Linden Avenue to connect to new Fort Street bike lane. Make Linden one way from Dallas to May Street with a separated bike lane.	11/13/2017 4:54 PM
46	I do not see the need for street furniture and gathering spaces. Where is it coming from? You go, you shop, you talk to people you run into where you find them and go home. How about dog parking, to keep them out of businesses?	11/10/2017 5:41 PM
47	Supporting local business. You do get some points for making me laugh. The is, I admit, a good one.	11/10/2017 9:49 AM
48	We already have public spaces, leave Fairfield alone to be the beautiful neighbourhood it is	11/9/2017 10:07 PM

Q8 Did we miss anything? Read the chapter on Urban Villages

Answered: 48 Skipped: 271

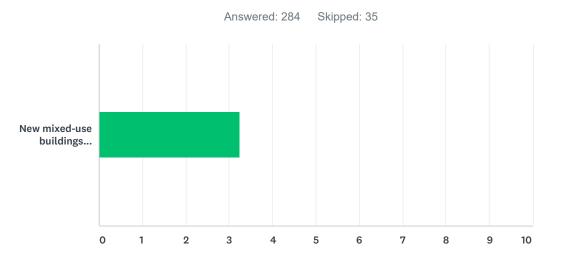
#	RESPONSES	DATE
1	Don't spend thousands of dollars on ridiculous road paint that doesn't last.	1/19/2018 4:12 PM
2	We support very little change and development for both of these intersections. Traffic is already a major concern, both for residents as well as the school children on a daily basis. Adding any additional loads, be them residential or commercial, should be done with extreme caution and analysis on a case by case basis. There is no "one policy" that will work for these intersections.	1/18/2018 9:46 PM
3	The way you break this survey up is purposeful in an attempt to not show the overall impact of the proposed increased density of the areas.	1/18/2018 1:50 PM
4	No.	1/18/2018 12:34 PM
5	Will the trees block out the sun? In the winter, I cross to the sunny side of the street even if it's out of my way to be in some sun for vitamin D (and to lift my spirit)	1/18/2018 10:27 AM
6	No further condo development at Moss and May. No further condo development at Moss and Fairfield.	1/17/2018 10:23 PM
7	Again - I do not live directly in either of these spaces but walk around the neighbourhood. I currently do not access any of the business in these spaces	1/17/2018 9:22 PM
8	I think the proposal for additional height buildings in the Moss/May area are overly ambitious and out-of-character for this small commercial area. Greater density may lead to increased demand for commercial growth.	1/17/2018 5:23 PM
9	Move Bus Stop down a bit. Major congestion problem when school is in session	1/17/2018 12:29 PM
10	New developments must have enough parking, No variances.	1/16/2018 10:04 PM
11	No Necessay new schools or Medical Emergemcy VuildingdYou must hate children and the sick!	1/16/2018 7:50 PM
12	Aging infrastructure	1/16/2018 7:27 PM
13	I do not agree that there should be infill housing close to these small light commercial corners. Densification will ruin the charming nature of these areas.	1/16/2018 4:37 PM
14	I am really disappointed with the Five Corners building design,replacing the United Church. I'm all for the promised coffee shop but worry that the mostly cement wall at street level may kill rather than enhance "community gathering" there. Why a cement streetscape where the plan calls for "attractive public spaces" for "community gathering?"	1/16/2018 3:58 PM
15	I am a direct neighbour (on Moss Street) to the Fairfield United Church proposal. I am in complete opposition to balconies facing our property and interfering with our privacy, rather they be placed on the Fairfield Road side facing the school. I also do not support 4 storey high buildings in these primarily residential areas.	1/16/2018 3:39 PM
16	the diagrams are too vague. pretty pictures and nice wording are not impressing me when i know this is all slanted to make me feel good but will bring nothing but higher taxes and over population	1/16/2018 1:15 PM
17	again, stop being so restrictive on building types and heights. This limits density and affordability.	1/16/2018 12:05 PM
18	The pedestrian scramble seems to be a little much as these are features you find in very large urban centres, not a small urban village.	1/15/2018 8:23 PM
19	Parking must be addressed for commerical additions	1/15/2018 7:56 PM
20	You exempt the SW corner of Moss and May. Why? Who lives there who is so special? They wrecked their own property with that MASSIVE and intrusive "garden suite." Also the community plan misses at least two non-residential properties on May St: the Orthodox Church and the Tombstone Manufacturing shop. Speaking of May St, how about some stairs from May up into Moss Rocks? Could make it a place where people would walk up from Ross bay to go, as it stands, its mostly a fancy back yard for the rich and those hideous new buildings on the Fairfield Side.	1/14/2018 8:20 PM

21	can the residents get a say in what goes in as public realm improvements? trees need to be preserved. building right to the property line or putting in underground garages - you cannot grow trees in concrete.	1/14/2018 4:43 PM
22	Maintain and create green spaces.	1/12/2018 4:22 PM
23	Pay attention to parking needs. I do not believe that the reality of vehicle parking needs has been appreciated. "Walkable" does not mean that people will not have need of vehicles.	1/10/2018 8:00 PM
24	how will you ensure safety near SJD? The intersection is already quite dangerous, and increased density will bring increased traffic. Regardless of location, people still have cars.	1/3/2018 2:34 PM
25	overall the plan makes the mistake of confusing 'neighbourhood' with 'community.' imo, the Fairfield community comprises several distinct neighbourhoods.	1/2/2018 9:45 PM
26	More bike parking needed at Moss & May. The one bike rack outside the yoga studio is often full.	12/20/2017 12:47 PM
27	Again, ensure adequate parking for residents (under the new buildings) and also for clients of any businesses. (Free for business clients for 20 minutes or with 'free parking pass with purchase' arrangements, otherwise parked cars clog the residential streets around.	12/16/2017 8:18 PM
28	Anyone can fill this survey from anywhere multiple times!!!	12/16/2017 7:21 AM
29	Missing plan to seriously address density across the area. Listening only to homeowners in the planning who want to maintain the single family home model in spite of the fact that increased density is required. Again, doesn't matter to me, I would rather live in single family home land, but you are perpetuating a serious problem.	12/15/2017 4:02 PM
30	Need to ensure that there is sufficient infrastructure support increase traffic, parking, utilities, sewers Also this area is less geologically stable compared to other neighbourhoods.	12/15/2017 1:05 PM
31	very congested if the local population increases without increased access and a better exit srategy	12/15/2017 12:13 PM
32	No separated bike lanes along Fairfield Road. We all get along just fine thanks; vehicles cyclists, pedestrians, schools zone, children playing. When too much destination commercial is creates	12/14/2017 2:51 PM
33	Nothing was said about preserving the heritage character of the buildings in both these locations and it needs to be!	12/7/2017 3:18 PM
34	I do not see any discussion of the Moss Street market, it's retention, support or removal. I see this as a key gathering point currently for the community and nearby communities. I hear from the Moss Street vendors that continuing the market in its current form is very soon not sustainable. This is sad, as there are so few events and places like this in the city.	12/6/2017 6:27 PM
35	Mixed use in the small urban villages are good. Also, artist live/work 4-8 storey buildings should be encouraged in the North West corner and in the Cook Street Village - close to services and transportation. Perhaps also at Moss and Fairfield as well.	12/5/2017 2:26 PM
36	people take transit if it is affordable and fairly convenient, not because of the bus stop design !?	11/20/2017 11:31 PM
37	More bike lanes please	11/20/2017 9:32 PM
38	It's just too many areas moving to too high density too close together. Family homes will disappear quickly as it's always easy to approve the next development beside the other development. It will spread and the charm of Fairfield will disappear. Most importantly families and elderly will be pushed out, at least those who don't have a million dollars in the bank.	11/18/2017 11:57 AM
39	developement cannot deteriorate existing quality of life for a taxpayer, if it does, then there is FAIR compensation, none of this "we believe" it's fair stuff, policy should never ill effect a taxpayer, and to hell with eminant domain.	11/18/2017 11:42 AM
10	affordable housing in proximity to the school is very valuable. Consider affordable housing above commercial units	11/17/2017 6:40 PM
1	With the increased density, I would like to see speed bumps or some narrowing inserts to slow down traffic on Moss St. Vehicular speeds can be excessive along Moss.	11/16/2017 4:05 PM
	Pike parking and make Egirfield Boad more biovale friendly	11/14/2017 9:10 PM
12	Bike parking and make Fairfield Road more bicycle friendly.	11/14/2017 9.101 10
12	some intersections don't have stop signs - one ex: eastbound on Oxford at Oxford/May - can they be put up easily? Is there a reason there are no stop signs at some intersections?	11/14/2017 6:52 AM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of /SUSPainable ...

New developments for businesses need parking	11/13/2017 12:22 PM
No	11/12/2017 11:36 AM
It would be wonderful if the Moss and May zoning would support a coffee shop or other food service establishment. There was one here for a long time and it is missed by the neighbourhood	11/11/2017 7:53 PM
Some choices are not allowed in all cases.	11/10/2017 3:02 PM
	No It would be wonderful if the Moss and May zoning would support a coffee shop or other food service establishment. There was one here for a long time and it is missed by the neighbourhood

Q9 How supportive are you of the key initiatives for Ross Bay Village?



	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
New mixed-use buildings (housing above shops), up to 3 - 4 storeys in height, and townhouses (this is a change from the Official Community Plan, which currently envisions mixed use buildings up to 4 - 6	33.45% 95	21.48% 61	5.99% 17	13.38% 38	25.70% 73	284	3.24

storeys on this site).

#	COMMENTS FOR "NEW MIXED-USE BUILDINGS (HOUSING ABOVE SHOPS), UP TO 3 - 4 STOREYS IN HEIGHT, AND TOWNHOUSES (THIS IS A CHANGE FROM THE OFFICIAL COMMUNITY PLAN, WHICH CURRENTLY ENVISIONS MIXED USE BUILDINGS UP TO 4 - 6 STOREYS ON THIS SITE)."	DATE
1	I don't agree with the row housing	1/19/2018 4:14 PM
2	Reduce building height to 2-4 stories, with a max of 2 stories next to neighboring residential areas	1/18/2018 10:18 PM
3	too dense, ruins the ambience of fairfield neighbourhood	1/18/2018 9:57 PM
4	No need for change here. This is a classic plaza that works well as is. Adding this density will drive customers away. There will be increased parking frustration and it won't be a simple place to stop quickly to buy what you need, as it currently is. This plan will backfire here. Think Tuscany Village (but far, far worse as there is less space here for that sort of development). Additionally, the local residents (on adjacent streets) will not appreciate the higher storied buildings here. Please leave this alone.	1/18/2018 9:52 PM
5	I am a resident on Stannard Avenue and am very opposed to these changes. The traffic around this area is enough and these proposed changes will only increase that traffic. It will also remove the community feel. These are detached single family homes that will be replaced with townhouses and rentals. This will also increase traffic, cause parking issues and eliminate the family and community feel of the neighbourhood.	1/18/2018 9:37 PM
6	I am a resident on Stannard Avenue and this is completely unacceptable. This places my family home directly next to the townhouses. Under no circumstances is this reasonable. It will completely change the quaint neighbourhood I bought into many years ago to raise my family in.	1/18/2018 9:35 PM
7	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to building. Has the soil been tested to ensure underground parking can be achieved at Fairfield Plaza? And, I see no plan to retain a gas station in the area, which is a concern based on proximity of other stations	1/18/2018 4:36 PM

8	I live near Thrifty's. Residents are long term and lived here because of the green space and single family dwellings. Parking, traffic and soil issues are a big problem currently. Any extra density will compound all these problems and make this area an undesirable place to live. The huge majority of residents in this area share my view.	1/18/2018 3:50 PM
9	I am for less height above the commercial space	1/18/2018 2:29 PM
10	Way too much development and change to this small site. It looks as if you are eliminating parking completely. Dream on!	1/18/2018 1:55 PM
11	This is ridiculous and completely ruins the neighbourhood. You also have failed to involve gonzales in this discussion. The way you break this survey up is purposeful in an attempt to not show the overall impact of the proposed increased density of the areas. The concept sketches are impossible in reality and the vast majority of affected residents are unaware of this plan. I hate everything about this.	1/18/2018 1:51 PM
12	Like the concept of specificity.	1/18/2018 12:36 PM
13	I live across the street and am willing to see up to 6 storeys here. I don't think that the proposed density makes redevelopment of this site attractive. I don't want to look at a run down strip mall for the next 20 years.	1/18/2018 12:18 PM
14	I support the reduction in height from the OCP. However have planners/council members actually visited people in the surrounding streets and heard their horror that developers are going to be buying up several lots at a time to build all this glorious scheme? What about protecting existing houses?	1/18/2018 12:14 PM
15	Again, keep co sistent with Fort Street. Why not have density here if it's ok for Fort St?? Here is where we shop!	1/18/2018 10:41 AM
16	1) Stop using the term "Ross Bay Village". People who live here do not call it that. Coming into someone's place and renaming it is extremely rude. 2) This concept completely changes the current nature and esthetic of the area.	1/18/2018 10:17 AM
17	It's called Fairfield Plaza. Let's keep that name. 3-4 stories is too tall. No to the townhouses. This is too dense for the current space. Who's going to pay for the new infastructure? The Plaza is currently built on a very non-secure piece of land. If any earthquakaes or even tremors occur then liquifaction occurs. You can't dig down. Has anyone looked at the siesmic maps of this area?	1/18/2018 8:29 AM
18	THIS IS THE HISTORICAL ROSS BAY CEMETARY NEIGHBORHOOD. THIS UNIQUE AREA IN VICTORIA SHOULD NOT BE OVER-DEVELOPED.	1/17/2018 10:49 PM
19	while I am open to the initiatives for the ross bay village, i would limit height to 3 stories, and I do like the idea of mixed use. I actually like the gas station at the corner of Fairfield and St. Charles, as I do think it does keep people from having to drive too far. I am somewhat opposed with having a row of townhouse/rowhouse transition zone on the East side, as I think this is too much and believe this would be detrimental to our neighborhood. I do agree with increased density, but this is a huge leap forward, and I believe I would be more in tune with not being able to combine lots, and rather just allow some more density on each lot, more like a Rowhouse that would accommodate maybe 2-3 families?. and maintaining the max height to 2/2.5 stories.	1/17/2018 10:33 PM
20	Very opposed. No new townhouses or condos at "Ross Bay Village". Retain the name Fairfield Plaza.	1/17/2018 10:23 PM
21	Stop trying to force extensive increases in density in the community through height increases and townhouses.	1/17/2018 9:54 PM
22	For Christ's sake - leave some of this city with its heritage	1/17/2018 9:38 PM
23	This is a very residential community with many home owners that love to live in this community, I live on Stannard Ave just off Brooke Towards the townhouse/rowhouse zone (although does not appear to be in the zone). I love the residentail street and I do not feel part of the plaza., I would not have purchased a house baking the plaza as that is a turn off. Having residential and a urban center better blended I am in support of.	1/17/2018 9:35 PM

24	This initiative appears to have overlooked the relative location of Hollywood Park, right next to the "Townhouse Transition Zone" on St. Charles St. I live in that zone, with the backyard next to the park, a park that is used by hundreds of local and visiting families throughout the year, including Little League and soccer team participants. Allowing certain high density buildings to be built right next to the park (e.g. apartment buildings up to 3 storeys or row houses) so close to the boundary of the park is going to have downstream impacts to the park, potentially decreasing habitat and ecological functions, and would reduce residents' and visitors' ability to relax or their ability to connect with nature - as that "nature" would be crowded by these kinds of development. This is inconsistent with the plan's goal to "Enhance parks as public gathering places for the neighbourhood with a variety of facilities for diverse ages and activities." To be consistent with that objective, the plan should limit building height to 2 storeys and the current rear yard setback should be kept at 9.1 m. The plan should also encourage adjacent property owners to protect natural areas and use landscape management practices that support the park's ecological value. The "Townhouse Transition Zone" on St. Charles St. is also adjacent to another neighbourhood park, the Ross Bay Cemetery, another park frequently visited by many residents and non- residents given its unique historical significance, as well as peaceful and picturesque setting. It is my strong view that the portion of St. Charles St. that is currently identified in the plan as a "Townhouse Transition Zone," should instead be designated a "Park Transition Zone" with principles established regarding appropriate future development that protects the integrity, ecological and cultural value of these two adjacent neighbourhood parks, as experienced by local residents and visitors.	1/17/2018 9:33 PM
25	Your question is a doubel edged sword. DON'T mess around with the Fairfield Plaza. It's more or less fine as it is. The plan envisages a multi-pronged disaster.	1/17/2018 9:27 PM
26	Where's the wonderful neighbourhood gas station gone? Do the owners of the gas station know about this? They are a huge asset and part of the community. Where are the cars going to park? In the bike lanes? People bike on Richardson and the back streets like Brooke Street. It's much safer.	1/17/2018 8:45 PM
27	Where is the awesome Petro canada station in this master plan?	1/17/2018 8:45 PM
28	ALLOW 6 STOREYS	1/17/2018 7:55 PM
29	I understand the current zoning is for a one story or 15 foot max height. Surrounding streets would be overlooked with this proposal	1/17/2018 7:46 PM
30	I'm happy with up to 6 storeys as long as this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:17 PM
31	No increased housing is possible, infrastructure first!	1/17/2018 4:29 PM
32	Recently, overdevelopment has plagued our communities in Fairfield. Our family supports anything that proposes scaling development back.	1/17/2018 4:05 PM
33	I think that keeping to 3-4 would be good, and then have a public forum if the developer proposes 4-6. This way the surrounding residents have a change to provide input at the time of development.	1/17/2018 2:55 PM
34	I do not want buildings any higher that 3 Stories at the most. We don't want to become downtown. I have lived here for 40 plus years and our neighborhood is the way we like it,	1/17/2018 2:23 PM
35	No matter the plaza and building design, this place will remain a gong show if there is not a better effort regarding traffic flow - and it's not like Fairfield Rd. is a great route for pedestrian or cyclists either.	1/17/2018 1:19 PM
36	It's a good little centre. Leave it alone. What you are planning looks like the shopping centre next to the Victoria Hospital. It looks like crap and it would be soul-destroying to live there. Your plan is that bad.	1/17/2018 12:45 PM
37	People invested in this area and neighbourhood will not want extra traffic and burden of transition to an area already working at it's limit. It will also decrease housing value which is a secondary concern.	1/17/2018 12:29 PM
38	We didn't hear anything about 1. the 60 feet of clay underneath 'Fairfield Farms', 2. Any comments to indicate the owner of the Plaza is willing to sell or agrees with this plan. 3. we did not hear about the plan to make all the new building earthquake safe. You can do all the planning and building and then call in the auxillary diciplines such as roads, sewer etc. after the fact. These feasibility assessments need to be done at the same time	1/17/2018 11:10 AM

39	Existing single-story Fairfield plaza serves it's purpose very well. Surrounding area of single-family dwelling (Zone 4) should NOT be re-zoned.	1/17/2018 10:49 AM
40	While I support redevelopment of the Ross Bay Village, I am concerned about traffic. We live on Stannard ave and it is frequently used as a shortcut from Richardson to Fairfield. The new development would bring more cars (I know less so looking forward 20 years, but in the time we'll be here, its a concern).	1/16/2018 9:24 PM
41	More density	1/16/2018 8:19 PM
42	Will ground support such a large structure? Reference to plaza as a village is laughable. I am a neighbor, just off St Charles on earle.why is corner lot on earle not included in row houses? Are there other development plans?	1/16/2018 8:01 PM
43	Where are the medial buildings where are the new schools!	1/16/2018 7:51 PM
44	Would like safer cycling to get to Ross Bay Village (cycle paths or lanes) and areas at Ross Bay Village for bicycle parking. Traffic calming and any other features that help safe and pleasant walking.	1/16/2018 7:49 PM
45	where will all the residents park that live there now .	1/16/2018 7:28 PM
46	Allow 6 stories	1/16/2018 6:47 PM
47	It would be great to have a lower level parking area -similar to the centre on Quadra/McKenzie.	1/16/2018 6:23 PM
48	The Fairfield Plaza is a critical commercial hub. The proposed densification will increase traffic congestion and undermine its purpose as a commercial centre. There are no estimates on the population impact of the proposed changes but it will be several times the current population. We do not need public spaces here.	1/16/2018 5:40 PM
49	But where will the parking be? Already too many cars at many hours to park all. Go underground?	1/16/2018 5:26 PM
50	Residents up in arms about any development ! Very shortsighted	1/16/2018 5:13 PM
51	No no. The owner of this building does not have any interest so far in making any changes here. It is called the Fairfield Plaza, not the other name. I do not see the point of setting up a plan to develop the Plaza. It is a distraction. I suggest dropping this 'key direction' and focus on more important things.	1/16/2018 4:40 PM
52	having underground parking will be key	1/16/2018 4:31 PM
53	3 to 4 stories is too tall for existing neighbourhood	1/16/2018 4:08 PM
54	The sooner the better!	1/16/2018 3:59 PM
5	4-6 stories is appropriate	1/16/2018 1:47 PM
56	has anyone from the city tried shopping in the current plaza. the parking is less than what is needed at any time of day and there is almost no street parking. this plan provides no parking and is too vague for me to support	1/16/2018 1:17 PM
57	This area is hugely congested and can't support the amount of traffic that is there today. Does this new plan assume people won't drive cars in the future? Where will they park? And what about the soil in this area? As an old estuary/bog, the risk of this area becoming liquified from the increased density increases dramatically.	1/16/2018 1:11 PM
58	Traffic would be the main concern with a secondary concern for parking. Its busy location as well that serves as a bit of a community larder. Not sure if changing it in the direction purposed helps or hinders the surrounding community. I lean more to the hinders thus my opposition.	1/16/2018 1:10 PM
59	Allow for at least the current 4-6 stories - if not higher. stop limiting density and affordability	1/16/2018 12:05 PM
50	missing from this design is comment ways to address the very real issue of adeqaute parking for this centre. so long as there is a major grocer in the plaza car traffic will continue to be a major factor ; already the parking lot is dangerously busy and infamous for fender benders. increased activity in the area without increased/improved parking options is poor planning.	1/16/2018 11:00 AM
61	VERY VERY VERY OPPOSED TO THE INCREASED DENSITY IN THIS CONCEPT FOR FAIRFIELD PLAZA	1/16/2018 9:18 AM
62	THREE STORIES MAXIMUM! Bt the way we call it Fairfield Plaza. Great thoughts but where do people park? i live less that a block from the Fairfield Plaza and at many times during the year parking is impossible.	1/16/2018 9:09 AM

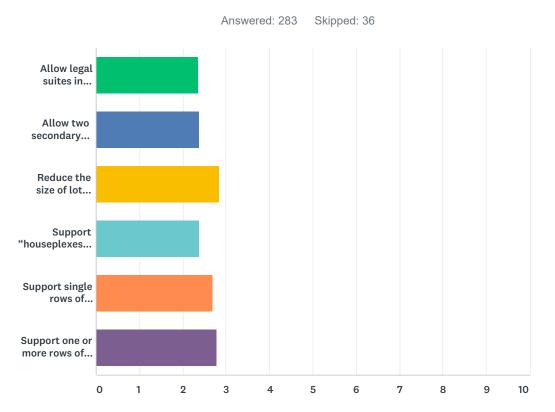
63	No height added to existing, please. And no high rises, none of any height.	1/15/2018 10:33 PM
64	I am a homeowner on St. Charles St designated on the draft plan as Townhouse transition zone. I am supportive of increasing density, including townhouses (and even duplexes), but am strongly opposed to the possibility of row house development in this zone. Section 8.8.2 b) (page 79 of the FNP) stipulates a minimum depth of 130 ft for such developments. The lot plans for the houses in this particuar zone are ~111 ft. Permitting row house developments in this zone (as per section 7.5.5 of the FNP - page 64) is icontrary to the character of this neighbourhood, and contrary to s. 8.8 of FNP. I am supportive of increasing density in a manner that is respectful of our neighbours and their houses, which includes having a minimum required setback between buildings, with back and front yards for all housing types in this area. Parking within the lot must also be a requirement for any development as there is a high risk of damage to cars parked on the street near the loading zone of Thriftys. I also question why this Townhouse Transition Zone excluded the corner lot of St. Charles and Earle St. In the presentation of the draft FNP on Jan. 15th, the City planner spoke specifically of corner lots as ideal for townhouse development that would be contrary to the draft FNP (section 8.6 i))? If so, I would find this process unfairly and improperly influenced by developers. I think the principles, modified to exclude row house developments, that are to apply to this particular townshouse transition zone should encompass the corner lot as well.	1/15/2018 9:57 PM
65	I own a home on St Charles St in the proposed Transition Townhouse zone. I don't foresee selling my home anytime soon. Without my property being combined with one of the adjacent properties, I don't believe that either townhouses or rowhouses, as defined in the plan, can fit the space available. That would likely require variances be granted to decreases the space between my home and the adjacent buildings. This would be a significant change to the feel of this block and significantly impact the enjoyment of my property.	1/15/2018 9:48 PM
66	No parking. Many people living in Fairfield area do not use bikes, and are not able to walk home with grocery bags. Parking is already tight as it is. DO NOT reduce parking stalls.	1/15/2018 8:54 PM
67	Once againaffordable housing MUST be a part of this plan, and not a token either on the part of developers. This land and the redevelopment of this land is worth Millions, from which the City should benefit (so it has money to fund new low income housing supports) so that it can manage without continually jacking up property taxes in an unsustainable way.	1/15/2018 8:50 PM
68	Tuscany Village used the same hype for their redevelopment.In the end it is just a strip mall with crappy parking lot.	1/15/2018 8:46 PM
69	Please do not recreate the fiasco that Saanich created with Tuscany Village. Not everyone wants to take their groceries or purchases home on a bike, especially those residents coming from up the hill in Rockland.	1/15/2018 8:29 PM
70	This would kill the neighborhood with the increase in density to the point that there would be no neighborhood or sense of community	1/15/2018 8:17 PM
71	The Fairfield Plaza is a single story commercial centre. Moving to 6 storeys is absurd!! It would be awful for the homes nearby, and would tower over the cemetery. Right now everyone can enjoy the beauty of the skyline, and the Ross Bay cemetery trees against the sky. Neighbours to the north of these 4-6 story buildings will lose the sky. Awful idea!	1/15/2018 8:14 PM
72	only if there is parking provided. The area is a traffic mess as it is.	1/15/2018 7:56 PM
73	Too big, too fast, all over	1/15/2018 4:15 PM
74	3-4 storeys is much more appropriate than 4 - 6 storeys, thank you. I love the Village plaza idea with the shops around it and trees separating the different shopping areas. I don't see on your picture where the parking will be - I assume by the grocery store, then people will walk to the other shop areas and the open plaza.	1/15/2018 2:04 PM
75	How wide is the setback from Earle Place? Will there be underground parking?	1/15/2018 9:23 AM
76	Assuming that there is adequate underground parking	1/14/2018 9:58 PM
77	Limit height is a good idea. Underground parking has to be very very well designed to be used. No one wants to go into an Uptown-Style driving hell. So if you insist on underground parking as a density solver (this applies wherever) then be sure it is well lit, spacious, easy to use, wide stalls, not too many constraining pillars, safe, etc.	1/14/2018 8:21 PM

78	I have lived on 300 block Stannard Avenue for 29 years, around the corner from Fairfield Plaza. This plaze is ALREADY a vibrant centre. I use many of the businesses daily and weekly. Myself and my neighbours walk to this plaza. I am sure that the future plans will NO LONGER allow for the LARGE number of business now located in this mall. As soon as you take out a bank or a liquor store, for example, we will be getting into our cars to go elsewhere!!! This one story plaza is totally unobtrusive to the surrounding neighbourhood. Four stories above a few shops!! How dreadful!!! Taking out the gas station also means driving further out to get gas. I have personally spoken to every neighbour who owns their house on 300 block Stannard. 19 out of 20 households did NOT want to see townhouses build on our street!!!!!!!!!!!!	1/14/2018 4:55 PM
79	this needs to be thought out a bit more. a formal plan is a good idea but it would need 1 developer buying up all the land around to make it coherent. not sure that's a good idea.	1/14/2018 4:45 PM
80	Where in hell are we supposed to buy gas in our area, we don't need the density!	1/14/2018 4:38 PM
81	Love this part of the plan!!!! Can't wait. I grew up in that Thrifty's plaza. Shopping was a major social event with my mom. I love the idea of mixed-use buildings in the area. Would probably make decent restaurants more viable.	1/14/2018 3:38 PM
82	Working out as it is	1/13/2018 4:19 PM
83	Village concept is not bad and better with the reduced floors - Need to deal with townhouse /small apartments with is a great transition but you are already receiving plans for increased density and new small house on etc corner of Earle Street and St Charles	1/13/2018 3:10 PM
84	No why go ahead when then owner of this plaza is not interested to sell as well as most residents do not want this & too they want our street too on Earle Place .We are not for any of it thanks .	1/13/2018 7:57 AM
85	Four storey is fine. mixed use - maybe daycare/library pop-up/restrooms/street furniture/public art	1/12/2018 9:19 PM
86	Someone I know in this area was approached by a developer to sell their house. They don't want to. They like living on their street in their house in their neighbourhood. So I am not sure how that transition zone is going to work out. I do like the lowering of storeys to 3 - 4 from 4 - 6.	1/12/2018 5:00 PM
87	I am concerned about biking along Fairfield Road. The road is narrow and with cars parked on both sides in many areas it makes biking dangerous. Couldn't we do something to make biking more comfortable along Fairfield Road?	1/12/2018 4:22 PM
88	Limit height to 2 stories	1/12/2018 3:10 PM
89	should have stayed 4-6 storeys	1/12/2018 8:54 AM
90	But where would people park? We don't all live next to the village or bike everywhere	1/11/2018 9:35 AM
91	4 - 6 storeys appropriate, but use a density bonus to not give it away without affordable housing. Higher buildings enables underground parking and a mix of resiential units. 3 + bedrooms for families, rental housing, affordable ownership housing. Housing agreements.	1/11/2018 7:02 AM
92	My issue with this proposal is that there is no mention of vehicle parking. The existing center has considerable surface parking, but even that is inadequate at peak times. Please clarify your intentions regarding proposals for adequate parking.	1/10/2018 8:04 PM
93	I believe 3 storeys should be max for any buildings which contain shops. As for the "transition" area prefer single family detached over townhouse, as that is why i bought in the area. To add housing I would support more secondary or garden suites instead.	1/9/2018 10:15 PM
94	3-4 storeys is more appropriate for this area than the current 4-6	1/5/2018 12:09 PM
95	I agree with mixed use development but not if it encroaches into the single family area nearby . Also need to make sure that there is sufficient parking provided	1/4/2018 4:40 PM
96	better than 6 stories, but still very high. Will be seen from all of the surrounding neighbourhood	1/3/2018 2:36 PM
97	My house backs onto this plaza. I am absolutely 100% opposed to this plan.	1/3/2018 8:25 AM
98	1. maintain 4-6 storeys. 2. how is it not 'walkable' now? (it certainly is, imo)	1/2/2018 9:47 PM
99	Not more than 4 storey's, does this include low income or seniors housing?	1/2/2018 6:14 PM

101	I have lived on the Southwest corner of Earle and St.Charles for 23 years. I had planned to live here until I die When I purchased this home Thrifty Foods was not being a good neighbour with their delivery scheduleThey would bascially deliver when they pleased6:00 am. or 11:00 pm or	12/27/2017 7:25 PM
	even later. I made a deal with Alex Campbell about delivery hours. NOT before 8:00 am and not after 4:00 pm. They kept this schedule until they were bought by Sobey's. We still have a 7:00 am and a 5:00 pm delivery times. After the dinner rush is over (about 6:30pm.) they are quiet as can beI DID NOT BY THIS HOUSE EXPECTING A 3 OR 4 STOREY BUILDING BEHIND MEOR HEAVY RESIDENTIAL USE WITH TOWNHOUSESI have been a single parent for 10 years here and have struggled to keep ownership of this house. I like it's peace at night and St.Charles is barely traveled at night . The peace and tranquility would be long since goneand development would destroy my present view of the Olympic Mountains and my peace and tranquility in the evenings. St Charles would turn into a main drag versus now it's a secondary residential road.	
102	I think it would help if you showed where parking would go on this illustration. I know it is mentioned in the chapter on Ross Bay Village, but it should also be highlighted here. I think that the traffic concerns on Fairfield and other streets like St. Charles need to be addressed before a redevelopment like this is undertaken. Cars drive SO quickly along St. Charles, which we have to cross in order to get to Margaret Jenkins Elementary and it can be dangerous in the morning and afternoon. The parking lot is always jammed and while underground parking would be nice, will this just mean even more traffic in the area? And with more residential buildings will come more families with young children - where will these kids go to school? Both elementary schools in the area are at capacity.	12/20/2017 12:53 PM
103	a non starter for me, all belongs to one landowner and not sure it will ever get done	12/19/2017 7:56 AM
104	Allowing stepped down higher development would encourage the owner of othe propoerty to create more housing and parking to support the vibrancy of the area.	12/18/2017 3:57 PM
105	The current shopping centre is very wasteful of space in that the majority of the area is devoted to a car park and none of the shops have housing above.	12/17/2017 12:02 PM
106	Where is the parking for the grocery store?? Ensure adequate free parking for shoppers.	12/16/2017 8:19 PM
107	Town housing is not a character element in this community!!!	12/16/2017 7:24 AM
108	I support the 3-4 storey height and living space above the shops but I do not support having only small shops. Where will the hardward store be located? It is a key store for that area. I am also very concerned that this major design change means that we will be without facilities for years based on how other city projects have been managed!	12/15/2017 5:09 PM
109	Little density and no discernable parking. The current parking lot is always full. Thousands more people are moving to new builds downtown with few options to shop for groceries. Where will all the customers of the grocery store actually park?	12/15/2017 4:05 PM
110	Less disruption to existing residents	12/15/2017 1:06 PM
111	I support the OCP and want to see up to 6 stories	12/14/2017 6:36 PM
112	Keep the buildings low and this will add to the village. Parking once again will be a challenge.	12/14/2017 3:46 PM
113	This really interest me, a great way to increase density, affordability while maintaing the feel of the community. I think buildings in the plaza could be 6 storeys.	12/14/2017 2:08 PM
114	Too much density.	12/14/2017 11:30 AM
115	As long as there is adequate parking; not all of us are able to cycle or walk to Thrifty's Plaza from our homes	12/12/2017 3:10 PM
116	No more densification it is already too busy to shop at Thrifty's	12/8/2017 11:00 AM
117	2 storeys should be the default with perhaps a 30% 3 storey buildings. The present plan does accomodate parking.	12/7/2017 3:21 PM
118	And Parking!	12/7/2017 1:10 PM
119	That's awful. "Gently transitions" What is that? No one believes you after Cook & Oliphant.	12/6/2017 11:42 AM
120	People will always drive, especially seniors. When I worked in this plaza in 2002-2006 the parking lot had many many issues, and many accidents. Although I do not have a particular vision for how this parking lot could be improved, it certainly needs massive improvement.	12/5/2017 7:30 PM
121	Nice picture. Too many "should" and "consider". Support change to 4 stories max.	12/5/2017 12:48 PM

137	I think that 4-6 storeys is too tall. limit to 4 storeys max.	11/16/2017 4:07 PM
136	two storeys	11/18/2017 11:42 AM
135	This neighbourhood is full of single family homes. This sort of development will absolutely kill the feel of the neighbourhood. Additionally why are you proposing development outside of the Fairfield boundary which is the east side of St. Charles up from Fairfield. That should never have made it into this plan. There is also development being proposed further down Fairfield on the other side of the park for a larhe condo development. This would sandwich rhe park with large high density buildings and im sure it wont be long until the rest of Farfield road is pressured to become apartment buildings. I live directly across from hollywood park on Fairfield and I rent my home. I work from home with my husband and our 2 kids. We have rented this hone for 9 years. This development would surely have me losing my house. The proposed development down the road used the term "affordable housing" and when questioned they said units would start at \$750k. This higher density would not help improve affordability in this neighbourhood, it will force families like mine out.	11/18/2017 12:04 PM
34	This will not work unless the bulk of the parking is underground. otherwise it will still be an unattractive strip mall.	11/20/2017 11:08 AM
33	Mixed Use should be allowed	11/20/2017 5:16 PM
32	The thrifty foods parking lot is too busy. That grocery store needs to be much bigger. Yes build up here please!	11/20/2017 9:33 PM
31	town house and row houses around the perimeter of the mall, but not 4 story apartments. And what happened to the gas station? It's the only one in the whole of fairfield.	11/20/2017 11:33 PM
30	Ross Bay Village is currently a vibrant place largely due to the astounding diversity of businesses. This village is unique in providing all of the following services: supermarket, pharmacy, hardware, bank, barber, pub, liquor store, dentist, optometrist, sushi restaurant, pizza restaurant, insurance services, dry cleaning, shoe repair, running/fitness supplies, pet supplies, consignment clothing, espresso bar Many of these businesses are small locally owned and operated. The low profile "mid-century modern" design of the buildings allows it blend into the surrounding area which consists largely of homes from the same era. The city should not encourage redevelopment and risk losing the diversity of small businesses due to the inevitable increase in leasing costs from such an investment. Redevelopment beyond 2 stories would not fit with the surrounding low profile residences.	11/22/2017 12:51 PM
29	I agree with the concept of mixed use development. I worry about the lack of parking because the reality is that people will still use cars.	11/23/2017 7:37 PM
28	sounds awfully crowded	11/24/2017 3:29 PM
27	2-3 storeys MAX - Where is plan for parking?? Parking is a big issue at this site This is NOT a good neighbourhood for row houses / townhouses	11/27/2017 12:10 PM
26	This plan appears to not provide any clear plan on how to maintain the existing shops and shopping services and increased living units and accommodate even a reduction in automobile use. I don't believe it will be economically feasible to redevelop this site to low density and provide the required under ground parking requirement. Cosy of P1 parking =\$28 - 35,000/stall. Without a full economic analysis this is a pipe dream and misleading.	11/27/2017 3:53 PM
25	NO MORE THAN 3 STORIES. WE BOUGHT IN THIS AREA BECAUSE IT IS ALL SINGLE FAMILY HOMES WITH THE EXCEPTION OF THE LOW PLAZA. ALSO WHERE IS THE PARKING FOR THE PLAZA? THRIFTY FOODS FAIRFIELD IS ONE OF THE BUSIEST GROCERY STORES PER SQUARE FOOT IN CANADA.	11/30/2017 1:30 PM
24	What about parking a vehicle?? whereabouts can you park a car while making a shopping trip to this location??	12/1/2017 6:40 AM
23	Village currently does not obstruct neighbourhood sightlines and is a wonderful full service local marketplace. I can do nearly all my shopping by walking to the village. Increasing heights, adding residences and reducing village parking will bring a neagative visual impact, add congestion and noise, and likely reduce the viability of maintaining the existing range of commercial services.	12/2/2017 4:10 PM
2	Existing village has low visual impact and has a full range of walkable services for the neighbouring residences. Adding residences and reducing parking will likely reduce the viability of these services and increase congestion for the neighbourhood.	12/2/2017 4:21 PM

138	This is far too far east for increasing density. It is critical for traffic flow through the area that density is kept low. The redesign of the center looks great, absent the plans for residential developement.	11/16/2017 11:14 AM
139	The height limit is too constrained. This site needs to require underground parking and up to 6 storeys	11/14/2017 11:29 AM
140	If I understand (and I'm free to admit that I may not) the plan correctly, you're planning on putting trees in the parking lot where the Thrifty Foods is??? This doesn't make sense to me. Also, is the current Thrifty Foods (which is extremely important to everyone who lives here) considered "mid-sized" as noted in the plans? I don't agree with putting housing the Fairfield Plaza. There should be more parking here - multi-storey shops is fine, but again - if people live in the plaza area, there are going to more cars and less place for shoppers who drive to the plaza for groceries - I think this plan has not been thought through fully - just my opinion of course	11/14/2017 7:03 AM
141	Buildings should be up to 4 storeys in the entire plaza and along the Fairfield corridor, then transitioning into the surrounding neighbourhood. Southern neighbours shade by developments up to 13.5 m not likely to object!!	11/13/2017 9:10 PM
142	This intersection at Fairfield and St Charles is already so busy with traffic. What upgrades will be made to accommodate the additional traffic from the proposed residential housing? The village is already exceptionally busy and I don't see how the plans account for the growth proposed.	11/13/2017 7:42 PM
143	Need a bike lane to connect to Fort Street bike lane. Linden would be perfect.	11/13/2017 4:55 PM
144	We need affordable buses to get people out of cars.	11/12/2017 10:06 PM
145	Official Community Plan more realistic and keeping with what is needed.	11/12/2017 7:39 PM
146	I love to see a libairy in the Future somewhere at the Plaza or Cook Street Village.	11/12/2017 11:39 AM
147	I can only support this proposal if the character of the area is preserved and doesn't turn out like Cook Street	11/12/2017 1:38 AM
148	While this looks pretty it doesn't seem all that practical compared to the current use. There does actually need to be some parking for the groceries and shops. Lots of people bike and walk to the current location but 80% drive and I don't see that changing. On building height - if there is new residential here it should be 5-6 storys	11/11/2017 8:00 PM
149	I am concerned that there appears to be no ground level parking in this plan. It is all underground. There is a large grocery store which most people drive to in this plaza. People need to be able to park and get their groceries back to their cars efficiently. Not everyone rides a bike and buys groceries.	11/11/2017 6:13 PM
150	Crowded enough; parking tight; lots traffic; don't need more, more, more of everything except green space okay.	11/11/2017 9:15 AM
151	4-6 stories seemed reasonable. Love the mixed use and village concept	11/10/2017 8:36 PM
152	I am concerned about what we will do if you zone for this and the whole commercial area our neighbourhood relies on is out of service or inconvenient during construction. We will have to drive, rather than walk. It is commercial and can stay commercial.	11/10/2017 5:43 PM
153	I choose very supportive	11/10/2017 3:03 PM
154	Great idea to use the space.	11/10/2017 10:10 AM



Q10 How supportive are you of the key initiatives for housing?

	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Allow legal suites in duplexes, small lot houses and townhouses. Read more	38.65% 109	25.53% 72	10.64% 30	10.64% 30	14.54% 41	282	2.37
Allow two secondary suites or a secondary suite and garden suite in single detached houses where the original house is retained. Read more	39.21% 109	23.38% 65	11.51% 32	10.79% 30	15.11% 42	278	2.39
Reduce the size of lot suitable for duplexes. Read more	27.51% 74	17.47% 47	18.59% 50	15.61% 42	20.82% 56	269	2.85
Support "houseplexes", new 3- 4 unit buildings that look like single detached houses, on lots of sufficient size. Read more	34.06% 94	30.07% 83	12.32% 34	9.42% 26	14.13% 39	276	2.39
Support single rows of townhouses adjacent to small urban villages; and on corner or laneway lots of sufficient size. Read more	29.30% 80	26.01% 71	12.45% 34	10.26% 28	21.98% 60	273	2.70
Support one or more rows of townhouses near Cook Street Village, some locations on Fairfield Road and north of Fairfield Plaza, on lots of sufficient size. Read more	31.64% 87	19.64% 54	11.27% 31	12.73% 35	24.73% 68	275	2.79

#	COMMENTS FOR "ALLOW LEGAL SUITES IN DUPLEXES, SMALL LOT HOUSES AND TOWNHOUSES. READ MORE "	DATE
1	I'm am extremely opposed to the densification of section 4.	1/18/2018 10:24 PM
2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
3	It is important that variances are not allowed unless there are exceptional circumstances. The existing residents are negatively affected by parking and traffic etc It will encourage subdivision where it does not fit in the neighborhood.	1/18/2018 4:02 PM
1	The proposed amount of townhouses is outrageous and doesn't fit the neighbourhood at all.	1/18/2018 1:52 PM
5	Wondering about controlling parking and vehicle use.	1/18/2018 12:39 PM
6	There need to be some protections for the residents in the rest of the building	1/18/2018 10:21 AM
7	This area is currently very unaffordable. You can't change that. The current infastructure won't support an increase in density. Who pays for upgrades? There is a wide spread feeling of distrust amongst residents of developers and variances with permits. It seems that whatever 'flavour of the week' is the guidance criteria and as city councils' change then permits and bylaws change.	1/18/2018 8:39 AM
8	I agree with allowing more suites in duplexes, and small lot houses. Even garden suites. But I don't want the back part of the yard to turn into a parking lot either	1/17/2018 10:41 PM
9	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:23 PM
10	Allow more chances for families or single living people to "make it". I like it!	1/17/2018 9:53 PM
11	I personally like my own private lot and do not like all the added cars and parking with added living spaces. If it is done well and parking is build into the plan - then it can be good as families today need the added revenue to pay for spaces.	1/17/2018 9:39 PM
12	Allow suites in small house lots or duplexes but that's it.	1/17/2018 8:50 PM
13	Suites in existing houses is fine. This area has serious parking concerns and increasing the density is going to complicate those concerns. Fairfield Plaza 's parking lot is already congested. If you put apartments over the businesses then parking MUST be park of that plan. S	1/17/2018 8:05 PM
14	OK provided there is adequate parking for tenants and for visitors.	1/17/2018 7:54 PM
15	I'm not in love with this as it further divides up family homes or takes away green space for tiny homes that are only good for single, somewhat transitory people (students). It creates a wealthy landowner/poor renter scenario which is not great.	1/17/2018 5:24 PM
16	Townhouses should not be encouraged if it means the destruction of perfectly viable older single family homes which could benefit from the addition of a secondary suite.	1/17/2018 4:16 PM
17	only will work if the city actually does compliance on airbnb	1/17/2018 3:41 PM
18	I live and own a duplex in Sub Area 4, and I do not support legal suites in duplexes. (I support detached garden suites in duplexes with large enough lots). 1. Noise- duplexs in Fairfield in the 1950's were not built (despite being to code) to support multiple families. They are very noisy and living in one harmoniously depends on the mutual respect and trust of your neighbour. It would be awful if suddenly our neighbour decided to get a tenant and we had to listen to rock music and not get any of the benefits of the increase in income. 2. I would support having a duplex having a suite only for new duplexes because they can be built properly, with concrete barriers and floor joints that are separate, and only if the suite was detached from the duplex.	1/17/2018 3:19 PM
19	I prefer the idea of small houses or suites in current houses. I do not like the idea of housing that is tall and does not enhance the look of the neighborhood.	1/17/2018 2:27 PM
20	Mis-leading question, and my response is conditional that this housing initiative apply to other areas of the neighbourhood: at the very least eastwards to Heywood, northwards along Vancouver St. to Fairfield and eastwards towards Linden.	1/17/2018 1:43 PM
21	You need the extra housing and this is the logical way to get it. Also logical is not making it so painful and difficult for owners to add these suites and garden suites.	1/17/2018 12:51 PM
22	Over population can't be undone. This is a very desirable area to live. More cars on the streets and more shopping aren't that desireable.	1/17/2018 12:31 PM

23	Who is asking for this to happen? The people of Fairfield area 4 did not ask for this to be done? What do you know about the capacity of the schools at the momenthow much increase in children is available right now? Will the schools run out of space because you increased the population in this area?	1/17/2018 11:20 AM
24	Stop building boxes! No more flat top houses that don't fit into the neighbourhood	1/16/2018 9:57 PM
25	I oppose small lot housing. As per existing plans	1/16/2018 8:05 PM
26	Why not make 4 plexus that are two stories? This works in the Orient as their best use of land!	1/16/2018 7:59 PM
27	There is just not enough information on this topic as to future direction .	1/16/2018 7:39 PM
28	This has the potential to add a considerable amount of affordable housing without dramatically changing the character of neighbourhoods (providing on street parking is maintained).	1/16/2018 6:58 PM
29	A duplex with two legal suites could imply 8 cars. How can this be controlled or addressed?	1/16/2018 6:27 PM
30	Some duplexes are easily adaptable to legal suite. Do on case by case basis. Be careful with small lot housestownhouses near the Fairfield/Moss and May/Moss okay but only a few lots long	1/16/2018 5:31 PM
31	Too much densification for Fairfield. And it will be expensive rent so won't be affordable for families anyways.	1/16/2018 4:54 PM
32	parking and large walls and faces for neighbours to look at	1/16/2018 4:12 PM
33	if you are going to allow this then the suite need to off street parking for two people. there is barely enough parking as is	1/16/2018 1:23 PM
34	Town/row houses that respect the existing neighbourhood and don't disrupt/destroy the existing residents' livelihood would be acceptable, but the current plan seems to suggest that developers are being allowed to break rules or lobby for them to be changed without any consideration to this. And again, what about traffic? There is little or no street parking as it is. Do people not drive cars in this future?	1/16/2018 1:20 PM
35	a no-brainer.	1/16/2018 12:07 PM
36	I do not support sub area (4) (Stannard Ave) allowing anything other than single family homes or single family homes with suites.	1/15/2018 11:12 PM
37	Parking? Parking!	1/15/2018 10:40 PM
38	i'm concerned about the unnecessary demolition of existing homes to take advantage of the profit to be derived from the houseplex idea. Perhaps the city can provide a monetary disincentive for replacing older housing stock? or an incentive to renovate or lift houses to create suites? This would help maintain the character of the neighborhoods.	1/15/2018 8:59 PM
39	As long as these are not used for short-term tourist rental housing like AirBnB and the like.	1/15/2018 8:42 PM
40	These seem too small to have additional suites in them as well.	1/15/2018 8:28 PM
41	I am not opposed to legal suites or garden suites if home owners are required to rent to actual residents. (i.e.) Not Air B&B vacation suites!! Air B&B doesn't do anything to improve availability of rental units for Victorians.	1/15/2018 8:22 PM
42	Need to have off street parking for 2 vehicles	1/15/2018 2:20 PM
43	I don't want to see townhouses on my street. Duplexes and small lot houses are fine.	1/14/2018 5:04 PM
44	it increases the density dramatically in traditional residential areas. small lot houses should not have suites. possibly duplexes depending on the size of the lot. perhaps a townhouse but not sure. I don't think it would work if every property owner does this along a block. perhaps designated areas for this to happen rather than a blanket across the community.	1/14/2018 4:58 PM
45	Absolutely! It's the only way I would ever be able to consider raising a family in the neighbourhood, despite growing up in Fairfield, attending Sir James Douglas, and renting in the neighbourhood for most of the last 8 years.	1/14/2018 3:45 PM
46	We agree but the big elephant - PARKING must be addressed - more density requires more parking spaces - Do not loose any parking and all developments must increase parking with more density	1/13/2018 3:15 PM
47	No	1/13/2018 7:59 AM

48	no suites in duplexes, parking is a real problem in our neighbourhood. Please no small lot houses.	1/13/2018 12:12 AM
49	I think this is a great way to densify and to help people afford housing.	1/12/2018 5:08 PM
50	Increased density will not decrease cost, increased density brings increased traffic.	1/12/2018 3:17 PM
51	But only if adequate off street parking is required.	1/10/2018 8:13 PM
52	Prefer legal suites in duplexes or small lot houses in some areas, over town houses	1/9/2018 10:32 PM
53	Introducing more diverse housing types on major arterials such as cook street and Fairfield road makes sense. However, the proposed townhouse development potential for "sub area 4" is strongly opposed as it will disrupt existing residential character . Better to look into more suites within existing houses, relax site size to allow duplex development and allow garden suites on some of the longer lots. To contemplate 10 units where now there is one on a lot will adversely impact on all the infrastructure as well as the residential amenities now enjoyed in this quiet neighbourhood. You can't just "plunk" a huge amount of extra density in one area and particularly one where low scale character and sense of community are now enjoyed and need to be protected. You could certainly relax some of the site area requirements to allow new duplex development without seriously impacting on the existing character of the area ; however, to introduce townhouse development (as many as 10 units on a lot) would seriously impact what is now a low key single family area. Multi family housing belongs in "apartment" zones or along major arterials. I STRONGLY opposed the changes contemplated for SUB AREA 4. and I would note that the community has NOT been properly informed regarding the contemplated changes.	1/4/2018 4:57 PM
54	parking is an issue	1/3/2018 2:41 PM
55	1. both density and building diversity must increase to achieve the goals. 2. delete the statement "The cost of housing is a key concern." (Of course it is, but such statements here are incompatible with the scope of the plan).	1/2/2018 10:06 PM
56	We need more density, obviously, but we need to try to do that without erasing the character and feel of Fairfield as it is now.	1/1/2018 11:42 AM
57	Supportive as long as rental considerations are similar to condos/apartments.	12/26/2017 3:44 PM
58	Allowing secondary suites does NOT make housing more affordable. It raises the purchase prices!!! Surely someone has provided the evidence that this is the case! (Contrary to information presented by the city previously!!)	12/16/2017 8:28 PM
59	Massing is not needed in this area, changing the character id not necessary! Repurposing of homes with ONE Secondary Suite and a Garden Suite meets and exceeds the OCP growth requirements!	12/16/2017 7:31 AM
60	I am opposed to increasing housing for renters and families and more mortgage-helping suites in area that are strictly residential east of Cook village. There is a reason why I bought a residential house in an expensive neighborhood. I was not looking for higher density and diverse residents. We can drive to Douglas St if we want to see density and diversity. This is why I do not like to go downtown.	12/15/2017 5:37 PM
61	Great, tiny additions to density. Many sizeable single family homes occupied by one person in this town. These should be amalgamated and converted to higher density, higher than this plan. How was it done in the sixties to create all the rental units?	12/15/2017 4:10 PM
62	This will dramatically change the neighbourhood for existing residents for no real benefit.	12/15/2017 1:12 PM
63	increased density lowering quality of livibility	12/15/2017 12:18 PM
64	As long as bylaw is aggressively enforced that these are residential units NOT commercial short term rentals	12/14/2017 3:27 PM
65	I think the city is doing a great job here keeping the feel of the neighbourhood while increasing density. I think in major thoroughfare (Cook St.) and the downtown (Quadra and Blanshard) we should increase density greatly so we can keep the feel of the neighbourhood beside the downtown while transitioning the downtown from a small town to a city	12/14/2017 2:11 PM
66	From whom did you hear these things? It doesn't reflect what my neighbours and I hear, and we weren't invited to connect. The Mayor needs to stop only talking to those whose beliefs reflect her own.	12/14/2017 11:31 AM

67	I am opposed to small lot houses: they reduce green space for landscaping; give the appearance of postage stamp size lots; houses are closer together reducing personal privacy of neighbouring houses; it is the beautiful landscaped gardens that give Fairfield its charm and liveability	12/12/2017 3:28 PM
68	Parking needs to be kept away from the front of townhouses. More parking needs to be provided on narrow street by widening the streets.	12/7/2017 3:30 PM
69	Again, the problem for me is small lot houses: Fairfield gets so much of its character and lifestyle from having enough land around houses for residents to garden and landscape. I don't support Balkanizing Fairfield by subdividing it into a bunch of small lot houses with little land around them. It is much preferable to build a large multi unit housea "houseplex" on bigger lot than to subdivide it. I think there should be a limit on the number of small lot houses that can be built on any given block.	12/7/2017 1:16 PM
70	I can't support increases in density without rules and limits along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan"	12/6/2017 11:59 AM
71	no townhouses, especially two rows	12/5/2017 12:49 PM
72	Neighbourhood has been largely single residence for 60+ years. The proposed densification will increase traffic and noise, reduce green space, and greatly impair our quality of life.	12/2/2017 4:28 PM
73	This neighbourhood has been largely single residence for 60+ years. My family and I have lived here for 28 years. I it is a wonderful, peaceful, green, neighbourhood. The proposed rezoning for townhouses and other densification, coupled with the proposed emphasis on Stannard Ave (my street) as a "pass through" driving route, will bring increased traffic and noise, and reduced views and green space. The plan is a direct threat to the quality of life of my family and my neighbors.	12/2/2017 4:09 PM
74	Opposed to resulting increased population density.	11/30/2017 4:33 PM
75	Sounds ok in principle but the devil is in the detailhow will adequate amenity space be provided on small lots? how would this work in townhouses (i.e. how would you determine whether units are secondary/accessory to principle units), additional off-street parking requirements should apply. This needs further thought before pushing forward with policy.	11/29/2017 3:37 PM
76	We need to relax the lot requirement. Nobody need the large lot anymore.	11/27/2017 6:41 PM
77	if you are introducing multiple residential development into a current single family area you need to ensure that ALL lots have development potential beyond that of just single family, otherwise you end up with "locked in lots" which are devalued and definitely negatively impacted.	11/23/2017 7:50 PM
78	Population growth can be supported by gently increasing density using existing buildings and adjacent used lot space. No need to large scale disruptive developments. Large new developments will require high return on investment which pushes housing costs up further.	11/22/2017 1:00 PM
79	On-street parking is already at a premium on 1100 block May st. due to apartments, bus stops, airbnbs, etc.	11/20/2017 11:45 PM
80	Character house retention is key. We still need green spaces. Bike lanes are important. Let's close some streets eg Linden at Dallas.	11/20/2017 9:35 PM
81	Having seen the document to describe the townhouses, I am supportive of the single row townhouses, the multiple row tends to look like a complex, and (in my experience) tends to break up the neighbourhood - and we have alternatives in Fairfield.	11/20/2017 11:12 AM
82	I'm fully against double row townhouses in area 4 and all these higher density buildings MUST also have at least 1 parking space off street for each unit.	11/18/2017 12:31 PM
83	Again, it cannot ill effect existing quality of life. Parking issues?	11/18/2017 11:45 AM
84	Again, parking. Will there be sufficient parking? for the residents? for their guests.	11/16/2017 4:14 PM
85	concerned about on street parking. I own a house on Linden and already see issues with parking; with downtown workers choosing to park there and walk into town. More density will make this more of an issue.	11/16/2017 4:12 PM
86	This is the biggest issue, in my mind, to the residents of Fairfield. Increasing residential density will increase traffic flow on streets, reduce parking, increase the demand on services like sewer, and change the feel of this relatively quiet area. Changes should be making suites, duplexes and townhouses harder and require bigger lots. This is going the wrong way to maintain property values, maintain the feel of the community, and decrease the traffic flow on the streets.	11/16/2017 11:20 AM

Draft Fairfield Neighbourhood Plan --J. Tinney, Directo Por /SUSPainable ...

88	Parking is a concern.	11/13/2017 3:11 PM
89	I am very supportive of this initiative providing a fair proportion of the the suites, duplexes, small lot houses and townhouses in the traditional residential areas are devoted to affordable housing too. So, given the approval for 78 affordable housing units at Mount Edwards Court, 78 of the new suites, duplexes, small lot houses and townhouses in the traditional residential areas need to be affordable housing too.	11/12/2017 7:52 PM
#	COMMENTS FOR "ALLOW TWO SECONDARY SUITES OR A SECONDARY SUITE AND GARDEN SUITE IN SINGLE DETACHED HOUSES WHERE THE ORIGINAL HOUSE IS RETAINED. READ MORE"	DATE
1	I disagree with this completely	1/19/2018 4:16 PM
2	This will significantly increase traffic making our street less safe for children and cyclists and will create parking problems.	1/18/2018 10:13 PM
3	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
4	It is important that variances are not allowed unless there are exceptional circumstances. The existing residents are negatively affected.by parking and traffic etc It will encourage subdivision where it does not fit in the neighborhood.	1/18/2018 4:02 PM
5	Great thoughts.	1/18/2018 12:39 PM
6	Garden suites can greatly impact neighbours and reduce green space and shouldn't be allowed.	1/18/2018 11:12 AM
7	This is really the way to go. It's happening now and works, although you may not know about all of them.	1/18/2018 10:47 AM
8	as per above comments, I agree with adding a second suite to a property, but ensuring the property does not turn into a parking lot for all the extra cars.	1/17/2018 10:41 PM
9	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:23 PM
10	Allow more chances for families or single living people to "make it". I like it!	1/17/2018 9:53 PM
11	Again - has to be planned well and I think that there has to be some regulation as to how many are allowed in an area - so if max number is reached in a zone then you cannot densify more - versus every house in the zone can.	1/17/2018 9:39 PM
12	Okay with garden suites	1/17/2018 8:50 PM
13	Once again parking becomes a huge issue.	1/17/2018 8:05 PM
14	Too much density	1/17/2018 7:54 PM
15	I'm wary of seeing yards taken up with more housing, but if it an be designed so that there is yard space for gardens, for children to play, then that's great. I do not want to see designs created that essentially pave the lot. You may as well build a small apartment then and create more density.	1/17/2018 5:24 PM
16	Parking considerations need to be taken into account.	1/17/2018 4:16 PM
17	has the city done enough on Airbnb and how well will the compliance work	1/17/2018 3:41 PM
18	Yes, I like the idea of using and developing existing structures. There should be bylaws on heat pumps though and proximity to neighbours. For example: heat pumps should be in front of suites, not to the rear or side adjacent to the neighbour.	1/17/2018 3:19 PM
19	It is already too congested in the Fairfield/Ross Bay areas with numerous rentals and cars parking in front of single family homes and then they walk downtown to work!	1/17/2018 2:37 PM
20	Parking for the additional people has to be addressed.	1/17/2018 2:27 PM
21	As above.	1/17/2018 1:43 PM
22	That's logical. Make it easy for people to do it, and stop charging so many thousands of unnecessary fees. Your Engineering staff is smart and helpful, but in Zoning you have a stupid rotten one that can't even interpret your own Schedules. Get rid of her.	1/17/2018 12:51 PM
23	parking in this area is busy now, how are we going to create new parking spaces?	1/17/2018 11:12 AM
24	Garden suites are an excellent use of existing land space - out instead of up.	1/17/2018 10:53 AM
25	Smart! Keep the character that is Victoriaset backs with gardens for the garden city!	1/16/2018 7:59 PM

Draft Fairfield Neighbourhood Plan --J. Tinney, Directofolf/SUSPainable ...

26	Again not enough information on this topic . i.e size of suite . How will this impact a single family neighbourhood .	1/16/2018 7:39 PM
27	This option will be more oriented towards commercial property managers rather than owners who live in their home; my experience of revenue properties is that generally they are not maintained in keeping with the neighbourhood.	1/16/2018 6:58 PM
28	I am finding garden suites, particularly with no neighbor input, very problematic. Reducing green space dramatically. I prefer raising a house to put in a suite below.	1/16/2018 5:31 PM
29	Too much densification for Fairfield. The suites are not likely to be affordable housing anyways.	1/16/2018 4:54 PM
30	parking	1/16/2018 4:12 PM
31	Again, there's no space to accommodate the number of residents this would attract, and the lots are already small enough without trying to accommodate parking and increased density.	1/16/2018 1:20 PM
32	Although parking will become more and more of a problem	1/16/2018 11:41 AM
33	there are too many variables for such a broad policy statement. in theory I agree with densification. in practice not many lots in fairfield are big enough to support the infrastructure of three dwellings without crowding neighbours in terms of parking/sightlines etc. I think it best to allow for three dwellings as exceptions rather than as the rule.	1/16/2018 11:08 AM
34	Parking???	1/16/2018 9:44 AM
35	There is not enough parking available to allow more than one secondary suite per house. People have cars!	1/15/2018 11:12 PM
36	Parking!!!	1/15/2018 10:40 PM
37	Parking is at a premium already	1/15/2018 9:06 PM
38	this is a great idea. This retains the neighborhood feel, adds density and gives options to existing homeowners who are already paying a fair share through property taxes.	1/15/2018 8:59 PM
39	As long as these are not used for short-term tourist rental housing like AirBnB and the like.	1/15/2018 8:42 PM
40	This should improve affordability for many.	1/15/2018 8:28 PM
41	I am not opposed to legal suites or garden suites if home owners are required to rent to actual residents. (i.e.) Not Air B&B vacation suites!! Air B&B doesn't do anything to improve availability of rental units for Victorians.	1/15/2018 8:22 PM
42	Lets not get greedy. Are these houses or apartments. One secondary suite per house unless the house is redeveloped into 3 suites. Off road parking for at least 2 vehicles.	1/15/2018 2:20 PM
43	The garden suite and any additional structures must retain the character and design of the original house	1/14/2018 10:17 PM
44	Garden suites are not the answer. Very costly and the rent will be commensurate, and they impose on neighbours far more than, say, a basement suite does. I have no idea why the city is so in love with them other than probably to glean more property tax.	1/14/2018 8:26 PM
45	again, if every property owner does this on a block it could create problems of parking. also no place to grow food as parking is now in place of gardens. more concrete to put in paths, etc. so drainage will be a problem. paying to hook up to the storm drain and draining your water away is buying your way out of the situation. would taxes increase to cover the costs of the additional people - sewer, water, garbage, street cleaning?	1/14/2018 4:58 PM
46	But Deal with Parking - Transit is not an option or an alternative - ITS ALREADY FULL - our son has to drive or get a ride or ride his bike (weather dependant) and we have to drive to our work locations as the buss is full far too often	1/13/2018 3:15 PM
47	No	1/13/2018 7:59 AM
48	Yes - give home owners the option to include 1, 2 or 3 suites. Places to live for renters, extended family, caregivers, students.	1/12/2018 9:25 PM
49	There is no reason a house couldn't have a secondary suite and a garden suite, or if it the lot was big enough, two secondary suites and a garden suite.	1/12/2018 5:08 PM
50	See above.	1/12/2018 3:17 PM
51	two extra dwellings is too many - where would the cars go?	1/11/2018 9:38 AM

Draft Fairfield Neighbourhood Plan --J. Tinney, Directofdf/SUSPainable ...

52	Too dense.	1/10/2018 8:13 PM
53	Concerned about parking if 3 homes are made from 1. One secondary or garden suite would be ok.	1/9/2018 10:32 PM
54	This could be incentive for retention of existing housing stock. but again, increase in density needs to be carefully considered with respect to impact on the area, its infrastructure etc	1/4/2018 4:57 PM
55	Assuming it is large enough, and parking does not affect other neighbors	1/3/2018 2:41 PM
56	The City needs to completely revamp its 'application and approvals' process from 'do this or else the answer is no' to one of 'how can we help meet your (homeowner's) goals while increasing density.' (The mindset shift is massive but must be done if you want to achieve these goals).	1/2/2018 10:06 PM
57	There is a lot of housing that abuses this to provide easy low-income housing that is unsafe or unhealthy right now. Promoting additional affordable housing is great, but if the incentive is to rent out cheap units then there may be little incentive to address safety concerns (mould, poor construction etc) which I have seen frequently in these situations.	12/26/2017 3:44 PM
58	Best to allow strata subdivision of garden suites or secondary units	12/22/2017 2:24 PM
59	One secondary suite only! Allowing the increased density will result in much much higher property prices, streets clogged with parked cars, and transformation of current quite residential areas to crowded unpleasant places to live, and also, garden suites remove very valuable green space, garden space, natural areas for native bees and birds, etc., and potential food growing areas. This whole concept of increased density in the traditional residential areas is a very, very bad and mis-informed, mis-directed concept. (Sorry if I've offended anyone!)	12/16/2017 8:28 PM
60	Leading question the truth is a three flex with a separate Garden Suite or is this two homes with two suites, one in each home!!!	12/16/2017 7:31 AM
61	See above. In addition, parking spaces are already lacking in some residential streets.	12/15/2017 5:37 PM
62	I do not like the idea of garden suites. I think you are heading for a world of friction between homeowners unnecessarily for little density gain when all is done. Leave this one and get serious about adding density.	12/15/2017 4:10 PM
63	This will dramatically change the neighbourhood by increasing population density for existing residents for no real benefit.	12/15/2017 1:12 PM
64	same as above	12/15/2017 12:18 PM
65	Garden suite and basement suite on same residential property is too dense.	12/14/2017 3:27 PM
66	This will require more parking, of which there isn't enough.	12/14/2017 11:31 AM
67	single detached houses with one suite are fine; I am opposed to garden suites because they decrease the overall green space and area for landscaping; I am opposed to secondary suites and garden suites attached to one detached house as it increases on street parking congestion	12/12/2017 3:28 PM
68	Parking is an issue with this plan	12/11/2017 5:04 PM
69	only if the lot is above average in area and no trees on property	12/8/2017 11:02 AM
70	This should not be allowed. It is too much density and will cause even more parking problems.	12/7/2017 3:30 PM
71	I can't support increases in density without rules and limits along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan"	12/6/2017 11:59 AM
72	Again, this will result in increased population density, traffic, fewer available parking spaces, longer waits for services.	11/30/2017 4:33 PM
73	I can support this ONLY IF an additional parking stall is required where this occurs.	11/29/2017 3:37 PM
74	We don't want to move to Sooke. We want to live in the city. We need more houses in the city.	11/27/2017 6:41 PM
75	This is a reasonable and attainable goal.	11/27/2017 4:03 PM
76	Not a good idea. People will be allowed to basically turn a SFD into a triplex	11/27/2017 12:21 PM
77	no alterations to existing house	11/24/2017 3:33 PM
78	I believe there are many benefits to retaining existing housing stock and therefore if bylaws are	11/23/2017 7:50 PM

79	Don't see why there is an emphasis on retaining the old building. To meet current codes, it would essentially be completely gutted anyways.	11/20/2017 11:45 PM
80	Don't put a driveway next to my pre existing bedroom window, back to above	11/18/2017 11:45 AM
81	I don't mind houses. Wing decided into suites but adding more building in the yard I don't agree with. We need green space	11/16/2017 4:43 PM
82	Again, these moves to increasing density are the biggest issue, in my mind, to the residents of Fairfield. Increasing residential density will increase traffic flow on streets, reduce parking, increase the demand on services like sewer, and change the feel of this relatively quiet area. Changes should be making suites, duplexes and townhouses harder and require bigger lots. This is going the wrong way to maintain property values, maintain the feel of the community, and decrease the traffic flow on the streets.	11/16/2017 11:20 AM
83	When some additional off street parking is provided and tree canopy is maintain	11/13/2017 9:24 PM
84	Please allow garbage pick up for all suites. Please create more green spaces and separated bike lanes. Please make Linden one way from Dallas to May Street with a separated bike lane.	11/13/2017 4:59 PM
85	Parking is a concern.	11/13/2017 3:11 PM
86	Only if you can provide off street parking.	11/13/2017 12:23 PM
87	see above comment	11/12/2017 7:52 PM
88	should require one parking spot per unit minimum. Garden suites will continue to be a nothingburger as the city's requirements plus the onerous new owner builder requirements will ensure that few get built.	11/11/2017 8:16 PM
89	Where there is space and can maintain some green space. You will probably find that people come out of the woodwork to get these conforming uses approved if the bylaw changes.	11/10/2017 5:49 PM
90	Yes, this would help affordability for both owners and renters.	11/10/2017 3:46 PM
91	I choose very supportive	11/10/2017 3:05 PM
92	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:55 AM
#	COMMENTS FOR "REDUCE THE SIZE OF LOT SUITABLE FOR DUPLEXES. READ MORE"	DATE
1	This will increase density, directly affect the character of the neighborhood, remove green space, trees and garden space. Overall it will reduce the quality of life for the neighbors.	1/18/2018 10:13 PM
2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
3	Yes, we need to make better use of grounds.	1/18/2018 12:39 PM
4	if you want suites in duplexes, there should also be consideration to allowing larger buildings. The restrictions on floor area make for cramped spaces.	1/18/2018 12:20 PM
5	I see loss of trees here, or the space to plant them.	1/18/2018 12:19 PM
6	This is ok as long as setbacks and height restrictions are observed.	1/18/2018 11:12 AM
7	Be aware, you must provide for parking for at least one vehicle per household.	1/18/2018 10:47 AM
8	Too crowded already!!	1/18/2018 8:39 AM
9	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:23 PM
10	I believe that all residentail spaces needs some form of yard front and back.	1/17/2018 9:39 PM
11	Again parking is a huge issue. Our residential streets are nearly full of homeowner's cars as is.	1/17/2018 7:54 PM
12	Again, if this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:24 PM
13	Open space is required. Cramming structures into small spaces does nothing for liveability and is detrimental to existing home owners, who all of a sudden have another structure looming over them or squeezed up against them. People still enjoy the outdoors and use their gardens. Let's not	1/17/2018 4:16 PM
	prevent that from being possible by paving and building over every square inch of land at our disposal. Enough development is happening across the city.	

15	As above.	1/17/2018 1:43 PM
16	How can I sell my house with the value it is at now when buyers learn about all the changes coming and don't want to be involved or buy here You have just reduced the value of my property!!	1/17/2018 11:20 AM
17	Building shoe-box sized side-by-sides on a small lot, and filling most of the lot with structure does not fit in well with surrounding area.	1/17/2018 10:53 AM
18	You clearly do not like Victoriawhere do you come from as you do not like gardens or growing you own food.	1/16/2018 7:59 PM
19	Where and how will storm water be dealt with . How much green space will be left on these lots .	1/16/2018 7:39 PM
20	No. I don't think that reducing the lot size from 60 ft to 50 ft wide for a duplex will lead to more affordable housing. Rather, it will benefit the developer who will be able to build more and charge more for smaller housing.	1/16/2018 4:54 PM
21	not necessary	1/16/2018 4:12 PM
22	To retain the sense of neighbourhood and green, there needs to be space for trees and gardens - not building up to the edge of the lot.	1/16/2018 3:35 PM
23	again their needs to be a off street parking for the suites. i already live in a neighbourhood with a 4-plex that doesn't have enough off street parking and sometimes i have to park far down the street from my home because there are too many people in one area.	1/16/2018 1:23 PM
24	Parking???	1/16/2018 9:44 AM
25	DO NOT MAKE LOT SIZES SMALLER	1/16/2018 9:31 AM
26	There are many large lots in Fairfield that do not seem to be utilized so this maximizes efficiency.	1/15/2018 8:28 PM
27	I live on a street where the majority of homes have 1-3 suites-legal and illegal. Parking is a huge issue.	1/15/2018 2:20 PM
28	would depend on how much "house" would be built. we live in a wet climate, the water has to go somewhere and our storm sewers cannot take the water I understand. how does building over all the land help this situation?	1/14/2018 4:58 PM
29	Absolutely! It's the only way I would ever be able to consider raising a family in the neighbourhood, despite growing up in Fairfield, attending Sir James Douglas, and renting in the neighbourhood for most of the last 8 years.	1/14/2018 3:45 PM
30	No	1/13/2018 7:59 AM
31	I am assuming that a duplex is different than a house with a suite, though I am not sure I am understanding this. Certainly a suite in a house would not need a lot that large.	1/12/2018 5:08 PM
32	See comments above.	1/12/2018 3:17 PM
33	This makes for over crowed living spaces/neighbourhoods and the sale price of a new duplex will not be reflected in the reduced lot size.	1/12/2018 8:56 AM
34	this could be a consideration to increase some density but the planners would need to develop proper design criteria for new duplexes on smaller lots to ensure compatibility with neighbours, limitation on "hard surface" etc. "small lot" housing can work but design is important	1/4/2018 4:57 PM
35	as well as triplex and fourplex. (Remember the goal is density increase, not 'perceptions of high density.' Through creative design it's possible to achieve both.	1/2/2018 10:06 PM
36	Lot sizes for all housing should be reduced.	12/17/2017 12:09 PM
37	Setting a standard to reduce garden area or increase the built coverage footprint of each lot!!	12/16/2017 7:31 AM
38	Sure	12/15/2017 4:10 PM
39	This will dramatically change the neighbourhood and reduce green spaces for existing residents for no real benefit.	12/15/2017 1:12 PM
40	we are not Hong Kong / respect our existing neighbourhood	12/15/2017 12:18 PM
41	Only if design guidelines are strictly enforced - that is the whole front yard isn't a concrete slab or side by side drive way leading to under house garages.	12/14/2017 3:27 PM
42	this will reduce the overall green space of the neighbourhood	12/12/2017 3:28 PM

43	Already our greenspace has disappeared because 1/3 of property for garden is not enforced. See such residences as 220 Moss street. Again it will increase property values and make it even less affordable than it already is;	12/7/2017 3:30 PM
44	Same argument applies here as for small lot house. Land and lifestyle and gardening would be adversely affected. Duplexes should have plenty of land around them for residents to enjoy and garden	12/7/2017 1:16 PM
45	This one is correct. As long as there is a yard. No ugly huge mass buildings. It is upzoning in the correct. It will not cause speculation as your other proposals only benefit developers. Like what you did at Cook & Oliphant.	12/6/2017 11:59 AM
46	Why reduce the size? Leave room for backyards, especially if the intended use includes children or pets.	12/5/2017 7:32 PM
47	By how much? Have you examined typical lot sizes and whether they could reasonable accommodate satisfactory duplex designs?	11/29/2017 3:37 PM
48	Great idea.	11/27/2017 6:41 PM
49	This may help to destroy the character of Fairfield - do you want to do that?	11/27/2017 12:21 PM
50	See above if you are going to increase the development potential of many of the lots in sub area 4 for example, you need to make sure that you don't end up "devaluing" the smaller lots that are in a sense left over - every lot should AT LEAST have development potential for two units.	11/23/2017 7:50 PM
51	Per my comments above, this is not a good move to help maintain the feel of the neighbourhood and maintain property values. Lower density should be the goal. My fear is this aspect of the plan is more about the people who do not yet live in this community, opposed to the people who call it home already.	11/16/2017 11:20 AM
52	Need Whole Foods or Thrifty Foods in Cook Street Village. Need a good grocery store. Oxford is terrible.	11/13/2017 4:59 PM
53	see above comment	11/12/2017 7:52 PM
54	As long as developers don't try to increase height too, after getting this concession. Be sensitive to neighbours	11/10/2017 5:49 PM
#	COMMENTS FOR "SUPPORT "HOUSEPLEXES", NEW 3- 4 UNIT BUILDINGS THAT LOOK LIKE SINGLE DETACHED HOUSES, ON LOTS OF SUFFICIENT SIZE. READ MORE"	DATE
1	Appropriate parking must be provided on the developed lot, at least one spot per unit.	1/18/2018 10:24 PM
2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
3	Excellent plan.	1/18/2018 12:39 PM
4	As long as their is sufficient parking	1/18/2018 11:12 AM
5	I like this plan the best, as long as the house design fits in with the neighborhood. I have seen this	1/18/2018 10:47 AM
	done well in James Bay, and I've seen horrible examples that scream "look at me," and detract from the neighborhood feel.	
6		1/18/2018 8:39 AM
6 7	from the neighborhood feel.	1/18/2018 8:39 AM 1/17/2018 10:41 PM
	from the neighborhood feel. Too dense!! I agree with this also, as long as the height can be limited to 2.5 stories?, as per current bylaw. I dont want huge towering buildings going up. and for the design to blend with existing surrounding	
7	from the neighborhood feel. Too dense!! I agree with this also, as long as the height can be limited to 2.5 stories?, as per current bylaw. I dont want huge towering buildings going up. and for the design to blend with existing surrounding homes	1/17/2018 10:41 PM
7 8	from the neighborhood feel. Too dense!! I agree with this also, as long as the height can be limited to 2.5 stories?, as per current bylaw. I dont want huge towering buildings going up. and for the design to blend with existing surrounding homes Very opposed. No increase in residential density for Fairfield. I like the house plexes that look like houses much more than appartments or town houses or row	1/17/2018 10:41 PM 1/17/2018 10:23 PM
7 8 9	from the neighborhood feel. Too dense!! I agree with this also, as long as the height can be limited to 2.5 stories?, as per current bylaw. I dont want huge towering buildings going up. and for the design to blend with existing surrounding homes Very opposed. No increase in residential density for Fairfield. I like the house plexes that look like houses much more than appartments or town houses or row houses. especially for this area Can the designs fit in with the old home designs? This contributes to the warmth of thei	1/17/2018 10:41 PM 1/17/2018 10:23 PM 1/17/2018 9:39 PM
7 8 9 10	from the neighborhood feel. Too dense!! I agree with this also, as long as the height can be limited to 2.5 stories?, as per current bylaw. I dont want huge towering buildings going up. and for the design to blend with existing surrounding homes Very opposed. No increase in residential density for Fairfield. I like the house plexes that look like houses much more than appartments or town houses or row houses. especially for this area Can the designs fit in with the old home designs? This contributes to the warmth of thei neighbourhoods.	1/17/2018 10:41 PM 1/17/2018 10:23 PM 1/17/2018 9:39 PM 1/17/2018 8:05 PM

14	This will be an imposition on existing neighbours who have smaller single family type homes. We do not need this much extra housing.	1/17/2018 4:16 PM
15	Too much change all at once	1/17/2018 11:20 AM
16	Keep the set back for light and Tree Forestagain with the no food to grow for Habitablity.	1/16/2018 7:59 PM
17	Strongly opposed for the above reasons also	1/16/2018 7:39 PM
18	I support "houseplexes", but it would be great that backyard greenspace does not get removed to accommodate parking.	1/16/2018 5:59 PM
19	No. Please keep the existing single family houses. They fit in with the character of Fairfield.	1/16/2018 4:54 PM
20	i live on a beautiful street with single family homes except for one 4-plex. this can cause parking issues and overcrowding. i cannot imagine how this would ruin our neighbourhood if more is allowed. also how is this going to shade my back yard where i grow my food. i feel like we are turning this into a concrete jungle with little regard for our yard space and the green spaces where we grow our food and enjoy the outdoors will be compromised.	1/16/2018 1:23 PM
21	not dense enough. we need more density.	1/16/2018 12:07 PM
22	Like the idea, but again the issue of too many cars for the property and the street.	1/16/2018 11:41 AM
23	VERY OPPOSED!!	1/16/2018 9:31 AM
24	This is the incentive I worry about. One lot, sells for 800K, developer builds 3 units on it and sells each for 1.2 million. Where is the revenue for the public and the city? How do we continue to have a neighborhood that is not just filled with very wealthy people?	1/15/2018 8:59 PM
25	These developments look far too big for sub-area 4 where I live.	1/15/2018 8:42 PM
26	This is better than Town house and 3 story buildings	1/15/2018 8:20 PM
27	Key words to this are: 'on lots of sufficient size'. Do not permit variances that allow buildings that are larger than they should be in current zoning!	1/15/2018 4:29 PM
28	Need for off road parking for 3-4 units	1/15/2018 2:20 PM
29	Maintain the character, size, design of surrounding area.	1/15/2018 2:17 PM
30	Do not allow flat roofed boxes. New structures must be sensitive to the existing, traditional Fairfield houses. These are disappearing rapidly from the neighbourhoods . This is what makes the neighbourhood attractive	1/14/2018 10:17 PM
31	I don't want to see "mega" complexes in sub-area 4. They do not fit our neighbourhood.	1/14/2018 5:04 PM
32	a definition of sufficient size is needed as in the duplexes. if there is no land left due to the house, outbuildings, paths and driveways, the neighbour next door could end up with drainage issues as has happened in Fairfield already.	1/14/2018 4:58 PM
33	Absolutely! It's the only way I would ever be able to consider raising a family in the neighbourhood, despite growing up in Fairfield, attending Sir James Douglas, and renting in the neighbourhood for most of the last 8 years.	1/14/2018 3:45 PM
34	No	1/13/2018 7:59 AM
35	Only if lot is large enough to retain green space and trees. Do not overcrowd this neighbourhood. ONce done, it can't be undone.	1/13/2018 12:12 AM
36	If broken into strata - each unit could be sold separately.	1/12/2018 9:25 PM
37	I think this is a great way to densify and retain neighbourhood character.	1/12/2018 5:08 PM
38	only if parking is not on the street	1/11/2018 9:38 AM
39	As long as ample off street parking	1/9/2018 10:32 PM
40	This seems the same or similar to the strata conversions in the area. The problem is that they pave the back yard, and neighbors on the surrounding sides are looking at a parking lot. It also detracts from a sense of community and increased traffic in residential areas. Single family home owners rarely know the strata owners as there is less community and neighbourly actions	1/3/2018 2:41 PM
41	and appropriate, creative retrofits of older buildings. (happening along dallas now).	1/2/2018 10:06 PM
42	As long as homes fit within scale and character of the neighborhood.	12/26/2017 3:44 PM

Draft Fairfield Neighbourhood Plan --J. Tinney, Directo

43	Must maintain set backs and define set backs!!!	12/16/2017 7:31 AM
44	see my comments on parking	12/15/2017 5:37 PM
45	Sure	12/15/2017 4:10 PM
46	This will dramatically change the neighbourhood for existing residents for no real benefit, since the population density will increase significantly and require investments in local schools, traffic management and public transport to support the growth.	12/15/2017 1:12 PM
47	parking??? we are already losing to much road side parking to unwanted cycling infrastructure	12/15/2017 12:18 PM
48	Off street parking is required but this means neigbouring properties will have parking lots right next to their back yards as I do. Four residences means 4 parking spaces. Cars are not going away.	12/14/2017 3:27 PM
19	this is a better option than small lot houses as long as the lot is large enough to retain a large area for landscaping and not reduce the overall green space in the neighbourhood	12/12/2017 3:28 PM
50	We have 2 those already on McKenzie street, opposite our house thy have made parking difficult because the street only allows parking one side.	12/7/2017 3:30 PM
51	I can't support increases in density without rules and limited along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan"	12/6/2017 11:59 AM
52	Why reduce the size? Leave room for backyards, especially if the intended use includes children or pets.	12/5/2017 7:32 PM
53	required lot size is too big. But still keep some green space	12/5/2017 12:49 PM
54	Only where the existing house cannot be lifted/converted. There MUST be a policy preference for retention and conversion of existing housing stock. This has been effectively occurring throughout the neighbourhood - do not give developers carte blanche for demolishing existing buildings regardless of whether they aren't Heritage. The majority of character homes in the neighbourhood are neither designated nor registered but their replacement with townhouse would destroy the traditional character of the neighbourhood.	11/29/2017 3:37 PM
55	Even better.	11/27/2017 6:41 PM
56	This has already been done successful and in well-supported projects in our neighbourhood. There needs to be more support from Planning and Council for project such as 'houseplexs' as transition form leading into the traditional neighbourhoods.	11/27/2017 4:03 PM
57	Sounds like an apartment block to me	11/27/2017 12:21 PM
8	Need bike lanes and green spaces to go with this.	11/20/2017 9:35 PM
9	Noise, parking?	11/18/2017 11:45 AM
60	I believe that this will lead to unacceptably high density for the district.	11/16/2017 4:14 PM
61	Per my comments above, this is not a good move to help maintain the feel of the neighbourhood and maintain property values. Lower density should be the goal. My fear is this aspect of the plan is more about the people who do not yet live in this community, opposed to the people who call it home already.	11/16/2017 11:20 AM
62	Parking may become a concern depending on the area and on the degree of variance considered.	11/13/2017 9:24 PM
3	see above comment	11/12/2017 7:52 PM
64	houseplexes should be allowed to be 2.5 stories WITH a habitable basement. As long as they meet a height guideline why waste space by not allowing basements?	11/11/2017 8:16 PM
5	This is the second most sensitive way to improve density, with suites being first. I've seen it in other cities and they can be very attractive. Will the building code ensure that everyone can live together well (sound and fire-proofing)?	11/10/2017 5:49 PM
6	Very creative idea.	11/10/2017 10:12 AM
ŧ	COMMENTS FOR "SUPPORT SINGLE ROWS OF TOWNHOUSES ADJACENT TO SMALL URBAN VILLAGES; AND ON CORNER OR LANEWAY LOTS OF SUFFICIENT SIZE. READ MORE"	DATE
	This will increase density, directly affect the character of the neighborhood, remove green space,	1/18/2018 10:13 PM

2	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
3	It is important that variances are not allowed unless there are exceptional circumstances. The existing residents are negatively affected.by parking and traffic etc It will encourage subdivision where it does not fit in the neighborhood.	1/18/2018 4:02 PM
4	I am uncomfortable w/ the idea of townhouses in single or 2 rows. It seems to me not in keeping w/ the single family housing that dominates these areas. I am concerned that townhouses would greatly impact the adjacent properties due to loss of light, privacy and change the landscape and tone of the street due to increased density - traffic, visual, noise, etc But I am very supportive of increasing density by the other options offered.	1/18/2018 2:46 PM
5	Same thoughts.	1/18/2018 12:39 PM
6	Would also like to see consideration for fee simple townhouses. Always having to be part of a strata for a more sustainable form of housing sucks.	1/18/2018 12:20 PM
7	Where do the lots come from? is there any requirement to design these townhouse rows in sympathy with surrounding architecture?	1/18/2018 12:19 PM
8	I'm not sure how this will look. I've liked many of the "rowhouses"I've seen.	1/18/2018 10:47 AM
9	How many would be allowed in an area? Once again the devil is in the details.	1/18/2018 10:21 AM
10	agree, but i think row houses would be better, to avoid strata's and also I still would prefer to avoid having multiple lots being combined, unless that is already what is existing for the space	1/17/2018 10:41 PM
11	Very opposed. No increase in residential density for Fairfield.	1/17/2018 10:23 PM
12	If planned right then I think they look goodI like the ones by South Park school	1/17/2018 9:39 PM
13	Parking, parking, parking! There will be increase traffic around the schools which will be a concern.	1/17/2018 8:05 PM
14	ONLY IF they have offstreet parking, a front yard of greenery, and were not too tall.	1/17/2018 7:54 PM
15	YES.	1/17/2018 5:24 PM
16	Next to larger apartments or other structures, yes. We should not be cramming these in to corner or laneway lots of sufficient size since the term "sufficient" is subjective and inevitably developers will try to squeeze these into smaller and smaller spaces.	1/17/2018 4:16 PM
17	what are laneway lots? I am concerned about developers buying a couple of lots and putting in a laneway that goes behind my house. I support single rows of townhouses on main streets and arteries.	1/17/2018 3:19 PM
18	As above.	1/17/2018 1:43 PM
19	Perhaps create a new lot size for townhouses so that they can be detached, so that the owner does not have to be in a strata.	1/17/2018 12:51 PM
20	Where is our Gas Station Going.	1/17/2018 12:33 PM
21	Too much change!!	1/17/2018 11:20 AM
22	maintain existing Victoria-style single family dwellings	1/17/2018 10:53 AM
23	Row Houses with, set backs that are the same as our old houses!	1/16/2018 7:59 PM
24	Parking , water consumption ,storm water , runoff	1/16/2018 7:39 PM
25	No. Too much densification for Fairfield.	1/16/2018 4:54 PM
26	Fee simple row houses are wonderful to live in and avoid condo-strata fees. Lanes at the back are ideal but not a deal breaker.	1/16/2018 4:03 PM
27	If they are affordable and designed to retain families in the area.	1/16/2018 3:35 PM
28	over crowding and taking away green space for more concrete. i'm opposed!	1/16/2018 1:23 PM
29	If parking and increased density was factored in (or sufficient transit improvements for mass transit or vehicles) this might work. Be thoughtful and do due diligence to ensure this increased density won't add to the risk of liquefaction.	1/16/2018 1:20 PM

30	We are not Toronto or Montreal. Where do you suppose people will park if all these "affordable" townhouses are to be built?? We don't all ride bicycles!!!!	1/16/2018 1:07 PM
31	VERY OPPOSED. PLEASE MAINTAIN SINGLE FAMILY HOUSES ON EXISTING LOT SIZES.	1/16/2018 9:31 AM
32	As noted earlier, the Townhouse Transition Zone adjacent to the Fairfield plaza has a depth of ~111 ft, and is not suitable for row houses. Reference to permitting row houses in that zone should be removed. Minimum setbacks should be established that will ensure that adjacent residents are not significantly/unreasonably impacted by those kinds of development, and to ensure that the character of this neighbourhood is maintained.	1/15/2018 10:00 PM
33	concerns: keeping affordable housing and low income housing at the forefront, ensuring that developers pay their fair share for the improvements the city is suggesting to defray the external costs to the neighborhood's look and feel.	1/15/2018 8:59 PM
34	Sub-area 4 is border by two very narrow streets: St. Charles and Stannard. Increasing the density within their area will strain these already congested thoroughfares. Is there a reason this instead isn't considered for the area along Richardson Street which is a much larger thoroughfare?	1/15/2018 8:42 PM
35	These should be the exception, not a frequent occurrence on corner lots.	1/15/2018 8:22 PM
36	Contingent on parking	1/15/2018 7:57 PM
37	Adjacent to small urban villages yes. No to: on corner or laneway lots of sufficient size. Unless they happen to be adjacent to small urban villages and it makes sense when transitionning to neighbouring properties.	1/15/2018 4:27 PM
38	Need for off road parking. Mix townhouse complexes with houseplexes to keep the neighbourhood a good mix.	1/15/2018 2:20 PM
39	again, what is sufficient size? perhaps with urban villages but Fairfield does not have many lanes so this should not be part of the discussion at all.	1/14/2018 4:58 PM
40	I love the townhouses on Oliphant between Heywood and Vancouver. They are my favourite. So cute and lovely.	1/14/2018 3:45 PM
41	But make them attractive and look like they belong - upper floors stepped back - peaked roofs etc	1/13/2018 3:15 PM
42	No	1/13/2018 7:59 AM
43	Not if it means taking out the current housing stock in these areas.	1/12/2018 5:08 PM
44	See Oak Street in Vancouver. For many blocks it's an eye sore of one townhouse complex after another. Oak St feels like a tunnel with no distant view or trees. Townhouses lose a lot of square footage to stairs, and are not family-friendly, pet friendly, or elderly friendly. I'd rather see well-designed apartment buildings.	1/12/2018 2:15 PM
45	Love this.	1/11/2018 7:03 AM
46	single rows of townhouses could be considered along major arterials but NOT in the middle of existing single family areas.	1/4/2018 4:57 PM
47	too dense. People have paid thousands/ millions of dollars to live in single family residences, surrounded by similar homes. This complete changes and devalues their investment.	1/3/2018 2:41 PM
48	and elsewhere, sensitively.	1/2/2018 10:06 PM
49	I think small 3-4 storey highrises could be included	1/2/2018 6:18 PM
50	As long as they don't look like a row of identical units. Long stretches of identical townhomes definitely kills the character of a city.	12/26/2017 3:44 PM
51	Town housing !!! what will be the set backs and will they have a suite in them as well and what about parking!!!	12/16/2017 7:31 AM
52	Sure	12/15/2017 4:10 PM
53	This will dramatically change the neighbourhood for existing residents for no real benefit, since the population density will increase significantly and require investments in local schools, traffic management and public transport to support the growth.	12/15/2017 1:12 PM

7	same as above townhouse maybe nice, but maybe row house is better, with a small driveway per each house?.	1/17/2018 10:41 PM
6	See above	1/18/2018 12:19 PM
5	Great.	1/18/2018 12:39 PM
4	Residents of Thrify's plaza do not support the Ross Bay Village concept. The single family dwellings have remained as single family dwellings for a very good reason. This is not the place for increased density, small lots or townhouses!	1/18/2018 4:02 PM
3	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:39 PM
2	This will increase density, directly affect the character of the neighborhood, remove green space, trees and garden space. Overall it will reduce the quality of life for the neighbors.	1/18/2018 10:13 PM
1	Over densification will destroy the character of this community	1/18/2018 10:24 PM
#	COMMENTS FOR "SUPPORT ONE OR MORE ROWS OF TOWNHOUSES NEAR COOK STREET VILLAGE, SOME LOCATIONS ON FAIRFIELD ROAD AND NORTH OF FAIRFIELD PLAZA, ON LOTS OF SUFFICIENT SIZE. READ MORE"	DATE
73		11/10/2017 10:12 AM
72	I support townhouse I am sad to see that townhouses are being severely limited in this draft plan	11/11/2017 8:16 PM
71	see above comment	11/12/2017 7:52 PM
70	Would like to see 2 storey townhouses.	11/13/2017 3:11 PM
70	connect to Fort Street.	
69	As long as you add traffic calming on Linden Avenue and a separated bike lane on Linden to	11/13/2017 4:59 PM
68	Is on site parking contemplated.Would parking for the additional suites be require??	11/13/2017 9:24 PM
67	These should be permitted anywhere in the study area	11/14/2017 11:30 AM
6	Per my comments above, this is not a good move to help maintain the feel of the neighbourhood and maintain property values. Lower density should be the goal. My fear is this aspect of the plan is more about the people who do not yet live in this community, opposed to the people who call it home already.	11/16/2017 11:20 AM
35	Design	11/18/2017 11:45 AM
64	Only in some areas.	11/18/2017 12:31 PM
63	It's hard to make townhouses look like part of an established neighbourhood. The one at Douglas and superior looks quite out of place.	11/20/2017 11:45 PM
62	This is totally inconsistent with Fairfield's character and unnecessary if the other measures to encourage deification are supported.	11/22/2017 1:00 PM
61	Not acceptable for the majority of Fairfield - only in NW corner	11/27/2017 12:21 PM
60	we need more diversity of housing to get away from yet more apartments which tend to not cater to the needs of families	11/27/2017 12:31 PM
59	Change this to "immediately adjacent to"and I cannot support this where existing character homes would be demolished to facilitate this type of development. House conversions should always be the first option for gentle densification.	11/29/2017 3:37 PM
58	Nope. Brings in speculation. I can't support increases in density without rules and limits along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan"	12/6/2017 11:59 AM
57	Again it will increase property values and make it even less affordable than it already is;	12/7/2017 3:30 PM
56	Parking needs to be built into lot plans	12/11/2017 5:04 PM
	within limits; as long as these are few and far between so they do not dominate the neighbourhood; spread out throughout the neighbourhood so they blend in with the overall appearance of single detached houses	12/12/2017 3:28 PM
55	with the Bartine and the second free and free hardware and the second second second second second second second	40/40/0047 0 00 004

9	I am opposed to allowing rows of townhouses on Fairfield Road adjacent to Hollywood Park as that would detract from the integrity and value of the park.	1/17/2018 9:36 PM
10	I live in Sub Area 4 - that seems not to be taken into specifically account in this survey. Sub area 4 should be completely removed as a section - reverting to Area 1	1/17/2018 9:28 PM
11	Hope you've informed the Ross Bay Village owners and renters of these massive changes.	1/17/2018 8:50 PM
12	This might strain the ageing infrastructure in the area	1/17/2018 8:32 PM
13	Not on what are currently single family dwelling lots.	1/17/2018 7:54 PM
14	YES	1/17/2018 5:24 PM
5	Maybe 1row	1/17/2018 4:33 PM
6	But allow more areas of this! please.	1/17/2018 4:22 PM
17	There is enough housing. We do not need to pave over the entire neighbourhood and then build structures that cover every square inch of available space. One row should suffice. Please leave a little breathing room for existing residents.	1/17/2018 4:16 PM
18	I do not like the look of rows of two townhouses. They over time look run down and are a source of crime because the second row is not connected to the street.	1/17/2018 3:19 PM
9	As above.	1/17/2018 1:43 PM
20	You are changing the charm of this area, you will increase the population too much	1/17/2018 11:20 AM
21	Rows of townhouses are very unappealing	1/17/2018 10:53 AM
22	Must have enough parking	1/16/2018 10:06 PM
23	See answers above!	1/16/2018 7:59 PM
24	Parking . neighbourhood traffic volumes	1/16/2018 7:39 PM
25	I am concerned that the overall changes are going to over densify Fairfield. Our roads area already busy, public transit is limited and inefficient. Current walkability is good. The fact there are no population projections for the proposed changes leads me to believe the transportation system will be overwhelmed.	1/16/2018 6:58 PM
26	No townhomes west of cook	1/16/2018 6:49 PM
27	No. Too much densification for Fairfield.	1/16/2018 4:54 PM
28	traffic is already constant and congested	1/16/2018 4:12 PM
29	Or, as I said, fee simple row houses better than townhouses	1/16/2018 4:03 PM
30	Depends on what form of housing is adjacent and design of townhouses.	1/16/2018 3:35 PM
31	over population and too much traffic	1/16/2018 1:23 PM
32	To be honest, Cook St. can't support the density it already deals with. Fix transportation and infrastructure first and then look at increasing density.	1/16/2018 1:20 PM
33	Too much density Fairfield is over densified as it is!	1/16/2018 1:07 PM
34	why limit the number? but we should be encouraging density and height to achieve more affordability. Not million dollar homes.	1/16/2018 12:07 PM
35	VERY OPPOSED. PLEASE MAINTAIN SINGLE FAMILY HOMES ON EXISTING LOT SIZES.	1/16/2018 9:31 AM
36	I am a resident living on a residential street within the proposed "sub area 4" and I am opposed to this designation and the proposal to allow double rows of townhomes in this area. I feel my street fits better within the sub area 1 designation.	1/15/2018 10:36 PM
37	At the meeting in Fairfield, January 15/18, the city planner could not say how many extra people would be living in the area. How can you possibly plan to have double row townhouses in the two city blocks North of the Fairfield Plaza between Stannard Ave and St Charles and not have any idea of how much water and sewer infrastructure is required. We are already required to limit our	1/15/2018 9:06 PM

38	concerns: keeping affordable housing and low income housing at the forefront, ensuring that developers pay their fair share for the improvements the city is suggesting to defray the external costs to the neighborhood's look and feel.	1/15/2018 8:59 PM
39	As stated previously, sub-area 4 is border by two very narrow streets: St. Charles and Stannard. Increasing the density within their area will strain these already congested thoroughfares. This row housing may be far more suited to larger thoroughfares like Fairfield Road and Richardson Street.	1/15/2018 8:42 PM
40	I don't agree with the lot sizes you deem 'sufficient', so don't support this. I especially dislike the idea of double rows of townhouses. Way too dense for Fairfield neighbourhoods!	1/15/2018 8:22 PM
41	Only if the adjacent property is not a single family dwelling. Gentle densification should not put this kind of pressure on true single family homes.	1/15/2018 4:27 PM
42	keep townhouses on main streets, houseplexes and converted large houses to side streets.	1/15/2018 2:20 PM
43	A row of townhouses becomes a large development, has a character different from the traditional residential homes around the Cook St. Village. I am against townhouse developments in the Cook St. Village area. Put the townhouse developments in some other area of Fairfield - like the Moss and Fairfield area, moss and May corner or elsewhere.	1/15/2018 2:17 PM
44	Again, I feel that rows of townhouses will destroy the composition of my neighbourhood.	1/14/2018 5:04 PM
45	it would depend where they were going in. building townhouses in a group of single family homes would not be prudent.	1/14/2018 4:58 PM
46	I love the townhouses on Oliphant between Heywood and Vancouver. They are my favourite. So cute and lovely.	1/14/2018 3:45 PM
47	BUT AGAIN - DEAL with PARKING	1/13/2018 3:15 PM
18	No	1/13/2018 7:59 AM
9	The rows of townhouses would fit well with Cook Street Village. It needs more density to create a village feel.	1/12/2018 9:25 PM
50	Not if it means taking out the current housing stock in these areas.	1/12/2018 5:08 PM
51	see above. The designs we've seen in this city and elsewhere are very unattractive.	1/12/2018 2:15 PM
52	Two rows of town homes in addition to housing above shops is way too much density and much different than existing. The areas cannot accommodate overflow parking from new proposed households with more than one car, nor visitors to this many households	1/9/2018 10:32 PM
53	Strongly oppose the introduction of multi family housing north of Fairfield Plaza. Along Fairfield Rd, parts of Cook Street, OK but not to encroach into existing single family zoned area north of there up to Richardson. Would have huge negative impact on existing community !!	1/4/2018 4:57 PM
54	too dense. People have paid thousands/ millions of dollars to live in single family residences, surrounded by similar homes. This complete changes and devalues their investment.	1/3/2018 2:41 PM
55	Just how exactly are you going to build these townhouses on our land? Are you going to force us out of our homes we own ? I am not selling or moving and neither are my neighbors.	1/3/2018 8:28 AM
56	I do NOT support idea of multiple row townhouses on quiet streets that are virtually all traditional single family residences such as those north of Fairfield plaza (Sub area 4). Adding 5 times the number of residences (eg. 2 single family lots turned into 10 townhouse residences) to a quiet family oriented street is a drastic change that would destroy the character of the neighborhood, and likely increase vehicular congestion/accidents in a neighborhood teeming with small children. Furthermore, the neighborhood in sub-area 4 (north of fairfield) is very different from that right next to cook street village (or major roadways such as Fairfield road) in terms of density of commercial/residential activity, the former being quite low and the ladder high. Why would these areas with very different characteristics be treated the same in terms of allowing multiple rows of townhouses? The thought of a confused neighborhood plan where single family residences are squashed between 2 lots with double row townhouses is not the future I'd like to envision. However, I should note that I am supportive of many of the other proposals put forward here, so I don't think I am being unreasonable with my criticism.	12/28/2017 11:56 PM
57	As long as they don't look like a row of identical units. Long stretches of identical townhomes definitely kills the character of a city.	12/26/2017 3:44 PM
	What will be the parking requirement for the townhouses and this is not a design element for this	

59	Sure	12/15/2017 4:10 PM
60	respect the current neighbourhood	12/15/2017 12:18 PM
61	Limit rows of townhouses. No double rows at all. That only encourages Vancouver-style over- development, land speculation and destruction of diversity housing.	12/14/2017 2:40 PM
62	Again it will increase property values and make it even less affordable than it already is;	12/7/2017 3:30 PM
63	I can't support increases in density without rules and limits along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan".	12/6/2017 11:59 AM
64	no double rows	12/5/2017 12:49 PM
65	I cannot support this where existing character homes would be demolished to facilitate this type of development. House conversions should always be the first option for gentle densification.	11/29/2017 3:37 PM
66	Rowhouse are in demand and provide most of the benefits of single-family living without consuming the land.	11/27/2017 4:03 PM
67	NO - not acceptable for Fairfield - You will destroy the character	11/27/2017 12:21 PM
68	Fairfield road only	11/24/2017 3:33 PM
69	I do not support two rows of townhouses in a now single family area, given that there will be serious impacts on many existing houses that abut these developments. The area north of Fairfield plaza does not have many laneway accesses so it would mean having to introduce yet more vehicular crossings to get parking on site which impacts pedestrian realm. More importantly double row of townhouses will seriously impact on adjacent residents with respect to noise, open space, light , privacy and loss of mature landscapingthe configuration of properties in this area (without laneway separation) will mean many folks will lose all privacy and enjoyment of their back yards, It will also result in the loss of existing mature treessingle row of townhouses if done properly could work but definitely not a double row.	11/23/2017 7:50 PM
70	This is totally inconsistent with Fairfield's character and unnecessary if the other measures to encourage deification are supported.	11/22/2017 1:00 PM
71	the only townhouse I really like is the one behind the old Royal bank building.	11/20/2017 11:45 PM
72	See my notes above. Mostly opposed to area 4.	11/18/2017 12:31 PM
73	III effects?	11/18/2017 11:45 AM
74	Per my comments above, this is not a good move to help maintain the feel of the neighbourhood and maintain property values. Lower density should be the goal. My fear is this aspect of the plan is more about the people who do not yet live in this community, opposed to the people who call it home already.	11/16/2017 11:20 AM
75	These should be permitted anywhere in the study area	11/14/2017 11:30 AM
76	Fairfield Rd should be urban residential given proximity to frequent transit and urban villages.	11/13/2017 9:24 PM
77	see above comment	11/12/2017 7:52 PM
78	Keep them out of streets with only single family homes (that may have suites or hidden carriage houses)	11/10/2017 5:49 PM

Q11 Any other comments on housing in traditional residential areas?

Answered: 92 Skipped: 227

#	RESPONSES	DATE
1	Limiting the number of row houses to preserve the family feel of individual houses, a few complexes are fine but not at every village space	1/19/2018 4:16 PM
2	The densification of sub section 4 is not acceptable to me or my neighbors.	1/18/2018 10:24 PM
3	Please require that the new houses respect the traditional character of the area. Many new houses have been built recently, with modern design, flat roof, etc. These do not fit in at all in a historic neighborhood.	1/18/2018 10:13 PM
4	Concerns about # of cars and parking when more suites are added. Also loss of privacy for existing homeowners when developers are allowed to ignore neighbourhood and community plans	1/18/2018 10:04 PM
5	I am a resident on Stannard Ave and am very opposed to the housing plans for this residential area.	1/18/2018 9:39 PM
6	I strongly feel that Fairfield can increase its density but remain a predominately single family dwelling setting w/ the suites, duplexes with suites and houseplexes.	1/18/2018 2:46 PM
7	The way you break this survey up is purposeful in an attempt to not show the overall impact of the proposed increased density of the areas.	1/18/2018 1:52 PM
8	No.	1/18/2018 12:39 PM
9	It's too bad we have to suffer the appearance of these ugly so-called modern 'boxes' next to our beautiful historic homes.	1/18/2018 12:19 PM
10	Retain setbacks, require efficient parking, retain height restrictions and don't reduce greenspace/garden space	1/18/2018 11:12 AM
11	For the 100th time, begging you to put in stringent design codes that force developers and new home builders to consider the surrounding architecture and not mimic, but blend.	1/18/2018 10:47 AM
12	All of these questions have sweeping implications for current and future residents, for the developers who are keen to get access to this desirable location, to city coffers, etc. There has not been adequate time for residents to become informed.	1/18/2018 10:21 AM
13	No increase in residential density in Fairfield.	1/17/2018 10:23 PM
14	Seriously, don't homogenize this entire pretty little city	1/17/2018 9:42 PM
15	Residential areas adjacent to neighbourhood parks should be restricted from developing buildings close to the park boundary (e.g. minimum setback of 9.1m as currently set out in the bylaw), and should be limited to 2 storeys, in order to preserve the natural feel of these neighbourhood parks.	1/17/2018 9:36 PM
16	as a resident of Sub Area 4, I weep.	1/17/2018 9:28 PM
17	Why are you not targeting areas of the city which have lots more open spaces and are not directly impacted by tourism. We have many tourists walking and biking through these narrow streets. As well, we have large tour buses driving through our neighborhhoods. Perhaps Victoria does not need to encourage so much development especially when developers are not made to give serious concessions to the city in return for the high density buildings they are erecting.	1/17/2018 8:05 PM
18	These areas need to be protected as family areas, rather than built up with taller buildings and greatly increased population numbers.	1/17/2018 7:54 PM
19	All of these changes are good taken individually, however the overall outcome is an increasing population and increased density. All of these bring the secondary effects of needing better public transportation, increased demand on existing commercial outlets and increased use/over use of parks and green space, increased sewage output and electrical input. And perhaps the need for more schools. An increasing population cannot be separated from the demands it puts on all these services. This plan needs to address Fairfield's contribution to the cumulative impact of an increased population to the region as a whole.	1/17/2018 5:30 PM

20	I really want to continue to live in this neighbourhood. Please make sure that this includes affordable housing for families (3-4 bedrooms) in a liveable space.	1/17/2018 5:24 PM
21	These are all great solutions!	1/17/2018 4:35 PM
22	Plan still attempts to increase population	1/17/2018 4:33 PM
23	More density.	1/17/2018 4:22 PM
24	Key point is that existing housing should be protected and enhanced as opposed to knocked down. Let's incentivize home owners instead of developers. Residential neighbourhoods should remain residential. We do not believe in the vision being touted politically that we need to provide housing for as many new residents as is claimed. Neighbourhood planning should respect and support home owners and existing residents, not political agendas.	1/17/2018 4:16 PM
25	Why stop there? It is critical that these types of housing be extended to other areas in Fairfield west, and not just in little pockets with squeaky wheels. There is enough multi-storey buildings in the neighbourhood, both old and new, and single-family homes. There are also a number of un/under-used land. Medium-density housing can be rented or owned, and can be constructed at different price range. Young families do not all have to scramble with strollers down hallways and elevators - nor seniors with walkers or students with bikes or couples with dogs. Those are the people who live in our neighbourhood.	1/17/2018 1:43 PM
26	Traffic, road width and parking should be a major concern. With increased housing density, survey traffic will follow.	1/17/2018 1:04 PM
27	Invisible suite changes are the bestbut beware when you increase the population you will have super sized the needs for all the residence who move into this areaIts not all about shopping and having time to sit around in pleasant spaces. It will be too crowded psychologically and less private, more noise and higher taxes	1/17/2018 11:20 AM
28	Parking Parking Parking	1/16/2018 10:06 PM
29	Will there be designated "Residential Parking" signs?	1/16/2018 9:29 PM
30	Maintain character and green spaces no	1/16/2018 8:05 PM
31	Keep the Art's and Craftsthey keep your taxes height and pay youTransient communities loose money for the cityresearch North America's move to the burbsyep you are set on creating another wasteland and an developers hit and run.	1/16/2018 7:59 PM
32	Address the real and plain issues	1/16/2018 7:39 PM
33	The proposals for Sub Area 4 comes completely out of left field. Whereas the northwest and Cook St. Village are already urbanized or diverse environments, Sub Area 4 is a mixture of modest detached homes and duplexes. The proposed changes will dramatically alter the population size. This will be a developers dream but effectively undermine the community that currently lives here. I do not support the creation of Sub Area 4 and want it to be removed from the plan. This area will be considered "traditional residential" in keeping with its current character.	1/16/2018 6:58 PM
34	There's always pressure to waive parking requirements; from home owners and developers, for aesthetic reasons, and to encourage trees. We can't cave on all of these without creating future long-term problems.	1/16/2018 6:27 PM
35	Do not allow 'monster houses' being developed on lots. Parts of Vancouver now require a footprint no larger than what was there before, as a control on monster houses. Beginning to see too many of those in Fairfield.	1/16/2018 5:31 PM
36	All needed to support maintaining the "traditional" appeal of Fairfield	1/16/2018 5:14 PM
37	Despite my huge support for more density, I actually hate the way detached homes can sell off their gardens. Why not have higher density in some areas, and keep the feel of neighbourhoods? It is sad how new detached houses are squished onto small garden lots. It looks messy and ill-conceived.	1/16/2018 4:03 PM

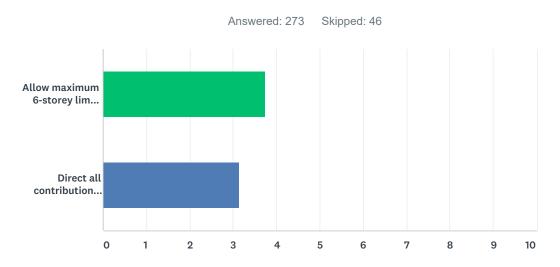
38	Density, density, density. It reads as if the city wants more taxes now and will worry about the aftermath of increased congestion later. Take a drive around Fairfield Plaza or Cook St. Village during busy times. Try and find parking. Try and not get hit by angry drivers crossing the street. Maybe it's time to take a step back and solve the growth problems we have today, instead of throwing more spaces for people to live into an already overcrowded area. For what it's worth, density increasing is inevitable - and this draft may very well be the future we have, but we need to walk before we can run, and we need to solve today's density problems today before we make it worse.	1/16/2018 1:20 PM
39	Quit tearing down the heritage of our district and erecting boxes.	1/16/2018 1:07 PM
40	Townhouses and small apartment buildings are probably better able to absorb the space required for parking for the additional residents	1/16/2018 11:41 AM
41	Need to focus on parking, well designed bike lanes and effective public transportation.	1/16/2018 9:44 AM
42	PLEASE MAINTAIN SINGLE FAMILY HOMES ON EXISTING LOT SIZESNO INCREASED DENSITY BY REDUCING LOT SIZES. ALLOW EXISTING HOUSES TO HAVE SECONDARY SUITES	1/16/2018 9:31 AM
43	There is not enough street parking available to increase density in this area.	1/15/2018 11:12 PM
44	Parking!	1/15/2018 10:40 PM
45	There should be development/design guidelines developed that retain sufficient buffers between houses and set guidelines for minimum lot setbacks so as not to significantly diminish enjoyment of property by existing and future homeowners/renters. There should also be at least a front or back yard, if not both, to ensure the character of the neighbourhood is maintained.	1/15/2018 10:00 PM
46	I didn't see any mention of the schools in the area being able to handle the influx of new students if the density is increased.	1/15/2018 9:06 PM
47	concerns: keeping affordable housing and low income housing at the forefront, ensuring that developers pay their fair share for the improvements the city is suggesting to defray the external costs to the neighborhood's look and feel. Have I said this enough yet? :-)	1/15/2018 8:59 PM
48	Please stop using the name 'Ross Bay Urban Village. It is developer-speak, and it makes it seems like you've already made up your mind. If you are really listening to feedback, please refer to the Fairfield Plaza by its current name.	1/15/2018 8:22 PM
49	Gentle desnification is not a cluster of townhouses or a giant four-plex next to a single family dwelling. Projects should be vetted by neighbours earlier in the process. Perhaps this way, developers may opt out of buying a property since they will know ahead of time that their idea will not sit well with neighbours. This would be a more effective approach than to basically push developments through since the poor developer has already invested their time and money in planning.	1/15/2018 4:27 PM
50	Design integrity must be consistently applied to all new structures. We risk losing the character for which Fairfield is known, Once lost it cannot be replaced.	1/14/2018 10:17 PM
51	Generally, beige townhouses that try to look like houses are terrible. Row houses or townhouses / duplexes which look like themselves are good. And put a stop to these square glass and metal buildings eg. Fairfield at Arnold, Fairfield at Richmond, etc.	1/14/2018 8:26 PM
52	At the corner of Brooke Street and Kipling was a single family house. It was knocked down and Zebra Design built 3 smaller, at least 2-level single family dwellings. This was done in a totally tasteful manner that worked for the feel of the neighbourhood. I would totally agree with such density.	1/14/2018 5:04 PM
53	setbacks from the street need to be considered. setbacks from either side of the neighbouring houses need to be considered. there must be an overall height restriction in place. many of the houses that have been raised or newly built exceed the height of neighbouring houses. this shades the neighbouring property which will reduce ability to grow food. restrict land assemblies - demolishing one house and putting three on one lot creates problems for neighbours. native trees that are drought tolerant should be considered for these homes and area.	1/14/2018 4:58 PM

54	SFD homeowners need to be told to chill the fuck out about neighbourhood change. The village is way better than it used to be 15 years ago before the new development. And their home prices have already appreciated considerably over the last 20 years. As a young professional renting in the neighbourhood it would be amazing to be able to consider living here. But it will require things like duplexes, houseplexes and townhouses to make that dream a reality for me. I don't have 1million lying around, and neither did they when they bought their home before home prices skyrocketed since 2014.	1/14/2018 3:45 PM
55	So if we have water restrictions now where is all the new water infrastructure and supply coming from?	1/13/2018 3:15 PM
56	We don't want any of it thanks !	1/13/2018 7:59 AM
57	Encourage residents to look creatively at the way they use they house/yard/boulevards/driveways.	1/12/2018 9:25 PM
58	Let's keep it traditional!	1/12/2018 5:08 PM
59	I'm not happy about the addition of laneway houses without consideration or comments being collected from neighbours. There is one just built on Redfern St 900 block that is larger than the main house. No approval or consult from neighbours. I'm for densification, but no mini-monster houses please. there are many wonderful small, one-level designs like the one mid-block of 900 Redfern that are very good and less of an imposition on the neighbours.	1/12/2018 2:15 PM
60	I mostly am supportive of all of the above, excepting increased suite/garden house on traditional home properties. However, my support is conditional on the parking issues being properly addressed. There needs to be more requirement for off street parking and less expectation that street parking can fill the void - it cant't.	1/10/2018 8:13 PM
61	See above	1/9/2018 10:32 PM
62	Part of the attraction of the neighbourhood is the large residential houses. Removing those devalues the neighborhood. Why should home owners suffer losses just because people want to move to a desirable neighbourhood?	1/3/2018 2:41 PM
63	Promote design creativity, not straight-jackets.	1/2/2018 10:06 PM
64	I am supportive of increasing housing density but I don't see how our schools can support more children! Both elementary schools in this area are at capacity! How has the City engaged with the School District in developing these plans?	12/20/2017 12:55 PM
65	What about parking?	12/18/2017 1:30 PM
66	As stated previously, it is preferable to opt for fee-simple row houses rather than strata-tenure townhouses.	12/17/2017 12:09 PM
67	Leave these areas as they are. Otherwise they will cease to be pleasant places to live! Fairfield is one of the few remaining areas with single family lots with garden space. Please leave it that way!	12/16/2017 8:28 PM
68	Anyone who does not live in this area can play NIMBY and push for massing to avoid it in their area!!	12/16/2017 7:31 AM
69	It is not because a neighborhood is sought after that it should be more populated. It is sought after because it is not densely populated, green and quiet. If we need more affordable accommodation, let's form only one regional government instead of having multiple municipalities and improve transportation with fast transit access from the suburbs to downtown. This is what other larger cities have done. In addition, with teleworking, people can work at home and do not need to live downtown.	12/15/2017 5:37 PM
70	Simple, add more density, but not garden suites.	12/15/2017 4:10 PM
71	The increase in population density will require significant investment in infrastructure to support increase traffic, parking, utilities, sewers. Also, will need additional schools and medical offices to support the population growth.	12/15/2017 1:12 PM
72	respect the current owners / stop over development	12/15/2017 12:18 PM

73More housing density means more traffic. This will impact quality of neighbourhoods bordering along Fairfield Road. Traffic lights, turning lanes and pedestrian lights will be needed along Fairfield corridor to accommodate the increased traffic. Fairfield Plaza is on a corridor of transitting traffic, the volume of which the City of Victoria does not have control. The reality is that people drive from both east and west to this area to shop and they are not carrying a week's supply of family home on a bicycle. With existing density, it is becoming increasingly difficult to exit adjacent residential streets and for our children to safely cross this corridor when walking to school.12/1/2017 374Our taxes are going up 7-8% with no new amenities or transportation options. WE need to week ways of calming the market and creating affordable solutions.12/7/2017 375The important think to me, for all this to work, is maintaining lot size and green-space and the beautiful, walk able ambience of Fairfield. Hive on Linden and people are walking by all the time, enjoying the gardens and houses.12/6/2017 176This is absolutely horrible. You are proposing mass upzonings that only bring in speculators and benefit no one except developers and investors. There has been no consideration of neighbourhoods. This is just Cook & Oliphant on a large scale.12/3/2017 877Traffic issues that come along with higher density. A proposed bike path down Cook Street will increase the traffic on other side streets. Where and how are these cars supposed to get anywhere? Traffic will be forced onto quieter residential streets such as Vancouver Street, Collinson, Richardson, etc as drivers try to get around.12/3/2017 8	3:30 PM 1:16 PM 11:59 AM
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increase the traffic on other side streets. Where and how are these cars supposed to get anywhere? Traffic will be forced onto quieter residential streets such as Vancouver Street,	3:38 PM
78Growth and development are not good for this community.11/30/2017	4:33 PM
79 In traditional residential areas, the policy should read that the retention and conversion of an existing house should always come first, before demolition and replacement is considered. The neighbourhood is characterised by beautiful arts and craft homes and property owners have, up to now, done a fantastic job of densifying through sensitive house conversions. Units in these buildings will typically be more affordable than new townhouses. it is really important that you get this piece right, otherwise the damage to the neighbourhood character could be significant. I'd support much wider use of Heritage Conservation Areas than that currently contemplated.	3:37 PM
80Relax the setback and the height requirement.11/27/2017	6:41 PM
81 The majority of Fairfield is character single family dwellings. This helps to create its unique feeling. 11/27/2017 Don't destroy this	12:21 PM
82 Need off street parking for all units. Worried hugely about displacing current residents. I haven't seen any proof that tgis higher density housing helps in aiding affordability. The new developments are way more expensive than the existing ones. Increasing density in this many areas this close together will push single family homes out over time. It's always easier to add more high density units when the one next door is. I'm fine with increasing density in a way that focuses on keeping current residents in the neighbourhood and encouraging families to live in the neighbourhood.	12:31 PM
83 support affordable housing 11/17/2017	6:42 PM
84 Per my comments above, this is not a good move to help maintain the feel of the neighbourhood and maintain property values. Lower density should be the goal. My fear is this aspect of the plan is more about the people who do not yet live in this community, opposed to the people who call it home already.	11:20 AM
85 same as before: the more you try to increase the population density in this area, the more cars there will be - increased parking per unit/land area is necessary to keep parked cars off streets	7:38 AM
86 We need a separated bike lane all along Dallas Road for biking and rollerblading. The dog area is 11/13/2017 too big. We need a separated bike lane on Linden from Dallas to May. Please add traffic calming to Linden. No through traffic from Dallas to Linden. There are a lot of children on Linden. It is very dangerous as people speed on it to get to May.	4:59 PM
	3:51 PM
87 Fairfield should support any city effort to tax unoccupied homes. 11/13/2017	
	7:52 PM

90	Why are townhouses being so limited. This draft plan looks like NIMBYism at its finest	11/11/2017 8:16 PM
91	Keep traditional residential areas the way they are; that's what makes them desirable and liveable. Your plans for more density destroys what is good.	11/11/2017 9:17 AM
92	Encourage the use of Bike. Relax the parking space requirements. Development of roof-top gardens.	11/10/2017 10:12 AM

Q12 How supportive are you of the key initiatives to retain rental apartment areas?



		VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
this area to r and discoura redevelopme	um 6-storey limit in etain rental buildings age teardown and ent (this policy aligns cial Community Plan)	43.96% 120	19.78% 54	14.65% 40	10.62% 29	10.99% 30	273	3.75
development creating new housing. Wh affordable ho consider ado	ousing is secured, litional density storeys) [see Bonus	27.41% 71	16.99% 44	17.76% 46	17.76% 46	20.08% 52	259	3.14
#	COMMENTS FOR " BUILDINGS AND D ALIGNS WITH THE	ISCOURAGE TEA	ARDOWN AND RE				DATE	
1	lower storey to 4						1/19/2018 3	3:00 PM
2	Discourage teardow	ns!!!!					1/18/2018 1	0:07 PM
3	This implies you war aren't 6 storeys and beyond the approve	as you state, the c	only "affordable" he	ousing would b			1/18/2018 1	:55 PM
4	Good plan.						1/18/2018 1	2:41 PM
5	I'm concerned about future. These buildin construction is more housing isn't a priva	igs aren't as energ expensive but wh	y efficient or as nic y is this the private	ce as new con	struction. Yes, ne	W	1/18/2018 1	2:23 PM
6	In Cook Street heigh	nt needs to be rest	ricted to 3 or 4 sto	ries			1/18/2018 1	1:17 AM
7	6 storeys will block v	views and "shade o	out"the existing 4 s	storeys			1/18/2018 1	0:49 AM
8	I think upgrading exi there, also taking int					is already	1/17/2018 1	0:44 PM

9	Maximum 4 storey buildings.	1/17/2018 10:26 PM
10	such as long as its affordable	1/17/2018 9:54 PM
11	In North west sector	1/17/2018 9:28 PM
12	As long as you protect the trees	1/17/2018 8:53 PM
13	This might strain the ageing infrastructure in the area	1/17/2018 8:33 PM
14	NOT 6 stories.	1/17/2018 8:00 PM
15	Keep it to 4storeys	1/17/2018 4:35 PM
16	Build higher and demand fair rental.	1/17/2018 4:23 PM
17	This is great!	1/17/2018 3:21 PM
18	Another mis-leading question. It's also disingenuous to double-dip on the CVS area like a fast-food planning order of a large and small urban village combo. As mentioned before, extend TR to encompass all the CVS boundary and Fairfield west. While older rental apartment buildings should be retained and improved, new 6-storey buildings under URH should be strictly kept in the busy already high-density periphery/boundary and corridor streets (not side streets), and medium-density TR type of housing is maximized. I do not know what the is meant by "affordable housing" nor trust the way it is being repeatedly used as the magic ticket for any new construction. All I know and see are four people who had to move out of home and neighbourhood because new buildings with "affordable" units were being built.	1/17/2018 2:40 PM
19	This is a denser area already moving in this direction so it makes sense with all of the city core available by foot	1/17/2018 12:32 PM
20	again the use of the word "encourage" This is a voluntary action by the owner who is very likely not willing to spend money rebuilding his appartment complex 4 stories is adequate. Why increase the density to a place wher you create new problems?	1/17/2018 11:31 AM
21	There are some old buildings of this category that could use modernization	1/17/2018 10:54 AM
22	Let developers modernize these old and ugly buildings.	1/16/2018 10:08 PM
23	Not the six storeys!	1/16/2018 10:05 PM
24	We need affordable financing with the developerstheir money is by investors and if they take five years to quadruple their return no skin off the investor No interst mortagues funded by developers will keep your salery BUT the developers have to build essential services like schools first to make this happen!	1/16/2018 8:05 PM
25	This kind of development has its place and area within a neighbourhood	1/16/2018 7:42 PM
26	Mostly ugly buildings deserve teardownneed for seismicand other upgrades may make retention uneconomic.	1/16/2018 5:17 PM
27	Buildings lower than 6 storeys will be torn down and replaced with 6 stsorey to maximize profit.	1/16/2018 3:39 PM
28	Any neew build should provide 1.33 resident parking stalls per unit.	1/16/2018 1:39 PM
29	to vague to comment	1/16/2018 1:25 PM
30	Newer buildings look nicer and are more efficient, so there's a benefit to tearing them down.	1/16/2018 1:21 PM
31	limiting density only drives up cost per unit, which drives up rents and makes converting to condos more likely. Perhaps you could achieve maintaining rentals and increase density/affordability by encouraging purpose built rentals?	1/16/2018 12:10 PM
32	As long as the area of 6 story apartments is not expanded.	1/16/2018 10:30 AM
33	VERY OPPOSED	1/16/2018 9:33 AM
34	Too tall. Max 3 stories	1/15/2018 10:47 PM
35	It all sounds good in theory, I notice that a landlord/developer in James Bay is having trouble with tenants who are tired of the construction mess and noise and want rent refunds. Somebody has to pay for redevelopment.	1/15/2018 9:17 PM
36	Do not allow 6 stories on Fairfield between Vancouver and Quadra. Start 6 story zoning one road further north on Collinson where there is already a 6 story building.	1/15/2018 8:57 PM

37	I like the idea of retaining rental buildings, but most of the units on Cook Street are 4 storey. So why are we now talking about 6 storey? The new developments going up in Cool Street Village now are 5 or 6 storey. So, if you zone this 6 storey won't that actually encourage teardowns?	1/15/2018 8:28 PM
38	6 stories is much too high for a community	1/15/2018 8:22 PM
39	Many building are so rotten that not even nostalgia will be enough. New, mould free dwellings are required.	1/15/2018 8:00 PM
40	Too many stories.	1/15/2018 2:25 PM
41	maximun 4 storeys	1/14/2018 5:45 PM
42	4 storeys is enough. if developers don't like it, they can build somewhere else. they don't have to build there, they are just hoping to maximize profits.	1/14/2018 5:01 PM
43	So necessary. I've lived in three of these buildings throughout my 20s and they have all been wonderful experiences. I hope many more people after me can have the experience of living in these big, spacious 60s apartment buildings and paying affordable rent.	1/14/2018 3:47 PM
44	allow 4 story limit	1/13/2018 12:13 AM
45	I would like to see retention of affordable housing stock, and if we could update buildings towards passive energy, that would also enable the day-to-day cost of living in those units to remain affordable.	1/12/2018 5:13 PM
46	This is a key inititative.	1/11/2018 7:05 AM
47	All revenue should be used for afffordable housing.	1/4/2018 9:26 AM
48	of already built buildings	1/3/2018 10:50 PM
49	too high. Rental apartments in this area does note necessarily equate affordable.	1/3/2018 2:43 PM
50	We don't want 6 story buildings or and buildings over two stories in our neighbourhood.	1/3/2018 8:30 AM
51	the statement " New affordable housing is needed " MUST be deleted from this Plan. has no relationship here.	1/2/2018 10:14 PM
52	Agree. Too much development at once means everything looks the same and boring. Keeping existing development and slowing the pace of new buildings would be ideal.	12/26/2017 3:45 PM
53	Prohibit the teardown of existing multi-unit rental buildings for redevelopment as condominium buildings.	12/17/2017 12:15 PM
54	Redevelopment of similar building should be allowed. Buildings really do only have a 50 year (max) lifespan before plumbing/electricial and everything else really do need to be replaced.	12/16/2017 8:31 PM
55	The Ceiling Hight must be nailed down and the Shadowing is a huge issue!!!!	12/16/2017 7:34 AM
56	Add in the Rupert Terrace to Burdett between Quadra and Blanshard and you have my support. And maybe add in the Rose Manor block for the senior's.	12/15/2017 4:18 PM
57	Let the market determine what is required for rental.	12/15/2017 1:15 PM
58	more viable community with owners over renters	12/15/2017 12:20 PM
59	as long as it is used to retain rentals, eliminated tear downs and not be awarded to new condo developments	12/14/2017 3:32 PM
60	I am the owner of a top floor suite in a 4 storey condo between Cook and Vancouver and do not want buildings higher than the current 4 stories that is the norm	12/10/2017 9:13 PM
61	not important to our neighbourhood according to many households	12/8/2017 11:04 AM
62	Your plan will fail because of massive upzonings which will drive up prices. There won't be any affordable rentals anywhere. I can't support increases in density without rules and limits along with mitigating land value increases cause by upzoning. I don't see anything like this in the "plan"	12/6/2017 12:02 PM
33	As long as "renovictions" are not happening, I strongly support the re-devolpment of older apartment buildings. I was incredibly lucky to come back to a building that was "renovicted," but my rent increased by over \$200/month. This was not affordable to the majority of the tenants in my building.	12/5/2017 7:33 PM
64	no bonus density	12/5/2017 12:49 PM

65	I prefer 4 storey buildings.	12/3/2017 9:48 PM
6	4 storey units maximum height acceptable	11/30/2017 4:34 PM
67	The old building are full of old wires/drywall. We need new and imporved building that requires less energy to heat.	11/27/2017 6:44 PM
68	It's a good concept but is completely fairy dream unviable as Victoria has the dumbest CAC policies in BC and likely anywhere. It appears to lack anyone with a background in land and realty economics.	11/27/2017 4:09 PM
69	6 stories too high	11/27/2017 12:32 PM
70	no teardowns to keep the developers happy	11/24/2017 3:35 PM
71	Support retention & improvements to the existing 4 story buildings. Do not support going to 6 stories.	11/22/2017 1:05 PM
72	are you referring to the current 3 1/2 storey wood frame buildings? 6 stories is too high.	11/20/2017 11:48 PM
73	Redevelopment should be allowed on a case by case basis	11/20/2017 5:17 PM
74	four storey	11/18/2017 11:46 AM
75	6 storeys bldgs are too tall	11/16/2017 4:17 PM
76	Although I am personally opposed to the density that 6 story rentals bring, I can appreciate this plan needs to protect the existing residents. This is why working to protect the current density levels in the more residential single family home areas is so key.	11/16/2017 11:35 AM
77	4-storeys only?	11/14/2017 7:38 AM
78	I feel that all areas of the neighborhood must be equally obliged to include affordable housing as part and parcel of development, whether it be single family dwellings, secondary suites, duplexes, townhouses, or multi-unit apartments or strata. It is wrong to put the entire obligation for affordable housing on the area of Fairfield that this draft calls "rental residential areas". Labeling this area "rental" reveals a strong and erroneous bias that I feel is designed to leave the impression that this area is less important and therefore can bear the brunt of relieving the affordable housing shortage. Being a renter in Victoria is as traditional as being a single-family dwelling owner, or a strata owner. As well, there are many single-family dwellings and strata properties mingled in amongst the rental buildings that makes these areas just as charming and quaint as Cook Street Village, and there is a low-rise, open and green feel all over the area, just like in the "traditional residential areas" (another bias-laden term).	11/12/2017 8:34 PM
79	There are no 6 story buildings in most of this area now (except a couple of new ones). 6 story buildings would impact on the light and ambiance of this area, where a lot of duplexes and small apartments already are.	11/11/2017 6:21 PM
80	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to get a specific outcome.	11/10/2017 9:56 AM
#	COMMENTS FOR "DIRECT ALL CONTRIBUTIONS FROM NEW DEVELOPMENT IN THIS AREA TOWARD CREATING NEW ON-SITE AFFORDABLE HOUSING. WHERE ON-SITE AFFORDABLE HOUSING IS SECURED, CONSIDER ADDITIONAL DENSITY (LIMITED TO 6 STOREYS) [SEE BONUS DENSITY INFO SHEET]"	DATE
1	don't clump all affordable housing into one area.	1/19/2018 3:00 PM
2	Six storeys is too high! Affordable is key!	1/18/2018 10:07 PM
3	No more additional density	1/18/2018 8:58 PM
1	It is hoped improvement to infrastructure including water, sewage, traffic lights and especially off- street parking will be implemented prior to authorizing	1/18/2018 4:40 PM
5	Proof you are already PLANNING TO APPROVE beyond the limitations listed in the plan.	1/18/2018 1:55 PM
`	Yes, really necessary.	1/18/2018 12:41 PM
Ő		
6 7	I'd like to see more balance here with emphasis on the public realm, pedestrian infrastructure and public art.	1/18/2018 12:23 PM

38	Not in favor of trading additional density for public art.	1/15/2018 9:17 PM
37	No additional density . Developer must provide subsidized housing within the building.	1/15/2018 10:47 PM
36	NO!!!!	1/16/2018 9:33 AM
35	This still begs the issue of why are we trying to place affordable housing in a city where is very difficult to acheive without massive public funding and in that scxenario who pays? Our taxes are already very high.	1/16/2018 10:30 AM
4	same as previous comment.	1/16/2018 12:10 PM
3	Do not agree with up to 6 stories	1/16/2018 1:08 PM
2	affordable house needs to be put where property is affordable. we don't pay the taxes we pay and the price of a home in the area to live next to people that rent and do not have the same regard as we as home owners have. this devalues our property.	1/16/2018 1:25 PM
31	Agree with first part, but not up to 6 storeys.	1/16/2018 3:39 PM
0	I am not in support of subsidized affordable housing. Build condos and use tax revenues to give people who need it a tax break.	1/16/2018 4:05 PM
29	I do not support the additional density as a trade off for affordable housing.	1/16/2018 5:00 PM
28	Let the market sort out what housing to build. "affordable" depends on who you are not a city definition	1/16/2018 5:30 PM
27	Affordable housing should be moved well out of Victoria some where near the outskirts of the city	1/16/2018 7:42 PM
26	See 12 answer	1/16/2018 8:05 PM
25	What about neighbourhood improvements?	1/16/2018 10:05 PM
4	I am opposed to 6 story building heights and the vehicle density it will create on Cook street.	1/17/2018 11:31 AM
23	Make afforable housing for people who HAVE JOBS downtown. Do not create housing for indigents downtown.	1/17/2018 12:52 PM
2	4 storeys	1/17/2018 2:37 PM
1	See above.	1/17/2018 2:40 PM
)	Contributions should help enhance the neighbourhood not provide housing for those who feel entitled to live in a neighbourhood that is one of the most desirable, and therefore expensive, in the city. We would like to live in Uplands, but you do not see us at Oak Bay council meetings pushing for affordable housing. Fairfield should not be any different in this respect.	1/17/2018 4:19 PM
9	Shouldn't be "all" contributions. Some public art would be nice.	1/17/2018 4:23 PM
8	Affordable housing kept to 4	1/17/2018 4:35 PM
7	6 Stories is too tall. 3 to 4 stories where existing apartment buildings exist. How is "affordable" defined? Affordable to whom?	1/17/2018 8:00 PM
16	Stop talking about affordable housing. This is a Term with no meaning and should be dropped. Victoria is an expensive city to live in and you simply cannot change at fact. Developers need to get a good return on the money they spend.	1/17/2018 8:08 PM
5	There is too much detail in the Q for this section	1/17/2018 9:28 PM
14	affordable, speaking my language !	1/17/2018 9:54 PM
13	Maximum 4 storey buildings.	1/17/2018 10:26 PM
2	What is affordable?single income families?.	1/17/2018 10:44 PM
1	Developers will push this to the absolute limit. There interests are short term. For residents, high, medium and low income residents included, our interests are long term.	1/18/2018 10:23 AM
0	Yes to affordable housing, no to greater density. Why is it contingent on greater density? See earlier comment.	1/18/2018 10:49 AM
	We do not want more density. Affordable housing means only a handful of people benefit. Other support needs to be provided to people requiring housing. For example students usually do not receive any assistance for housing. Let's make more modest accommodation.	1/18/2018 11:17 AM

39	you've read my mind	1/15/2018 9:00 PM
40	See comment above. No 6 stay building on north side of Fairfield between Vancouver and Quadra	1/15/2018 8:57 PM
41	Once again, why should affordable housing be more dense? Doesn't make sense. Keep housing density the same whether or not its affordable. It seems like this idea pretends to be about affordable housing, but is really just about getting the community to agree to higher density.	1/15/2018 8:28 PM
42	Affordable housing should be a requirement of any multi-dwelling project. The definition of affordable should also be adjusted to encompass what's actually affordable given avergae wages and cost of living here.	1/15/2018 8:00 PM
43	While affordable houseing is great I am not sure what you are proposing will deliver. Doubt it	1/15/2018 4:17 PM
44	If it's 6 stories, the builders will push hard for 8 stories.	1/15/2018 2:25 PM
45	I don't agree that just because some units of affordable housing is created that more density is the compensation. I am against more density. Even if the development stays at the 6 storey limit for this area north of Cook St. Village , (north of Cook and Fairfield) a developer can add more footprint going sideways instead of up taking away the open space of a less dense building.	1/15/2018 2:23 PM
46	Consider play areas for kids as well	1/14/2018 8:27 PM
47	maximum 4 storeys	1/14/2018 5:45 PM
48	what is affordable housing? will this be defined? there is really not much affordable in Fairfield. landlords have raised rents in apartments every year. 10% below market is still not affordable. don't see how this will actually work.	1/14/2018 5:01 PM
49	It would be great to have some neighbourhood subsidized housing, in addition to the two supportive housing buildings in the area. Could increase income diversity for Sir James Douglas school, which we know improves everyone's wellbeing, rich and poor alike.	1/14/2018 3:47 PM
50	Don't draw a hard and fast line with 6 storeys. The right building might be 7 storeys and include some public amenities.	1/12/2018 9:26 PM
51	Unfortunately the land base in this area is expensive, making affordable housing a greater challenge. Any added density must be seen not as extra \$ in the pockets of developers, but a real contribution to affordable housing.	1/12/2018 5:13 PM
52	you use 'affordable' all the time. What exactly does this mean? It's never defined. What's affordable to a CHinese businessman is not to a minimum wage worker	1/11/2018 9:39 AM
53	Ensure affordable housing is permanent for the life of the building. Ensure 3-bedroom affordable units are created.	1/5/2018 12:12 PM
54	too high. Rental apartments in this area does note necessarily equate affordable.	1/3/2018 2:43 PM
55	is housing a private sector initiative or not? certain elements in city council do not understand how 'markets' work!and	1/2/2018 10:14 PM
56	Affordability is vital	1/1/2018 11:42 AM
57	I am worried bonus denisty will get abused by developers.	12/26/2017 3:45 PM
58	Living downtown is a privilege. Having affordable housing in the most desirable place in town is unfair to those of us who have to pay through the nose to live down here. I know of people who live in subsidized housing that don't really need it. There needs to be more diligence in deciding who gets this housing, with regular reviews as their situations change.	12/19/2017 9:58 AM
59	Bonus density is a bribe pure and simple. The City needs backbone to stand up to developers no on-site affordable housing no building permit.	12/17/2017 12:15 PM
60	No increased density for affordable housing. Make it simply a requirement. Profit margins are already way too high for developers!	12/16/2017 8:31 PM
61	You MUST go to Affordable Financing or you simply create a transient community!!!	12/16/2017 7:34 AM
62	Only in the area shown on the density info sheet. Again, I am for affordable but not subsidize housing around downtown. Subsidized housing should be in area where the land is cheaper otherwise this model is fiscally unsustainable.	12/15/2017 5:37 PM

63	Choose other places to add affordable housing. The areas close in to the downtown core are expensive enough without subsidizing cheap housing. A little further out is still within a 15 minute walk of downtown. Do not be so quick to reduce the city tax take. Similarly, building homeless facilities in the core is ludicrous. You get no tax revenue form these facilities and the occupants are surrounded by the drug and alcohol culture they help support downtown. Force the service agencies to move support services further out and the homeless facilities would have to follow. Why should government money be supporting the service agencies to be in the highest rent district of downtown and be tax exempt.	12/15/2017 4:18 PM
64	dump subsidized social housing: Fairfield deserves better	12/15/2017 12:20 PM
65	Who defines what "affordable" means?	12/14/2017 3:32 PM
66	Require affordable housing without increased density.	12/14/2017 2:41 PM
67	This is why all buildings on Cook and at the Ross Bay plaza should be 6 storeys, not 4.	12/14/2017 2:12 PM
68	Stop encouraging so much development.	12/14/2017 11:32 AM
69	So long as this does not decrease the value of my condo	12/10/2017 9:13 PM
70	The neighbourhood has a population which has supported it for decades w/o new poorly thought out ideas	12/8/2017 11:04 AM
71	Sounds good but I am against the bonus system which will enrich developers 10 more. And prvide very limited benefit in terms of affodability. The POLICY should cap development at 30%, 40% and 50% and any developers wishing to qualify for 8-10, 6 or 4 storey in the respective areas should pay the city a bonus for that!	12/7/2017 3:38 PM
72	No specifics given.	12/6/2017 12:02 PM
73	define affordable, no additional density	12/5/2017 12:49 PM
74	The devil is in the details. What about resale of units bought by affordable housing applicants?	12/3/2017 9:48 PM
75	I dont agree with this all. Amenity contributions should be put towards PUBLIC amenities, something for us all to enjoy.	11/29/2017 3:38 PM
76	Do you mean more tax again? We pay enough property tax already!!	11/27/2017 6:44 PM
77	Again, this is fairy tale crap given that Victoria doesn't know how to obtain a workable CAC to leverage affordable housing. This is childish.	11/27/2017 4:09 PM
78	Yes to incentives to encourage affordable housing but not by allowing 6 stories.	11/22/2017 1:05 PM
79	Four storey, eliminate a lot of the city's money grabs	11/18/2017 11:46 AM
80	As long as units are sufficiently large for the families and we don't get unacceptably high densities.	11/16/2017 4:17 PM
81	This is a very bad idea. It will jeprodise the existing neighbourhood to help those who currently live elsewhere. Housing should be market based.	11/16/2017 11:35 AM
82	Please add a separated bike lane on Linden Avenue. Please close Linden to traffic from Dallas Road.	11/13/2017 4:59 PM
83	see above comments	11/12/2017 8:34 PM
84	Limit to 4 stories and it is ok. NO to bonus density. Council controls the development. Developers, if they are forced to comply, will comply.	11/11/2017 6:21 PM
85	This question is sort of vague and seems to be deliberately phrased misleadingly, presumably to	11/10/2017 9:56 AM

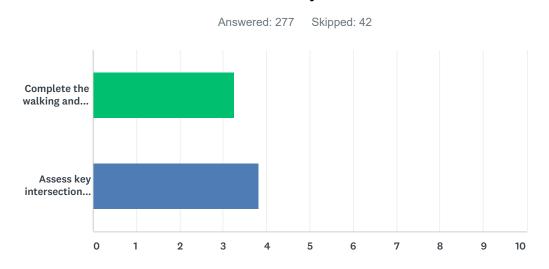
Q13 Did we miss anything? Read the Urban Residential Housing Section

Answered: 33 Skipped: 286

#	RESPONSES	DATE
1	No.	1/18/2018 12:41 PM
2	This Fairfield Neighbourhood Plan is going too fast. Let's hold off until there is more consultation and questions answered. Lets wait until after the upcoming municipal election in 2018. Too much, too fast. This is a drastic proposed change which needs a lot more time.	1/18/2018 8:42 AM
3	Yes. I do not believe the residents of Fairfield or Gonzales have been listened to by the current planning department or by city council. This is most disheartening.	1/17/2018 8:00 PM
4	Apartment buildings must have space for families. There needs to be multiple options for 3 bedrooms.	1/17/2018 5:25 PM
5	Yes, the vision for the city needs to be clear and strong. This neighbourhood provides an overall pleasing experience not just for residents but workers, visitors and tourists. While Fernwood remains relatively untouched, it is not the only neighbourhood with a long history and a character that helps define Victoria's distinctive identity as a city. Let's not destroy Fairfield, or confine it to a quaint pocket southeast of CSV, or wall it in to a few strips of streets, but encourage the expansion of its characteristics to enfold new growth, not be overtaken by it. The range of TR options has it right, but it must be applied to all new housing in Fairfield especially west of Linden.	1/17/2018 2:40 PM
6	very important!	1/16/2018 9:29 PM
7	Again you missed the pointAffordable financing by making thedveloers wait five years for profitAllow no interst loans for first time buyers for five years This works I have proof and I am the proof.	1/16/2018 8:05 PM
8	Water, sewer, traffic.	1/16/2018 7:42 PM
9	For affordable housing, would the City consider donating land?	1/16/2018 5:17 PM
10	How do you reasonably expect to get more and more affordable rentals in this area if you limit the number of units that can be built by restricting building height and types? This is the biggest contradiction that runs throughout this whole plan.	1/16/2018 12:10 PM
11	would have to see what the incentives would be for developers before providing an opinion.	1/14/2018 5:01 PM
12	We need to encourage developers to be contributors to the good of the community in which they are building, and not just motivated by every \$ they can squeeze out of a project	1/12/2018 5:13 PM
13	The buildings are ageing and when they get replaced you need to incentivize the affordable housing, family size units, and underground parking. 6-8 storeys appropriate for new development, but use a density bonus to not give it away without affordable housing. Higher buildings enables underground parking and a mix of resiential units. 3 + bedrooms for families, rental housing, affordable ownership housing. Housing agreements.	1/11/2018 7:05 AM
14	I didn't see anything about parking - more density will require more parking.	1/10/2018 8:15 PM
15	Read Frederic Bastiat: "That which is seen and that which is not seen." (approx title). and other titles of his.	1/2/2018 10:14 PM
16	I'd like to see a definition of affordable housing.	1/2/2018 6:20 PM
17	Ensure adequate parking!	12/16/2017 8:31 PM
18	Anyone from anywhere even outside of BC can fill this survey in!!! This is not the definition in the Government Act nor the Growth Strategies ACT!!!	12/16/2017 7:34 AM
19	Density.	12/15/2017 4:18 PM
20	The rental market should be driven by supply and demand. Regulation should only be used for used for used for compliancy with building code and rental agreements.	12/15/2017 1:15 PM
21	stop the cycling infrastucture	12/15/2017 12:20 PM

22	"Affordable" is not defined. What is affordable to a couple with a combined income of \$140,000 is very different that that of a single person earning half that amount or a person on a disbililty pension.	12/14/2017 3:32 PM
23	There is no need for bonus density. Stop the over-development of neighbourhoods.	12/14/2017 11:32 AM
24	Your plan does not really address affordability directly in the POLICY and it should.	12/7/2017 3:38 PM
25	Retaining rentals is a great idea. The plan you are putting forward will do the OPPOSITE. By encouraging speculation with massive upzonings and prezonings you drive out who is living here. Don't you feel guilty about what you are doing?	12/6/2017 12:02 PM
26	This is extremely important.	11/28/2017 10:30 AM
27	A realistic way to leverage affordable housing through a development mechanism. Delusionary.	11/27/2017 4:09 PM
28	So long as we are talking about maintaining current high density buildings here and not about adding them I like it.	11/18/2017 12:33 PM
29	This is so important. I live in this 'rental area' and units in my building that were originally renting for \$900/month a couple years ago are now \$1400/month. This nieghbourhood is pricing so many young people out of it.	11/13/2017 2:09 PM
30	I feel strongly that if 6 storey buildings are allowed in areas of Fairfield that do not have 6 storey buildings now 6 storey buildings should be allowed in any area of Fairfield, under the same terms and conditions. The character and nature of the "rental residential areas" is no less worthy of protection than the "traditional residential areas".	11/12/2017 8:34 PM
31	No	11/12/2017 11:40 AM
32	In case you haven't figured it out, I am completely and unutterably opposed to 6 story buildings except along Fort Street corridor or in the area that is closest to downtown. This area (North of Southgate is mostly 4 story apartments now with a few streets having a mix of small apartments, duplexes and single family homes. These areas would be overwhelmed by 6 story buildings. Bonus Density is a bad concept that developers love. Council needs to set proper firm rules. Developers would comply. You CAN require rentals and affordable housing in all buildings. Just do it.	11/11/2017 6:21 PM
33	Six stories is too high. Current set backs should be required in any new proposed development.	11/10/2017 8:36 AM

Q14 How supportive are you of the key initiatives for transportation and mobility?



		VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
routes showr Neighbourho Transportatio new ones to		32.12% 88	20.07% 55	11.31% 31	14.96% 41	21.53% 59	274	3.26
Neighbourho Transportatio	d areas for t identified in the	42.86% 114	24.06% 64	16.92% 45	6.02% 16	10.15% 27	266	3.83
#	COMMENTS FOR " NEIGHBOURHOOD CONNECT DIFFER	ACTIVE TRANS	PORTATION MAP	AND DEVEL			DATE	
1	Keenly opposed to a the majority who live	•	a useless bike hig	hway. Period.	Not needed, not	wanted by	1/19/2018 4	:19 PM
2	Motorists are not jus The opposite of wha			being pushed	to more resident	ial streets.	1/18/2018 1	0:27 PM
3	NO bike lanes on Co those with disabilitie		ers needs should b	e accommoda	ited first such as	elders and	1/18/2018 9	:01 PM
4	Vancouver Street no	ot Cook Street for b	oike lanes.				1/18/2018 5	:06 PM
5	Parking is essential removing parking to accommodate bicyc	allow for bicycles.					1/18/2018 4	:45 PM
6	Needs review of cyc parking and redesig			area/ must be r	eviewed in total v	vith	1/18/2018 4	:10 PM
7	I consider it very eas	sy to walk or cycle	in Fairfield now.				1/18/2018 2	::06 PM

8	If you did a speck of studying traffic and parking in this neighbourhood you'd know that this is impossible to do without major safety concerns as well as huge parking issues and creation of traffic congestion.	1/18/2018 1:56 PM
9	Yes, we need more crosswalks and limited autos and motorcycles. And noise control.	1/18/2018 12:43 PM
10	Ditch the bike lanes on Cook Street and Dallas Road. This is going to be a nightmare.	1/18/2018 12:24 PM
11	I think some of the bicycle routes are very misguided. Side streets should be used more.	1/18/2018 12:21 PM
12	I th8 I This needs a lot more study and I put, especially from commuters and cyclists.	1/18/2018 10:53 AM
13	Why are cycling routes and walking routes combined into one question in this survey?? I have very different answers for these two separate activities. As you know, cyclists and walkers often don't co-exist happily in the same space.	1/18/2018 10:24 AM
14	We are seniors who would like to age in place and who currently live in the area. We do not want to make it easier to leave the car behind.	1/18/2018 8:43 AM
15	TOO MANY ROUTES!! V. CONFUSING. KEEP IT SIMPLE ONE OR TWO ENOUGH.	1/17/2018 11:02 PM
16	I agree, in adding more safe biking and walking sidewalks, there are too many areas where the sidewalk just ends!, and somehow your suppose to get across the busy street?. I very much agree in making it safer for biking, as I have 2 young children an it is always a challenge to get from our neighborhood to downtown or onto the galloping goose	1/17/2018 10:49 PM
17	Elderly and handicapped people need access to Cook Street Village services by car.	1/17/2018 10:30 PM
18	encouraging other means of transportation besides cars! Good work	1/17/2018 9:55 PM
19	Please do not put bike lanes on Cook Street	1/17/2018 9:48 PM
20	No speed bumps along Ricahardson- I heard a rumour. Moves traffic to the side streets	1/17/2018 8:56 PM
21	Fairfield is not wide enough to allow cycling lanes.	1/17/2018 8:35 PM
22	There is too much emphasis being put on bike paths.	1/17/2018 8:14 PM
23	At present cyclists who choose Fairfield Road impeed traffic flow. To increase cyclist use on this main artery would cause great frustration for buses, cars, delivery trucks, I see that Cook St. is also under consideration for increased cyclist and decreased vehicle traffic. This does not reflect the needs for everyone from Cook Street Village to Oak Bay who use this as a main access artery. Cyclists have other options, like Vancouver St., Richardson, etc	1/17/2018 8:09 PM
24	NO BIKE LANES ON COOK STREET	1/17/2018 7:57 PM
25	See previous comments.	1/17/2018 5:31 PM
26	Walkability and cyclability are important, but we do not need multi-million, two lane bike lanes everywhere. Victoria is a very cycle-friendly city (this coming from a life-time cycle commuter). The only problems with cycling in Victoria are the cyclists who do not follow the rules, the drivers who do not follow the rules and the pedestrians that do not follow the rules. Let's save some money here and educate rather than limit parking and avoid painting our streets with more colours, while actually making it more confusing and difficult to move around and park.	1/17/2018 4:27 PM
27	It's nice but too much time is being spent on the issue.	1/17/2018 4:23 PM
28	do not need bike lanes on south cook st or thru the village use vancouver st .	1/17/2018 3:42 PM
29	really like the main connections so all the schools are linked, so that kids can get to elementary, middle and high schools safely.	1/17/2018 3:22 PM

1/17/2018 3:05 PM

The Richardson route is very busy, even with the creepy smiley face sign. It's a very well used route as is the Oscar/Southgate route. The Richardson route needs to have very well-defined bike lanes as many children and youth use it as well. The Oscar/Southgate needs better marking to link in with Brooke, and more people are using it as well from Gonzales and Oak Bay. This route is also very popular with pedestrians and tourists (from downtown to CSV or Moss St Market). It's ridiculous that the Southgate portion is marked as it is because cars feel entitled despite the creepy smiley face to use it like a small highway. I still meet visitors, myself included when I moved to Victoria 20 years ago, who are unfamiliar with the city were confused as to whether Beacon Hill was an actual park or just parkland because there seems to be a small highway running along it. Such beautiful grounds on both side, sliced by a wide yellow-stripped road - we know who has priority over the use of this access route. Southgate should have a treed boulevard in the centre, proper bike markings and clear pedestrian-friendly crossings at both Blanshard and Vancouver St. The latter is a disgrace in terms of urban design that's supposed to be dedicated to discouraging use of cars and supporting flow and safety for pedestrian and cyclists. A four-way corner doesn't even have something as simple as white lines to flag to cars that pedestrians have priority. Pedestrians either feel confused at this corner or afraid and hesitantly cross or avoid it all together preferring to J-walk. Shall we wait for a tragic incident once Capital Park is complete and more 6-8-10 unit condos rise before anything gets done?

30

31	must retain significant parking	1/17/2018 2:39 PM
32	Bike lanes are making it very difficult for drives. If there is space for both a bike lane and a large enough car lane, than that is ok.	1/17/2018 2:29 PM
33	Emphasis on walking, not so much cycling.	1/17/2018 1:05 PM
34	I don't know, shared space is so much better such as in Spain and Germany.	1/17/2018 12:57 PM
35	This plan is only for the whole plan. It would need to be tailored to the eventual plan	1/17/2018 12:33 PM
36	I am sure you have overestimated the need for more walking and cycling routes and the cost to do this will be too high for the use it will get. Or did you do a feasibility study to some how conclude there will be a certain percentage of increase. Your project overall is too big to manage	1/17/2018 11:39 AM
37	Enough with the move toward a cycle-centric city. This positively affects a very small percentage of the population, and negatively affects a large percentage this from an avid walker/cycle-commuter.	1/17/2018 10:56 AM
38	Ono bike lane on cook st.	1/16/2018 10:11 PM
39	KIPLING AND THURLOW NEED TO BE ASSESSED- INTERSECTION IS NOT A 4 WAY STOP, VERY UNCLEAR. THE LAYOUT MAKES CROSSING DANGEROUS FOR CHILDREN WALKING TO SCHOOL AS WELL AS ALL PEDESTRIANS	1/16/2018 9:33 PM
40	So seniors which is the demographic for this area will throw their cars away for a bike in the cold?	1/16/2018 8:08 PM
41	These types of lanes an lights are a total waste of tax payer money and city resources.	1/16/2018 7:44 PM
42	This already is a great neighbourhood for walking and cycling (I do both almost daily). I dislike the City's commitment to separated bike lanes	1/16/2018 7:02 PM
43	Cycling routes very important to me.	1/16/2018 6:29 PM
44	Walking is not a problem as things stand now. I don't trust anything said about cycling with the present council in place.	1/16/2018 5:35 PM
45	Do not place a bikeway on Cook Streetit is a much needed motor corridor. There are other options!	1/16/2018 5:33 PM
46	Fed up with having the idea of "Biketoria" foisted on me!	1/16/2018 5:19 PM
47	don"t need cycling routes in fairfield, there are lots of side streets	1/16/2018 4:17 PM
48	Can we please slow down traffic? Why are there no stop signs on Richardson between St. Charles and Moss? Disgraceful!	1/16/2018 4:06 PM
49	Cook St. is too busy and narrow for bike lanes.	1/16/2018 3:41 PM
50	i walk anywhere i want just fine. i don't need to pay more tax for someone that wants a fancy walk way or a bike lane with its own traffic light.	1/16/2018 1:28 PM

51	My opposition to this is in relation to Moss Rocks. According to the plan it would see integration into the victoria green spacethat however undermines the establishment of eco system protection. Hence I would be against anything that changes Moss Rocks.	1/16/2018 1:13 PM
52	Cyclists have navigated around Fairfield for many years without bike lanes and should be able to do so, if you take into consideration how many bike lanes have been constructed and the few cyclists using them.	1/16/2018 1:11 PM
53	separated bike lanes as the norm.	1/16/2018 12:10 PM
54	The bike lanes are overkill and they could prove fatal to my business. I agree with council's direction to promote densification but the bike lanes have too many problems. I am on Cook everyday and the amount of traffic congestion during busy times will be dangerous. Bikes are not the only answer.	1/16/2018 12:00 PM
55	Firstly, bike route should be on Vancouver, not Cook. Secondly, who came up with the ALL AGES AND ALL ABILITIES concept. It may sound good but in reality what does it mean? Is it suitable for a 2 year old or a 90 year old with Altzimers? Finally, who have two directional bike lanes on one way streets. It would have made farmore sense to have a west bound path on Pandora and an east bound path on Fort. Less congestation, wider roads and less confusion for cars and cycllists and pedestrians.	1/16/2018 10:49 AM
56	OPPOSED TO CYCLING ROUTE THAT GOES THROUGH ROSS BAY CEMETARY	1/16/2018 9:41 AM
57	The cycling routes have made it tricky and dangerous to travel downtown whether on a bike or in a car. When driving, I avoid the streets with bike lanes if I can, for fear of hitting a cyclist.	1/15/2018 11:13 PM
58	Cycling lanes such as the one on Pandora are awful.id rather a galloping goose model. Give cyclists a whole road or a sidewalk through town and keep it simple.	1/15/2018 10:50 PM
59	I am not opposed to cycle paths/routes in general. However, if the cycling routes spoken of here are similar to what has occurred on Pandora and Fort, I am opposed. I believe these developments (particularly Pandora) are poorly designed and cause more problem than they solve.	1/15/2018 9:48 PM
60	Going down Cook St is a bad idea.	1/15/2018 9:21 PM
61	with respect to parking; i know that these corridors, especially the bike lanes, are mostly attacked because automobile users feel they will lose parking options. We can gently help people (and i drive sometimes too) to pay their way if they choose to use a car. If parking is an issue, maybe there can be a lot or parkade added to these villages. Not a Robbins lot, but maybe operated by the city? I'd be okay with paying a little to park, its the least we could do for the wear and tear on the roads and the space we take up. parking for electric vehicles should be free.	1/15/2018 9:04 PM
62	Generally agree, except DO NOT construct bikes lanes on Cook St through the village	1/15/2018 8:58 PM
63	Not at all sure from the "Key Direction" document what a "protected cycling facility" is. I am concerned that if it's segregated bike lanes along St. Charles, Brooke, Fairfield and Richardson this will create needless congestion. Slowing down motorized vehicles instead will not hinder movement of traffic as much.	1/15/2018 8:50 PM
64	No to the Richardson and Cook Street bike lane plans! Why pick busy streets and make them more congested! I don't understand this. Please put bike lanes on small quiet street with low traffic volumes and keep the cars on the main thoroughfares. Otherwise, all those cars are going to be forced onto our quiet neighbourhood streets where the bikes should be! Cars on the busy streets like Cook, bikes on the quieter streets please. As a home owner at May and Linden, I don't want all the cars from Cook Street taking over Linden! Please don't put bike lanes down Cook Street!!!!	1/15/2018 8:35 PM
65	Make it so people who live in the neighborhood can walk in it. If people want to go to another neighborhood they should be able to walk there	1/15/2018 8:25 PM
66	No more silly two way bike lanes. I think cyclists can find their way around town using one-way roads just fine. A complete waste of taxpayer money.	1/15/2018 4:29 PM
67	Cook Street does not need bicycle lanes-use Vancouver Street	1/15/2018 2:45 PM
68	I like the walking and cycling routes shown on the Neighbourhood Active Transportation Map. I don't see that developing new ones is necessary.	1/15/2018 2:35 PM
69	Cook St. should not be a cycling route. it is a major north south artery for emergency, bus and all	1/14/2018 11:27 PM

70	walking yes. cycling no. Cook Street Village should not have a cycle path.	1/14/2018 5:04 PM
71	It's already quite a cycling and walking friendly area.	1/14/2018 3:50 PM
72	No lost parking spaces!! - 4 way stops should be eliminated (Adds to climate change - use speed bumps and signs but have reasonable limits - 4okph too slow)	1/13/2018 3:18 PM
73	No	1/13/2018 8:01 AM
74	No cycling route on Dallas. More walking routes.	1/12/2018 9:27 PM
75	I don't necessarily agree with the routes chosen on the maps. I have a different route by which I reach downtown. I use a laneway to get up the hill. But overall I like the idea of better routes.	1/12/2018 5:14 PM
76	I think with all this emphasis on and funding for bikers they should pay a licence fee.	1/11/2018 9:40 AM
77	I am opposed to dedicated bike lanes on Cook Street through the village.	1/10/2018 8:18 PM
78	Spend the money on improving sidewalks and roads which are in pretty bad shape.	1/3/2018 7:57 PM
79	don't over-emphasize 'bicycling' to the detriment of other mobilities.	1/2/2018 10:15 PM
80	Any accommodations for scooter users?	1/2/2018 6:23 PM
81	Sure, it's already used this way. I would rather have a bike lane along the water than through downtown. I also don't want more cycling routes taking away from pedestrian or dog use areas	12/26/2017 3:51 PM
82	The 'path' up Vimy Place is impassable. Suggest removing this and moving the route to Bond Street.	12/16/2017 8:37 PM
83	Adding mobility scooters and skate boards to bike paths is ludicrous! Electric Bikes are vehicles!	12/16/2017 7:40 AM
84	Nice idea but is it affordable to have more buses. I live on the bus #3 route and it is almost empty as it passes in front of our house. I understand that it will only run every 30-40 min in the New Year. Good decision but how does this fit with this plan. Unless Victoria changes its winter climate, I do not see myself biking everywhere. We lived in The Netherlands for 15 years; it has great bike routes and people use their car more and more to get to work and do activities. More bike path in Victoria will NOT make people use them.	12/15/2017 5:43 PM
85	As much walking infrastructure as possible. Biking infrastructure, but not at the expense of cars and parking. This makes no sense in a City of mostly drivers and only rush hour bikers.	12/15/2017 4:20 PM
86	As long as it improves traffic flow according to how the roads are used	12/15/2017 1:20 PM
87	No divided bike lanes.	12/14/2017 3:43 PM
88	Your cycling lane will be the death of the Village.	12/14/2017 3:00 PM
89	Your aging population and young families need cars, and/or good public transportation. Stop prioritizing bikes above public transit and cars	12/14/2017 11:33 AM
90	I am both an avid cyclist and commuter (both by bike and car) and am disappointed with the bike lanes created on Pandora and Fort St. The Fort St. bike lane will make my commute more difficult and discourages the use of my bike on that route. I will likely have to change my route and increase my commute. If the proposed cycling routes make it more difficult am vehemently opposed to their creation. However, if they allow more freedom I am in support.	12/10/2017 9:23 PM
91	Cook Street bikeway a bad idea. Brroke St. should have stop signs to allow East-West bike throughway. We need bus transporation into Cook St. village to increased.	12/7/2017 3:44 PM
92	I dont believe this will happen. With the massive upzonings and prezonings there will never be a decent transportation system in Victoria	12/6/2017 12:04 PM
93	Bike lanes are not always the answer, especially when either street (pay) parking or residential street parking suffer huge losses like we have seen on Pandora and will see on Fort Street. People will ALWAYS drive, no matter how much we encourage them not to. If we take away too much parking, people who do not live close, or seniors or people with disabilities will simply choose not to come to certain areas.	12/5/2017 7:36 PM
94	Traffic volume will increase on Collinson and Vancouver streets as a consequence of Cook St. bike lane.	12/3/2017 9:49 PM
95	While cycling routes are a good idea, increased traffic will counteract this	11/30/2017 4:35 PM

96	The two-way bike lane is a disaster. The mayor make the bike lane so she can bike to work/home?? The traffic is not moving as the road is getting narrower.	11/27/2017 6:48 PM
97	A bike-laned Vancouver street should be the prime bicycle route to Cook Street Village.	11/27/2017 4:14 PM
98	no more bike llanes anywhere	11/24/2017 3:36 PM
99	The current north/south cycling route is Vancouver st. This is quite unsatisfactory because of the hills and the increased car traffic that is avoiding Cook st. Cook st is the logical northsouth route. But please don't make a dedicated 2 laner like Pandora st. Take some of the boulevard on each side and make a bike lane starting at Oscar St. It doesn't need to go all the way through the village.	11/20/2017 11:52 PM
100	Protected Bike lanes are key! A bike lane on Fort Street - yes please! Bike lane on Cook Street yes please! Close Linden and Dallas do traffic and make Linden one wayyes please!	11/20/2017 9:37 PM
101	Less focus on cycling	11/20/2017 8:02 PM
102	No more of these stupid double bike lanes please!!!!!! Where will people park on Richardson?	11/18/2017 1:18 PM
103	it works fine now	11/18/2017 11:47 AM
104	Looks great. Focus on a north/south corridor for bikes on Cooks street needs to be a priority. As traffic flows increase (hopefully mitigated by maintaining low density!), a bike route along Richmond would also be welcome.	11/16/2017 11:37 AM
105	The cycle path needs to be moved off Cook Street and relocated to Vanvouver; Cook Street is a downtown bypass that needs to function well for automobiles and trucks. That is incompatible with intensive bicycle use.	11/14/2017 11:33 AM
106	Build the bike path on Cook and I will continue to use Vancouver St. (Hopefully it won't be ruined with 4 storey buildings.)	11/13/2017 9:30 PM
107	Please close Linden at Dallas Road and add a separated bike lane on Linden. People speed to get through to May street to avoid Cook Street. There are many families and children living on Linden Avenue.	11/13/2017 5:02 PM
108	I can't totally tell what the routes are from the map but I can say as a regular cyclist I avoid Cook St. It's too narrow and the traffic is too fast. I also almost always gets hit going into Cook St Village at the road that turns into a turning lane.	11/13/2017 2:12 PM
109	Cook St. in the village is not the place for a bike lane. Vancouver Street has been the bike lane since the 1970's. Enhance it.	11/13/2017 12:26 PM
110	You need to work on the bus transport much more. There are a lot of seniors in the area. As things go upscale that will only get worse. There are no buses on Cook St to the Village from 6:30 pm when the #3 stops running until about 8:30 pm when the #7 goes to its night route.	11/12/2017 11:08 PM
111	I'd pay extra taxes to get a cheaper bus system. Too much on bikes and not enough about buses.	11/12/2017 10:09 PM
112	Only, if the Cycling routes are safe, because the one at Pandora and futre Fort Street are not safe at all!	11/12/2017 11:43 AM
113	I have to drive as handicapped. It's already hard enough to find parking that I usually drive out of the area to shop.	11/11/2017 9:19 AM
114	You are planning to take all my driving corridors and make them less convenient. Those of us near the water are stuck and need a way out. Cyclists, including myself, use minor streets safely now.	11/10/2017 5:56 PM
115	Walking and cycling are crucial.	11/10/2017 3:47 PM
116	Don't put cycling lanes through Cook Street Village. Put them on Vancouver Street or beside Beacon Hill Park.	11/10/2017 3:08 PM
117	It's a joke to have two-way bike-lane on Pandora and Fort Street. Bike lane shoudl travel the same direction as the traffic only.	11/10/2017 10:15 AM
118	Cook Street is an integral vehicle commuter route - dedicated bike lanes are not appropriate here - s/b Vancouver	11/10/2017 6:13 AM
#	COMMENTS FOR "ASSESS KEY INTERSECTIONS, CROSSINGS AND AREAS FOR IMPROVEMENT IDENTIFIED IN THE NEIGHBOURHOOD-IDENTIFIED TRANSPORTATION IMPROVEMENTS MAP TO MAKE WALKING AND CYCLING SAFER"	DATE

1	There are adequate crosswalks, pedestrian sidewalks and cycling safe roads without construction of additional resource heavy changes	1/19/2018 4:19 PM
2	I am a cyclist and bike everyday about my neighbourhood and downtown. I prefer to ride on quiet streets as opposed to busier streets. I like the idea cyclists riding on side streets where is much less traffic.	1/18/2018 10:19 PM
3	Parking is essential to retain tourist use of Fairfield area- especially Dallas Road. I disagree with removing parking to allow for bicycles Instead perhaps sidewalks could be expanded to accommodate bicycles.	1/18/2018 4:45 PM
4	Great thought.	1/18/2018 12:43 PM
5	Note that narrowing of intersections usually increases the risk of crashes for cyclists. An alternative must be found	1/18/2018 11:18 AM
6	I walk all over Fairfield every day. I have noticed the cars are generally respectful. The trade trucks and buses are not, and they WHIZ through.	1/18/2018 10:53 AM
7	SAFE ALREADY! DON'T WASTE OUR TAX MONEY	1/17/2018 11:02 PM
8	What about speed bumps?, down St. Charles?, also I while I agree with slower posted speed limits it does not make sense that wider busier streets like Richardson are 40kph, yet narrower streets like St. Charles or stannard are still 50kph!. If you change the speed limit, why not do a whole sweep of the neighborhood?.	1/17/2018 10:49 PM
9	Elderly and handicapped people need access to the waterfront and Beacon Hill Park by car.	1/17/2018 10:30 PM
10	safety! my language also!	1/17/2018 9:55 PM
11	Assessment would be great but I don't get the sense the city gives a damn about what its citizens think	1/17/2018 9:48 PM
12	I do agree we need more lights at pedestrian crossings	1/17/2018 8:56 PM
13	There are a couple of reasons why walking and biking is not safe. The first is because everyone seems to wear black. People need to make themselves more visible especially at night. Perhaps a "Wear White At Night " campaign would help. Many cyclists do not have lights on their bikes which can be fatal at night. Also, walkers and cyclists are not obeying the rules of the road. The city and the police should be educating people and start ticketing people for not obeying signs and lights.	1/17/2018 8:14 PM
14	However, nothing specific has been proposed that I can see.	1/17/2018 8:09 PM
15	People in cars seem to dislike stopping for pedestrians at crosswalks. There are numerous crosswalks in the neighbourhood that could use a light to indicate it is time to stop for drivers. Perhaps steeper penalties and more enforcement of crosswalk etiquette should be implemented. Once drivers slow down, the roads will become safer. Dead-ending roads, such as Oliphant, would greatly improvement walkability between the Village and the Park by reducing the number of drivers using these roads as a cut through and accelerating to 60 kph by mid-block, only to have to stop by the time they reach either end.	1/17/2018 4:27 PM
16	Add Humboldt/Pakington/Vancouver St. and Southgate/Vancouver St.	1/17/2018 3:05 PM
17	You need to tell us WHO will assess and identify	1/17/2018 11:39 AM
18	Nothing wrong with existing (and pre-existing in the case the new bike lane corridors)	1/17/2018 10:56 AM
19	No bike lane on cook st.	1/16/2018 10:11 PM
20	Where will the emergency services? Can they walk to the Hospital?	1/16/2018 8:08 PM
21	Not enough information on how this is proposed !	1/16/2018 7:44 PM
22	How about making driving safer. Pedestrians and cyclists are more of a danger than drivers in this area.	1/16/2018 5:35 PM
23	More traffic lights, more islands, more stop signs. Anything to slow down traffic.	1/16/2018 4:06 PM
24	what does this mean. too vague	1/16/2018 1:28 PM
25	If cyclists would stop when coming to four way stops, red lights, coming into main traffic from side streets, maybe accidents wouldn't occur.	1/16/2018 1:11 PM

52	Push button lighted crosswalks are a must. This was overlooked at Rockland @ Vancouver, and is sorely needed.	12/5/2017 7:36 PM
51	Specifics?	12/6/2017 12:04 PM
0	If the proposed cycling improvements are similiar to those on Fort St and Pandora, I am strongly opposed	12/10/2017 9:23 PM
9	Improvements at misaligned St Charles Street immediately required for pedestrian safety and vehicle/busing turns	12/14/2017 3:43 PM
8	based on the observation of cycling boon doggle in Victoria to date please keep the bike lanes away form the current multi use multi safe Cook Street	12/15/2017 12:23 PM
7	Be careful what you do at Rupert Terrace/Quadra. This should remain safe and low volume/	12/15/2017 4:20 PM
6	The one we currently have not new ones.	12/15/2017 5:43 PM
45	Have you contacted the Transportation Ministry and added their comments in to be considered? Where?	12/16/2017 7:40 AM
14	Make ALL streets safe for walking/cycling by lowering the speed limit everywhere in Fairfield to 40 km/hr, not just on the major thru-roads!!	12/16/2017 8:37 PM
43	Please consider cyclist-controlled cross-walk signals, and more pedestrian controlled crosswalk signals.	12/20/2017 12:59 PM
42	Access at intersections and crooked/raised up cement blocks affecting scooter users	1/2/2018 6:23 PM
11	Linden & Richardson needs a cross walk for children to access both SJD & Central. It aligns with the existing corridor up linden from Fairfield (has a crosswalk) and Fort (has a crosswalk). Richardson is now a heavy traffic corridor with few available crossing sites.	1/3/2018 2:45 PM
10	Improve sidewalks and roads to make them safer for pedestrians and cyclists	1/3/2018 7:57 PM
39	Make action plan to address pedestrian and bike crossings ASAP.	1/11/2018 7:06 AM
38	Cook Street is a very busy street. Cyclists should not be allowed on it or a bike lane should be established. The way it is now is that it is dangerous for both cars and bikes. I know because I do both and would not be caught dead on Cook Street on a bike. Fairfield Road is not much better. It is too narrow for bikes and cars. Take some of the parking off at least one side of the road.	1/12/2018 4:26 PM
37	No one can argue with improved safety	1/12/2018 5:14 PM
36	No	1/13/2018 8:01 AM
35	Cross walks and zebra strips are a waste of money - more than sufficient studies to show this	1/13/2018 3:18 PM
34	intersection at Dallas and Cook needs addressing very soon. better lighting at crosswalks leading out of Beacon Hill park.	1/14/2018 5:04 PM
33	Consider making driving safer. Eg. Linden and Fairfield, Linden and Richardson. Visibility issues.	1/14/2018 11:27 PM
2	I support all your initiatives except putting cycling improvements down Cook St. We who live in the Cook Street Village are asking that Cook Street become a slower, safer area for families and elderly people to cross easily and safely. Putting a bike lane along Cook would be a detriment to a slower, safer village. Parking will be lost for businesses which goes against what they want and the centre lane is used widely by delivery trucks where they park and unload. I am against a further bike lane on Cook St.	1/15/2018 2:35 PM
51	Everyone needs to be more aware in this age of distraction-pedestrians, cyclists, car drivers, and any other wheeled devise on roads or sidewalks.	1/13/2016 2.43 FW
30 31	Key to the future is alternative transportation not cars and parking lots	1/15/2018 4:17 PM 1/15/2018 2:45 PM
29	I already think it is pretty safe but cuold be some improvements.	1/15/2018 8:31 PM
28	I'm not sure here if 'making walking and cycling safer' is really a code for 'bike lanes no matter what citizens say'! Please listen. I know the Fort Street business community wasn't listened to, but it isn't too late for Cook Street. Please, no bike lanes down Cook!!	1/15/2018 8:35 PM
27	It would be great to improve the walking routes, but not everyone can cycle everywhere. If my kids are sick or I need to get a family sized load of groceries, I am not cycling.	1/15/2018 11:13 PM

53	Care must be taken to ensure the bicycle lanes don't divert traffic onto quiet residential side streets like Collinson, Richardson and McClure Streets between Vancouver and Cook St.	12/3/2017 8:56 PM
54	Please don't forget about cars. There are many seniors living in this area who still depend on driving a car as their main mode of transportation.	12/1/2017 6:46 AM
55	crossings are fine	11/30/2017 4:35 PM
56	The LED streetlights are too dim. The streets are not safe anymore. The addicts are filling up the streets along the Music Conservatory. It looks worse than the thrid world countries.	11/27/2017 6:48 PM
57	You don't have enough money to make the amount and type of traffic measures required along Cook Street, let along other routes.	11/27/2017 4:14 PM
58	Please make a protected bike lane on Dallas Road!	11/20/2017 9:37 PM
59	Within the bounds of being non penalizing to pwople who require motorized transportation.	11/20/2017 5:21 PM
60	I would like to see Cook Street made a one-way street and Vancouver going the other way. That would allow for parking in the Village as well as bike lanes on both streets.	11/19/2017 2:54 PM
61	same	11/18/2017 11:47 AM
62	Given the the access to 50 parking spaces is off of Oliphant, this traditional residential street should be assessed for calming or diversion measure.	11/13/2017 9:30 PM
63	Let's expedite all bike lanes near Cook Street	11/13/2017 5:02 PM
64	Separated bike lanes on Cook St. Or designated painted bike lanes at least.	11/13/2017 2:12 PM
65	I hope for very safe walking paths!	11/12/2017 11:43 AM
66	Please see if you can make the intersection of Cook St and Fairfield Road safer for pedestrians. I walk through that intersection at least 1X/day and see many, many drivers turning right while look left (completely not seeing the pedestrian who wants to cross the street), gunning it to drive through a yellow light, speeding if they see a green light at the intersection, etc. It's a very dangerous intersection even though it is controlled. I was hit by a car that was turning left even though I had the walk signal and was in the crosswalk. There is so much more traffic going through that intersection than just a few years ago. Drivers need to slow down and pay attention and look for pedestrians.	11/11/2017 5:18 PM
67	What's wrong with them? Park and Heywood is fine. Not sure what "assessing" will lead to and if it will make it safer. May need one additional crosswalk in Cook St. Village.	11/10/2017 5:56 PM
68	Safety and welcoming to pedestrians and cyclists is crucial.	11/10/2017 3:47 PM
69	The two-way bike-lane on Pandora is a waste of public money. The road became so narrow and my truck cannot even pass it safely.	11/10/2017 10:15 AM
70	I walk everywhere - safety is not a concern right now so what are you addressing?	11/10/2017 6:13 AM

Q15 Did we miss anything? Read the chapter on transportation and mobility

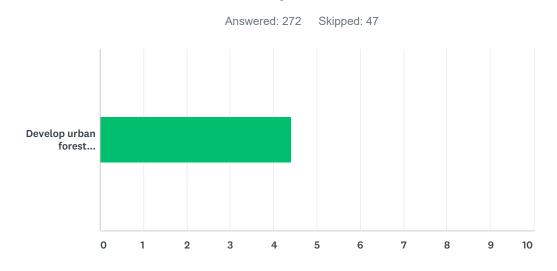
Answered: 61 Skipped: 258

4	DESDONGES	DATE
#	RESPONSES	DATE
1	How does this plan tie into the proposed CyclePath on Dallas Rd from Clover Point to Ogden Point?	1/18/2018 10:19 PM
2	You should NOT prioritize cyclists and ignore the elderly and disabled by sacrificing main emergency vehicle roads for bike lanes	1/18/2018 9:01 PM
3	This needs more coordinated study and data	1/18/2018 4:10 PM
4	No.	1/18/2018 12:43 PM
5	Elderly and handicapped people rely on their cars for access to services and mobility.	1/17/2018 10:30 PM
6	How does the Biketoria plan and Greenways plan fit with all this?	1/17/2018 3:05 PM
7	In Spain and France, much of downtown "street" parking is under the street accessible through simple access points along the side of the street, making remaining streetside a place for pedestrians and scooters and bikes and passenger drop-off.	1/17/2018 12:57 PM
8	Traffic calming badly needed on Moss from Central Middle School to SJD.	1/17/2018 10:04 AM
9	KIPLING AND THURLOW NEED TO BE ASSESSED- INTERSECTION IS NOT A 4 WAY STOP, VERY UNCLEAR. THE LAYOUT MAKES CROSSING DANGEROUS FOR CHILDREN WALKING TO SCHOOL AS WELL AS ALL PEDESTRIANS	1/16/2018 9:33 PM
10	This mess is a recipe for all you are 20 or 30 with no children and to never suffer injury or sickness!	1/16/2018 8:08 PM
11	Aging Infrastucture	1/16/2018 7:44 PM
12	What does "all ages and abilities route" mean? This sounds like a euphemism to obscure the intent to construct separated bike lanes. Please use plain language	1/16/2018 7:02 PM
13	It would be great if there could be 30 KM signs posted on Fairfield along Ross Bay Cemetery. The cemetery is designated as a park, therefore traffic should slow down.	1/16/2018 6:01 PM
14	Victoria Council has overdone bikeways! Fort Street should have waited until saw how Pandora/Wharf were working.	1/16/2018 5:33 PM
15	Do expect major opposition to cycling lane in Cook St village !	1/16/2018 5:19 PM
16	Please do not put dangerous bike lanes down Cook Street.	1/16/2018 5:01 PM
17	slow down the constant traffic on Fairfield rd. "traffic calming" speed bumps, post speed limits, put up one of those speed indicator signs Divert traffic to Dallas rd there are no schools or playgrounds there	1/16/2018 4:17 PM
18	most of the questions are meant to be vague and frustrating so people will give up answering. its so clear this is the way the survey is set up. i'm appalled so far	1/16/2018 1:28 PM
19	Additional crosswalks at all intersections and cross streets in the Cook St. Village to help slow and calm the traffic	1/16/2018 11:42 AM
20	OPPOSED TO CYCLING ROUTE GOING THROUGH ROSS BAY CEMETARY.	1/16/2018 9:41 AM
21	Listen to what people are saying about Cook St.	1/15/2018 9:21 PM
22	The bike lanes on Fort Street narrowed the road so much that anyone parking on that street and attempting to exit their vehicle risks being hit by a passing car. I'm all for supporting cycling, but not at the expense of safety for those who choose or require car transport.	1/15/2018 8:01 PM
23	Keep traffic off side streets. Increased bike lanes will result in traffic using residential streets to avoid them. Please, no more bike lanes.	1/14/2018 11:27 PM

24	Our mayor has been EXCESSIVE with her bike lanes and the overruns in costs for this construction is heinous. She is pandering to the few and neglecting those opposed to unnecessary bike lanes. Avid cyclist friends have told me that they do not go near the bike lanes on Pandora because they consider the lanes dangerous. Buses and emergency vehicles no longer have enough leeway. Older people and people who have to go shopping are NOT going to be hopping on bikes! Why doesn't the council not consider adding more charge stations to encourage people to use electric cars?! Our mayor is ruining parking downtown and elsewhere!!	1/14/2018 5:11 PM
25	drivers fined for not stopping at unmarked crosswalks. if this cannot be done, then more crosswalks need to be marked with lights, etc. drivers do not stop for pedestrians it is becoming a real problem especially at Cook and Dallas.	1/14/2018 5:04 PM
26	What about increasing bus frequency? The 7 is great, but the 3 doesn't run very often. Can the city do anything about that or put anything about bus service in the plan?	1/14/2018 3:50 PM
27	Yes. You,ve missed the message that we do not want this	1/13/2018 8:01 AM
28	Not sure this is in the purview of the City but transit is far too infrequent in most areas of the neighbourhood. Consider an aging population and an increased need for good transit.	1/5/2018 12:14 PM
29	Y.ou will NOT succeed in having folks leave their cars at home to shop	1/4/2018 4:58 PM
30	reasonable balance	1/2/2018 10:15 PM
31	More street lamps on Cook Street between Oscar & Fort will make this area more safe for pedestrians and cyclists.	12/17/2017 2:50 PM
32	Improved public transport not bicycle paths is what is needed.	12/17/2017 12:18 PM
33	Please make all of Fairfield 40 km/hr (or 30 km/hr). It does not make sense that major thru-routes have a low speed limit, and the rest of the community is 50km/hr. People travel fast on those 'other' streets to make up the time they will loose on the main thru-roads with the slower speed limits. This doesn't make any sense and makes the 'other' streets unsafe. One example is Moss street, where I frequently observe speeding vehicles travelling much too fast to be safe for cyclists, pedestrians and other vehicles!	12/16/2017 8:37 PM
34	Anyone from anywhere can fill this survey in multiple times? For this reason all the survey's respondents cannot be a decision from those being impacted!!!	12/16/2017 7:40 AM
35	Look at the mess and large expense created on Pandora. I do not see a large amounts of bikes using these routes even in the summer.	12/15/2017 5:43 PM
36	Should consider alternative traffic flow management, including roundabouts, speed bumps and alsp requires better street lighting at intersections.	12/15/2017 1:20 PM
37	stop the cycling infrastructure at Fairfield: it is not wanted: not needed, and in your face	12/15/2017 12:23 PM
38	Make all traffic on small street 30km, people drive like manics on small street in Victoria. Start charging to people who park on the street in front of their homes. The city is subsiziding carowner by not charging them parking fees - there are tons of drivesways that are not used. I simple small residential parking fee will do. Victoria is becoming a city, in no other city in Canada can resident park in downtown neighbourhoods for free. Apparently Richardson is a bike path, 2 way thoroughfare and people can park on it! Sorry, but that is ridiculous. Remove parking on Vancouver St and Richardson St and create bike lanes.	12/14/2017 2:17 PM
39	Moss & Fairfled doesn't always feel that safe for crossing to school. There is lots of potential with the dead end street (Oscar) for a nice public space.	12/14/2017 1:55 PM
40	Yes. Stop prioritizing bikes over public transit and cars.	12/14/2017 11:33 AM
41	Please do not over-complicate the transportation network in Fairfield and reduce the ability for current cyclist to navigate the area.	12/10/2017 9:23 PM
42	Bus transportation should be improved into Cook St. village. Transfers should be reintroduced.	12/7/2017 3:44 PM
43	I think it difficult a access what makes cycling safe. I don't think cyclists should cycle nex to parked cars where they can be doored, but I I also dont see the new concrete curbed bike lanes such as the one on Pandora as being much safer. I think cross town bike paths should be on quieter streets (such as Vancouver) with laterals to access bushiness on Cook street. I think we could give up some paarking spaces on residential streets while preserving them in comercial areas. I'm a driver, a walker and a biker.	12/7/2017 1:26 PM

44	We need a bylaw to keep our sidewalks clear of over grown trees, shrubs and hedges. Property owners need to take responsibility for keeping the side walks clear or the city needs to do so with a minimum of notice, and costs back to the property owner.	12/6/2017 6:32 PM
45	The focus should not be on bike lanes but public transit. Too much money spent on bike lanes.	12/6/2017 12:04 PM
46	The corner of Collinson and Vancouver Street is getting more and more difficult to cross as the traffic increases on Vancouver Street.	12/3/2017 8:56 PM
47	Strongly oppose plan's reference on emphasizing the role of Stannard and Arnold Ave as "pass through" driving routes.	12/2/2017 4:31 PM
48	Please don't forget about cars. They are not going away and we need to maintain a safe road network for vehicles.	12/1/2017 6:46 AM
49	A realitsic plan for paying for 1/3 of what is required.	11/27/2017 4:14 PM
50	Pedestrian safety with increased numbers of well lit crosswalks will be useful but further reducing the speed limit or otherwise curtailing transportation options is shortsighted at best	11/20/2017 5:21 PM
51	If you're proposing 2 way bike lanes on cook traffic will be a nightmare. 2 way bike lanes on Richardson will cause parking chaos.	11/18/2017 1:18 PM
52	I'm sorry - I gave up doing the survey at this point - it is just too long & too long - I probably don't have the expertise necessary to even do this survey final opinion - more parking - fewer cars on the street please stop trying to put more people & more vehicles into a space that is the same size. good luck	11/14/2017 7:39 AM
53	Will side walks be wide enough for electric scooters and pedestrians to pass.	11/13/2017 9:30 PM
54	Please close Linden and Dallas and make Linden one way only. It's dangerous for children. Cars speed on Linden and use it as a cut through to avoid Cook Street.	11/13/2017 5:02 PM
55	We need to do a better job of policing delivery trucks, moving vans and construction sites that sometimes take over whole lanes of our main streets.	11/13/2017 3:56 PM
56	Buses, buses, buses. Small buses for smaller routes.	11/12/2017 10:09 PM
57	The city Victoria and around are not safe at all for cycling, we can not copy the cycling Cities from the Netherlands. It' still North America = the car country!	11/12/2017 11:43 AM
58	Moss Street is a major pedestrian and cycle route due to students commuting to SJD, Central and Vic High. Consider some improvements that recognize this and that slow down traffic particularly on the May to Fairfield segment.	11/11/2017 8:22 PM
59	Pakington Street, shown on the map as a bicycle route, is completely unsuitable for that purpose. Many apartments on this street have policies that charge people for their parking space, so the street is lined with their cars because they don't want to pay. People going to Cook STreet Village park here because CSV doesn't have enough parking as is, and will have fewer spots under this plan. People are backing out of their driveways and find it difficult enough to see other cars coming down the street let alone cyclists. The street itself, with cars parked on both sides is barely wide enough for two small cars to pass each other. This street seems to be a ridiculous choice for anyone to want to cycle on except for someone who lives on this one block long street.	11/11/2017 6:26 PM
60	Who wants the protected bike lane in the village? Can't see how you can do that and enhance parking without making traffic stop still. What is an "All Ages and Abilities" bike route? Is my baby grandchild and grandmother going to be able to start riding a bike? What a useless, misleading term.	11/10/2017 5:56 PM
61	Take out the two-way bike lane. Increase of width of the road so traffic can flow easily.	11/10/2017 10:15 AM

Q16 How supportive are you of the key initiatives to support the urban forest and green spaces?



	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Develop urban forest strategies, such as street tree replanting, adding new trees in urban villages, open space guidelines for infill housing, community-led projects (e.g. orchards),and implementing the City-wide	65.07% 177	20.22% 55	9.19% 25	2.21% 6	3.31% 9	272	4.42

Urban Forest Master Plan.

#	COMMENTS FOR "DEVELOP URBAN FOREST STRATEGIES, SUCH AS STREET TREE REPLANTING, ADDING NEW TREES IN URBAN VILLAGES, OPEN SPACE GUIDELINES FOR INFILL HOUSING, COMMUNITY-LED PROJECTS (E.G. ORCHARDS),AND IMPLEMENTING THE CITY-WIDE URBAN FOREST MASTER PLAN."	DATE
1	Improved night street lights would also enhance the areas and expand their use.	1/18/2018 4:45 PM
2	Best bet is to retain and encourage traditional residential properties and create incentives for eg porous paving, leaving space for existing and new plantings	1/18/2018 4:13 PM
3	The 'Ross Bay village' concept violates the green space requirement. Hollywood park is half a block away and increase density (small lots) and townhouses will replace the green space surrounding the park.	1/18/2018 4:07 PM
4	HOWEVER if these proposed plans are approved this neighbourhood will LOSE GREEN SPACE!!!! So many yards will be turned into parking lots and condos. You clearly aren't being realistic.	1/18/2018 1:57 PM
5	Yes and support for care and maintenance.	1/18/2018 12:44 PM
6	Love green spaces. Not concern is excessive shade	1/18/2018 10:54 AM
7	There's no space to do this.	1/18/2018 8:44 AM
8	The plan should encourage adjacent property owners to neighbourhood parks to protect natural areas and use landscape management practices that support the park's ecological value.	1/17/2018 9:37 PM
9	I love the replanting of trees. I don't know about gardens- might have to tackle the deer population first.	1/17/2018 8:58 PM

10	The city needs to take more cRe of the trees we already have. Many of the older trees need a good pruning and some thought needs to be given to cutting down sick trees and planting new ones. Also, we need to think about replacing every second tree on some streets so that all the trees need to be replaced at the same time leaving us with no vegetation until the new trees have grown up,	1/17/2018 8:17 PM
11	This is extremely important. The trees of Fairfield and Beacon Hill Park play a vital role in both the attractiveness of the area and the protection of the area's biodiversity.	1/17/2018 5:32 PM
12	Some of the areas being targeted should also allow for density. What person needs a 10000 square property in Fairfield? This discourages density in an unfortunate way. I would hope for some middle ground on the issue.	1/17/2018 4:24 PM
13	I think that we focus a lot on streetscape which is important, however we should also consider trees at the rear of people's properties as well, especially as we add garden suites.	1/17/2018 3:23 PM
14	What happened to the Robert Porter Park 'garden'? More incentives and/or ease of implementing boulevard gardens as well and small under-/un-used plots of land.	1/17/2018 3:10 PM
15	This is the city. We have the waterfront and the park here at our disposal already. The forrests are not part of the city. They are accessible when needed.	1/17/2018 12:34 PM
16	What is 'infill' housing? You combine urban forest and green spaces with adding more housing additions. I am opposed to the housing density but agree with increased trees.	1/17/2018 11:44 AM
17	Keep the trees and the set backs and you will no have to plant GMO's	1/16/2018 8:09 PM
18	Better maintenance at Hollywood park. Trees and gardens. Not just lawn care and baseball diamond	1/16/2018 8:08 PM
19	Not enough information . Define the purpose of an urban forest ?	1/16/2018 7:45 PM
20	Density and urban forests do not make good companions!	1/16/2018 5:21 PM
21	sure add green space and parks and leave out the over population that is destroying these areas. these small little nods to nature that are dotted here and there are a joke. what's the ration of permeable to impermeable surfaces? another candied coated question	1/16/2018 1:29 PM
22	Trees are being planted on the boulevards and the deer are destroying them.	1/15/2018 9:25 PM
23	Green spaces, like Porter Park, need to stay natural. There's no need to formalize "trail connections" in such a small urban park. Further, orchards are okay but a community garden in this wild space is a hinderance.	1/15/2018 8:53 PM
24	How about allowing people to purchase trees to honor people after they die	1/15/2018 4:18 PM
25	Cutting down trees to make bicycle lanes makes no sense.	1/15/2018 2:47 PM
26	Discourage local homeowners planting on boulevards. it spoils the street-scape. They are not generally well maintained.and quickly become an eyesore.	1/14/2018 11:34 PM
27	See earlier comment about underground power lines.	1/14/2018 8:28 PM
28	Practicable test required - Trees on Earle street for example have very acidic leaves that don't compost well - Not allowing trees to be removed at Holly wood park and having the batting cage built around a tree simply is crazy and a waste of money	1/13/2018 3:20 PM
29	always create maximum green spaces in urban area, also play and meeting spaces for interaction with people and environment	1/13/2018 12:14 AM
30	I would like to see a mix of native, ornamental, and food plants chosen and also consideration of native pollinators.	1/12/2018 5:16 PM
31	We need to IMPLEMENT the Urban Forest Plan.	1/12/2018 4:27 PM
32	Use DPAs to control trees on private land. Also zone for landscape buffers.	1/11/2018 7:07 AM
33	sorry, i haven't read the "urban forest master plan" but i'd be concerned about 'mission creep.'	1/2/2018 10:17 PM
34	Trees are vital too	1/1/2018 11:43 AM
35	could go further with developers being asked to replace trees cut down with more substantial plantingsand more encouragemnet of city to plant more trees on blvds	12/19/2017 7:59 AM
36	OK. what have you done to do this? The built Site Coverage must remain to meet this objective!!	12/16/2017 7:43 AM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

37	if the camper squatter hard to house miss fits just loiter and take over these areas why bother	12/15/2017 12:25 PM
38	Planting tree is all fine and good, but maintenance of these trees is also critical. Our street and boulevard trees have been very poorly maintain over the last 15 years, so much so that insects and disease has killed many, trucks have ripped of limbs etc.	12/14/2017 3:46 PM
39	as long as food production garden areas do not replace grass strip between house lot and street	12/12/2017 3:38 PM
40	Guidelines are really not sufficient. It need to be in policy.	12/7/2017 3:46 PM
41	Again, the problem for me is small lot houses: fairfield gets so much of its character and lifestyle from having enough land around houses for residents to garden and landscape. I don't support Balkanizing Fairfield by subdividing it into a bunch of small lot houses with little land around them. It is much preferable to build a large multi unit housea "houseplex" on bigger lot than to subdivide it. I think there should be a limit on the number of small lot houses that can be built on any given block.	12/7/2017 1:29 PM
42	Not possible to do this if you cover everywhere square inch with pavement. Allow developers to chop down all the trees. It will never happen. Look at Cook & Oliphant!	12/6/2017 12:07 PM
43	Fruit trees are essential to any urban forest. "Free food" and a mix of trees for cross pollination is key!	12/5/2017 7:37 PM
44	protect trees on private property	12/5/2017 12:49 PM
45	Trees provide health benefits but the increased polution from more traffic due to development will counteract benefits.	11/30/2017 4:37 PM
46	COMMUNITY ORCHARDS TAKE AWAY PARKSPACE FROM EVERYBODY ELSE KEEP THEM AS PARKS FOR ALL TO ENJOY	11/30/2017 1:30 PM
47	Move the drug addicts off the downtown core. The marijuana smells are very toxic. They should not be allowed to smoke freely on the street.	11/27/2017 6:50 PM
48	Too often these plans become too confining and undermine other goals for developing affordable housing. There is a lack of resolution between these tensions.	11/27/2017 4:17 PM
49	ensure trees on private property are encouraged and supported to ensure they are not victims of clearing for development. Especially ther should be no destruction of Garry Oaks.ld	11/27/2017 12:37 PM
50	need to ensure that in your enthusiasm to do away with cars, that you still allow vehicular access to places like Clover Point . It is widely used by folks in who enjoy lunch, dinner , meditation etc in their cars without freezing (even on sunny days, the wind chill is significant and expecting folks to enjoy an outdoor bench vs their car for this kind of recreation is not viable	11/23/2017 7:54 PM
51	can the existing "lollipop" trees on May st. be removed and replaced with something that doesn't have such high hayfever-inducing pollen?	11/20/2017 11:54 PM
52	Don't take parks and turn them into allotment garden plots or ugly spaces like what has been done in the "food forest" behind SJD	11/20/2017 8:04 PM
53	Very support of urban forest strategies. Not supportive of community led projects (e.g., orchards) unless it involves residents from the immediate area (e.g., nobody driving to area for community gardenyou have to live in the immediate area)	11/20/2017 6:36 PM
54	look after what you now have responsibility for	11/18/2017 11:47 AM
55	"Enhance the urban forest on private and public property through City-wide initiatives" is vague and potentially arbitrary.	11/14/2017 11:35 AM
56	Victoria needs to increase dramatically the cost for removing mature trees at construction sites. Current costs are so low that developers have no incentive to keep trees.	11/13/2017 4:01 PM
57	As it stands, the Urban Forest Master Plan does not have human health as an objective. Be careful what you plant and consider that climate change means longer pollination periods and even 2 a year. The UFMP needs to be amended. Be very thoughtful about which trees are planted and let adjacent homeowners have a say.	11/10/2017 6:01 PM
58	Have some part of Beacon Hill Park for home production. Like Victory Gardens. A suitable area.	11/10/2017 3:10 PM
59	You may be aware we have a beatuiful natural area known as Beacon Hill Park.	11/10/2017 9:57 AM
60	How are you going to do this when clearly your focus is on densification not preservation of existing green space?	11/10/2017 8:42 AM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director 34 \$158 inable ...

Give it a rest, none of you will be on city council by then anyway

61

11/9/2017 10:09 PM

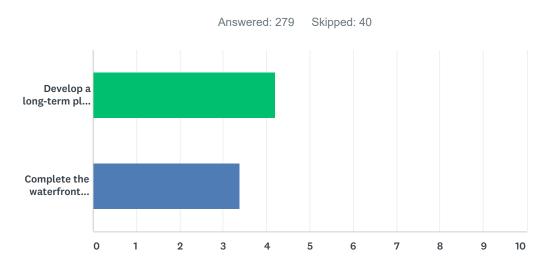
Q17 Did we miss anything?

Answered: 37 Skipped: 282

#	RESPONSES	DATE
1	No.	1/18/2018 12:44 PM
2	You've completely missed any policy on the cemetary. I'd like to see the site assessed for areas to inter cremated remainsor perhaps for memorial walls. As it is, the site is lovely, but wouldn't it be nice for residents of today to also have a chance for their final resting place to be here? Yes I know there are heritage values associated with the site, but this does not mean that new values cannot be accommodated along with new layers of use. I'm concerned that the site will become irrelevant without contemporary layers being added.	1/18/2018 12:30 PM
3	Are community gardens in a separate section? I am VERY supportive of that concept.	1/18/2018 10:54 AM
4	Keep commercial operations out of Beacon Hill Park and the Dallas Road waterfront.	1/17/2018 10:33 PM
5	I neglected to add on a previous page about increasing housing and population density, that I am VERY concerned about the ability of the current infrastructure to support those increases. Who would be paying for the reworking of sewer systems, etc? I expect it will eventually fall to me the taxpayer to foot this bill, with the huge advantage going to the professional developer who does not live in my neighbourhood.	1/17/2018 8:17 PM
6	Would love to see community garden space .	1/17/2018 5:25 PM
7	Get creative and look at cost-effective incentives, incentive, incentives.	1/17/2018 3:10 PM
8	Logic!	1/16/2018 8:09 PM
9	Not enough information on the above topic	1/16/2018 7:45 PM
10	Yesallowable footprints, for main house and for garden suites, too greatly reduces green space. We are paving/concreting over our paradise.	1/16/2018 5:34 PM
11	these large projects cut all the trees and vegetation such as Fairfield and Arnold Ave	1/16/2018 4:19 PM
12	The beautiful old pines on Thurlow at Durban were just recently chopped down because they were not "in keeping" with other trees nearby. I am not confident about the city's ability to retain old trees or replant. Sorry.	1/16/2018 4:09 PM
13	Encourage urban gardens (i.e. roof top gardens on single family, mixed residential buildings)	1/16/2018 12:00 PM
14	I would LOVE to produce my own food, but the deer eat everything in my yard. I have given up and will not spend any more of my time or money on a garden that the deer are eating. How will the city address the "deer issue" with regards to neighbourhood food production?	1/15/2018 11:13 PM
15	Think about a deer cull.	1/15/2018 9:25 PM
16	Production of food should be considered in any greening efforts.	1/15/2018 8:02 PM
17	If you want to encourage more nature, why are so many trees being taken down in our area. One example, the corner of Thurlow and Durban. Poor developers! They cannot build if they can't cut down trees.	1/14/2018 5:13 PM
18	green space needs to be maintained. trees do not grow in concrete. trees provide shade and oxygen, they must be kept in all areas of Fairfield, especially native, drought tolerant plantings.	1/14/2018 5:06 PM
19	A community garden would be great, especially for all of us living in MURBs.	1/14/2018 3:50 PM
20	Need to beef up the tree protection bylaw so that there is more incentive to save trees vs. chop them down. Need to preserve and protect Clover Point for pedestrian as well as vehicular access.	1/4/2018 4:59 PM
21	Why on earth did the buses reduce to one every half hour, when they are trying to get more passengers to take transit?	1/4/2018 9:30 AM
22	Flowers are nice	1/2/2018 6:23 PM
23	Support of neighbourhood food production is not being addressed enough for my liking.	12/17/2017 2:52 PM

Paved terraces should not be counted as green space.	40/47/0047 40:00 DM
r aroa torrado orional not po countou do groon opado.	12/17/2017 12:20 PM
Why seek support on something that you have not done? Anyone and everyone supports life and garden life!	12/16/2017 7:43 AM
enforced bylaws on loitering camping	12/15/2017 12:25 PM
Deer. You missed deer. It is hard to see HOW you missed deer, given how many of them there are.	12/14/2017 11:34 AM
All Pt. condo building should be up the LEEDS standard and have green roofs.	12/7/2017 3:46 PM
People should be able to take downby permitinappropriate trees, as when someone years ago planted a giant cedar in the backyard that is now shading the garden. I like the idea but am fearful of the bureaucracy it could create. We tend to be a very over-regulated society.	12/7/2017 1:29 PM
We need to find ways to use native species of trees and not replanting imported species, such as chestnuts. We and our environment we all benefit from using native species. We need more inviting spaces for community gathering, away from cars, these need to be multiple use, safe and friendly to seniors and families. The urban forest, parks and green spaces management are key to this. We need to have lots of demonstrations of our natural environment for our children.	12/6/2017 6:42 PM
It would be really great to have an effective and enforced Urban Forest Master Plan. We have a plan it is not followed. Your upzoning will make things worse. Don't you feel guilty about turning Fairfield into concrete?	12/6/2017 12:07 PM
consider planting fruit bearing trees on boulevard	11/17/2017 6:43 PM
I am concerned that the above proposals are likely not sufficient to maintain the tree canopy given the trees and shrubs on private land being redeveloped are being removed are very high rates.	11/13/2017 9:37 PM
We need to do a better job to help pollinating bees, insects and birds. Overuse and overlapping use of fungicides, herbicides and pesticides must end.	11/13/2017 4:01 PM
No	11/12/2017 11:44 AM
The Urban Forest Master Plan needs revision to stress human health. Yes, plant more trees, but use the right considerations. Support requiring open space guidelines for infill housing but not indicated in my answer above.	11/10/2017 6:01 PM
Need to make not only planting of green space, living walls etc a requirement for approval of new developments but also the maintenance of those plantings for a period of 20 years a requirement. As the City of Victoria does this for rental units in Strata Corporations it can use similar mechanisms for preserving green space. Greenery is expensive to maintain and after development	11/10/2017 8:42 AM
	 garden life! enforced bylaws on loitering camping Deer. You missed deer. It is hard to see HOW you missed deer, given how many of them there are. All Pt. condo building should be up the LEEDS standard and have green roofs. People should be able to take downby permitinappropriate trees, as when someone years ago planted a giant cedar in the backyard that is now shading the garden. I like the idea but am fearful of the bureaucracy it could create. We tend to be a very over-regulated society. We need to find ways to use native species of trees and not replanting imported species, such as chestnuts. We and our environment we all benefit from using native species. We need more inviting spaces for community gathering, away from cars, these need to be multiple use, safe and friendly to seniors and families. The urban forest, parks and green spaces management are key to this. We need to have lots of demonstrations of our natural environment for our children. It would be really great to have an effective and enforced Urban Forest Master Plan. We have a plan it is not followed. Your upzoning will make things worse. Don't you feel guilty about turning Fairfield into concrete? consider planting fruit bearing trees on boulevard I am concerned that the above proposals are likely not sufficient to maintain the tree canopy given the trees and shrubs on private land being redeveloped are being removed are very high rates. We need to do a better job to help pollinating bees, insects and birds. Overuse and overlapping use of fungicides, herbicides and pesticides must end. No The Urban Forest Master Plan needs revision to stress human health. Yes, plant more trees, but use the right considerations. Support requiring open space guidelines for infill housing but not indicated in my answer above. Need to make not only planting of green space, living walls et a requirement for approval of new developments but al

Q18 How supportive are you of the key initiatives to enhance the waterfront?



		VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
guide future in waterfront par visitor experie protect the un environment a	g-term plan to mprovements to the rks to enhance ence, restore and ique natural and respect the nificant landscape	57.91% 161	20.14% 56	12.23% 34	3.96% 11	5.76% 16	278	4.21
Complete the route along D	waterfront cycling allas road	38.26% 101	15.91% 42	15.15% 40	8.33% 22	22.35% 59	264	3.39
#	COMMENTS FOR " THE WATERFRONT PROTECT THE UNI SIGNIFICANT LAND	T PARKS TO ENH QUE NATURAL E	IANCE VISITOR E	EXPERIENCE,	RESTORE AND)	DATE	
1	A bike path along the congestion	e walking path on	Dallas Road make	s more sense	than aggravating	road	1/18/2018 1	10:30 PM
2	The long term plan s appropriate in such a				gs on Dallas Rd i	S	1/18/2018 1	10:20 PM
3	Improved night time and likely increase u		clear directional s	ignage within t	the parks would e	enhance	1/18/2018 4	1:49 PM
4	NO SEPARATED BI	KE LANES					1/18/2018 1	1:58 PM
5	Great plan for a won	derful asset.					1/18/2018 1	12:46 PM
6	In my experience, so	o-called 'improvem	ents' often turn ou	t to be nothing	of the sort.		1/18/2018 1	12:24 PM
7	The main focus shou	uld be residents no	ot tourists.				1/18/2018 1	1:20 AM
8	No commercial or re handicapped people		nent on the waterfr	ont. Retain pa	rking spaces for e	elderly and	1/17/2018 1	10:37 PM
9	What is culturally-sig would be great.	nificant landscape	? Do we wish to n	naintain the na	tural and original	flora. That	1/17/2018 8	3:24 PM
10	Yes, but not in the w	ay that has been p	proposed.				1/17/2018 8	3:22 PM

11	Perhaps finding a way to ban camping in the park as well as along Dallas in the copses would go a long way to saving money on restoration and improving natural preservation.	1/17/2018 4:29 PM
12	please allocate money to widen the path and protect the bluffs	1/17/2018 3:44 PM
13	This should not be a burden to tax payers or a main focus.	1/17/2018 12:35 PM
14	Are visitors complaining? People who want to come to the waterfront will come and enjoy it as is. Please don't commercialize this or put such an emphasis on cycling. Victoria has a high population of elderly and retired people who don't ride bikes.	1/17/2018 11:50 AM
15	Fully walkable path would be nice along waterfront, like Stanley lark	1/16/2018 10:15 PM
16	This is required by our Strategic Act! If you did otherwise you break policy!	1/16/2018 8:14 PM
17	Totally need to sustain and protect the Ocean at all costs . and quit dumping Victoria city sewage into the ocean	1/16/2018 7:50 PM
18	It is really good right now; I am concerned that more intervention will worsen rather than improve what we have	1/16/2018 7:13 PM
19	Allow some commercial usecoffee shop, restaiurants	1/16/2018 5:22 PM
20	leave ross bay cemetery as is	1/16/2018 5:14 PM
21	I oppose significant changes to the waterfront that could be seen as commercializing a unique natural space.	1/16/2018 5:03 PM
22	get rid of the dog park they are destroying Beacon Hill Park	1/16/2018 4:20 PM
23	This is so vague. I have to oppose it because I don't understand the concept. Transparency is needs not alot of feel good words. What's this really about?	1/16/2018 1:33 PM
24	How are you going to improve parks when they are being used by homeless day and night? Those that do not add one cent of taxes to improve these sites.	1/16/2018 1:16 PM
25	Its pretty great as-is. I'd direct our resources into the cook street village area.	1/16/2018 12:17 PM
26	I don't trust the aesthetics of designers so I think the absolute least fiddling with our waterfront, the better.For example, painted gun tower is an eyesore.	1/15/2018 10:56 PM
27	Please don't 'enhance' the Dallas Road area or Beacon Hill Park. Keep it wild, simple and beautiful.	1/15/2018 8:43 PM
28	this really needs a separate working committee for the waterfront. we do not need to create man- made structures to ruin the view. people, over and over again comment on the natural beauty.	1/14/2018 5:09 PM
29	Would love more Lekwungen signs	1/14/2018 3:52 PM
30	DO NOT LOOSE ANY PARKING SPACES - WE NEED MORE PARKING NOT LESS Should allow food trucks and coffee wagons along the waterfront with limits	1/13/2018 3:23 PM
31	No	1/13/2018 8:03 AM
32	Do not increase concrete, actually decrease it, and don't put up fences. The green wood structure at the top of the beach stairs (2 stairs west of Cook St is a magnet for litter and drug users) . Get rid of it, please.	1/13/2018 12:16 AM
33	I think some things could be made nicer, but really what we want is to let the natural environment be the showpiece.	1/12/2018 5:23 PM
34	your idea of improving vistor experience may not be hte same as mine. AT one meeting someone suggested food trolleys etc.	1/11/2018 9:43 AM
35	Support preserving as much of natural landscape as possible.	1/5/2018 12:26 PM
36	these are 'motherhood statements' without flesh. (mixed metaphor). how can one be opposed to motherhood?	1/2/2018 10:21 PM
37	Don't make this a 'gathering' place for large groups - keep the space quite and natural. Also, consider segregation 'free run dog' areas from pedestrian walkways - I know too many people that are afraid to walk along the Dallas waterfront now, due to the loose dogs that have or could knock them over or injure them.	12/16/2017 8:43 PM
38	Cycling routes need to be next to parking not at the edge of the parks!!	12/16/2017 7:46 AM

39	Better used of our tax payers than some of the other previous ideas	12/15/2017 5:45 PM
40	currently a war on between out of control dogs and dog owners and those others wishing to enjoy the waterfront area	12/15/2017 12:30 PM
41	Need to open up Dallas Rd to food carts	12/14/2017 6:40 PM
42	Only if improvement means maintaining and protecting the natural landscape and not gentrifying these areas with an abundance of urban features like concrete plazas, play equipment, painted structures etc. Keeping it natural DOES enhance visitor experience.	12/14/2017 3:53 PM
43	Stagger the removal of aging trees and replacing withyoung trees in order to preserve the treed look of streets.	12/14/2017 3:37 PM
44	Waqlkway along Dalas should be widened so that there is more room	12/7/2017 3:48 PM
45	No specifics given, No support.	12/6/2017 12:11 PM
46	get the dogs off the beaches	12/5/2017 12:49 PM
47	The new multi use building on the corner of Cook and Olliphant will not have availble parking. As result, the residents and shoppers will park along Cook Street. Now there will be fewer available parking spots for those visiting Beaconhill Park or Dallas waterfront.	11/30/2017 4:40 PM
48	Can support this as long as investment is still made in existing parks elsewhere that serve the neighbourhood, i.e. small parks like Chapman Park should not be impacted negatively by this policy)	11/29/2017 3:42 PM
49	Need a new mayor and new city councillors. The current ones are out of touch. The Johnson street bridge is a waste of money and the bill keep going up.	11/27/2017 6:53 PM
50	UM- no mention of global warming and sea level rise here - where is this addressed??	11/27/2017 12:29 PM
51	Dallas Road is fine as it is and we do support the history	11/24/2017 3:44 PM
52	keep vehicular access and parking available on clover point	11/23/2017 7:55 PM
53	The details matter here.	11/22/2017 1:28 PM
54	How about making the design as clean as it is now - no artificial clutter. Just an unobstructed glorious view of the sea and mountains.	11/20/2017 11:56 PM
55	Protected bike lane on Dallasyes please!!	11/20/2017 9:39 PM
56	as above	11/18/2017 11:48 AM
57	Please expedite adding a separated bike lane on Dallas Road. Please close Linden at Dallas to avoid a child being run over by a speeding car. Please add a separated bike lane on Linden from Dallas to May.	11/13/2017 5:04 PM
58	I do not support the Mile Zero idea???	11/13/2017 3:23 PM
59	How are you dealing with environmental degradation from off-leash dogs, hopping the fence, digging holes and fouling the land and water?	11/10/2017 6:03 PM
60	Fewer rules about where dogs can go would be welcome.	11/10/2017 6:15 AM
61	It's perfect the way it is	11/9/2017 10:09 PM
#	COMMENTS FOR "COMPLETE THE WATERFRONT CYCLING ROUTE ALONG DALLAS ROAD"	DATE
1	Categorically opposed	1/19/2018 4:20 PM
2	If it is next to the walking path and not on the road. Very much like in Stanley park	1/18/2018 10:30 PM
3	Many people cannot cycle for many reasons. Please don't ignore their needs and lose any parking along the Dallas Rd for cyclists.	1/18/2018 9:03 PM
4	I disagree with removing any parking along Dallas road, but suggest sidewalks could be widened to accommodate bike lanes	1/18/2018 4:49 PM
5	Ditto.	1/18/2018 12:46 PM
6	I am not in favour of this 'walled off' cycle route.	1/18/2018 12:24 PM
7	How about reducing the speed limit.	1/18/2018 11:20 AM

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of \$1548 inable ...

8	As long as the cycling path is on the road and NOT along the pedestrian walkway.	1/18/2018 10:57 AM
9	WHY CYCLING/BIKELANES AGAIN AND AGIAN? DO THEY PAY TAX WHEN THEY BIKE?? ELDERS/BABIES/HANDICAP PEOPLE DON'T BIKE!!	1/17/2018 11:17 PM
10	Cycling is currently adequate on Dallas Road.	1/17/2018 10:37 PM
11	Dallas Road is fine the way it is. It's not a commuter route. Leave it alone.	1/17/2018 9:51 PM
12	This is fraught with problems. You already have massive amounts of cars coming and going as well as buses, horse carriages and pedal bikes with passengers. I think we need to encourage walkers in this area and discourage bikes. There is lots of wonderful biking on the Lochside and Galloping Goose. Direct the bikers there.	1/17/2018 8:24 PM
13	The way this has been proposed is absolutely ridiculous. Using such a heavily used road during tourist season to carve out a lane specified for bicycles would be very taxing and I think, unsafe.	1/17/2018 8:22 PM
14	Dallas is already significantly wider than an average road. Everyone has plenty of space as the road currently sits. It is not worth the money or sacrificing the parking spaces that are vital to enabling everyone to enjoy this area.	1/17/2018 4:29 PM
15	Again, it's fine just seems to be a bit too much focus on the issue.	1/17/2018 4:25 PM
16	This would increase tourism substantially and would attract great shops and restaurants to cook st village and Fairfield plaza.	1/17/2018 3:24 PM
17	The Locals enjoy the Dallas waterfront just as it is and want the parking areas to remain as they always have.	1/17/2018 2:46 PM
18	Only support the bike lanes if parking is still available for tourist and people that can not ride a bike.	1/17/2018 2:31 PM
19	It's unnecessary and the stupidity of that idea undermines the legitimacy of any other of your planned directions.	1/17/2018 1:00 PM
20	Definitely not. There is NOTHING wrong with the existing Dallas road waterfront. If you're looking for ideas, look to Calgary where they have mixed-use trails everywhere in their river valley. Cycle on the paths, not on the roads - widening the paths and line-dividing would cost a fraction of the price.	1/17/2018 10:59 AM
21	Handicap cannot mix with bikes that speed around themThis waterfront needs claiming no speeding.	1/16/2018 8:14 PM
22	Save the parking	1/16/2018 8:09 PM
23	Very supportive of this and any other initiatives that make it safe and pleasant to walk and cycle in the neighbourhood and the whole city.	1/16/2018 7:52 PM
24	Once agian a useless and utter waste of taxpayer money to please a few .	1/16/2018 7:50 PM
25	I do not support anything that reduces parking along the waterfront; people come from all over the region to walk the area. The road is already bike friendly. A cycling path adjacent to the walking path would be ok	1/16/2018 7:13 PM
26	YES! The Force Main plan with the option 3 parking is excellent!	1/16/2018 6:31 PM
27	I cycle to work everyday, and it would be great to have a cycling path that runs parallel to Dallas Road, rather than having a cycling path close to the dog walking crowd.	1/16/2018 6:02 PM
28	Cycling along dallas road, at present, is safe and easy. No need for change. By the way, I am a cyclist	1/16/2018 5:36 PM
29	Some good comments at a recent community meeting. Also, the whole issue of bike-densification is now being challenged internationallysomething Council does not seem to want to hear.	1/16/2018 5:35 PM
30	No. It is possible already to ride a bike along Dallas Road. As a resident of the area, I often ride along the ocean.	1/16/2018 5:03 PM
31	not needed	1/16/2018 4:20 PM
32	Maybe ppl can walk and we can save the tax payers money. I'm sick of bike lanes this and that at my expense. I don't ride a bike and I won't ride a bike yet I have to pay for all this. I do walk and	1/16/2018 1:33 PM

33	Why fix that which is not broken????? Plenty of room now for cyclists and cars to navigate. Parking is very much need by all users of the Dallas waterfront. The majority of use is by motorists.	1/16/2018 1:16 PM
34	Visitors to the city do not rent bikes to get around en masse. Driving to Dallas road and parking your car at the waters edge with your out of town friends and family is part of the city's charm and appeal. My 70 year old mother is not going to ride a bicycle to Dallas Rd.	1/16/2018 12:02 PM
35	I am in support of reducing parking to improve cycling lane	1/16/2018 12:01 PM
36	Again, not at the expense of parking, pedestrains and cars.	1/16/2018 10:50 AM
37	The cyclists seem to be fine sharing with cars along Dallas. It's a wide road with good visibility.	1/15/2018 10:56 PM
38	DO NOT construct bike lanes along Dallas Road. Parking is needed for those who cannot ride to Dallas Raod, who need to use a car.	1/15/2018 10:26 PM
39	I cycle this route regularly and do not see a need for a designated cycle route. This is one road where there is more than ample room for cyclists and motorists to "coexist". I am open to changing my mind if I were presented with compelling evidence demonstrating that this route requires a bike route to make it safer (ie., that there is a high number of traffic incidents involving cyclists)	1/15/2018 9:48 PM
40	great idea. like the seawall in Van. Bring more people into the city as a destination.	1/15/2018 9:05 PM
41	Cyclists already use the wide route along Dallas Road. What advantage is there to segregated cyclists from motorists and pedestrians?	1/15/2018 8:57 PM
42	Cycling along Dallas Road is fine as is. I use it all the time. Road is wide enough for bikes and cars.	1/15/2018 8:43 PM
43	leave it, it's working!	1/15/2018 8:12 PM
44	We should be cautious not to remove too many parking spaces so people cannot drive to the area and then enjoy walking Dallas Rd. as they do now.	1/15/2018 4:33 PM
45	Seriously? The road is three times as wide as a regular road already. Come on! Use your heads.	1/15/2018 4:29 PM
46	Not at the expense of parking which is already minimal. I have no problem sharing Dallas Road with cars when I cycle.	1/15/2018 2:48 PM
47	More people/families than cyclists come to Dallas to walk; they park their cars, unload their dogs and kids and enjoy this city asset. Cyclists do fine as it is along Dallas and the road is closed to cars during a cycling event. A cycling route/lane build along Dallas will take away the much necessary parking that people/families need to access the walkway here. I say NO to a cycling route along Dallas Road. s	1/15/2018 2:40 PM
48	Not necessary. It is a wide enough road and not subject to heavy traffic. Keep angle parking for residents and visitors who come to walk on the waterfront.	1/14/2018 11:39 PM
49	Do you actually mean along Dallas Road? Or is this the plan to limit the dog walking area and put a cycle path by the pedestrian path? By all means expand cycling and take the space from cars, I am all for that, but there are very important areas where dogs and people go and are not faced with cyclists, skateboards, roller skaters, etc.	1/14/2018 8:30 PM
50	Has any developer or planner ever seen how well used Clover Point is?! Visitors and people from all areas in Greater Victoria come in their cars to enjoy the waterfront and the magnificent views. Taking out the parking from Clover Point is absolutely FOOLISH!	1/14/2018 5:16 PM
51	this needs more thought between bike, people, dogs and cars.	1/14/2018 5:09 PM
52	Yes we need cycling paths but not the way we are doing it now - this is crazy and too expensive and I am a cyclist but also drive our car	1/13/2018 3:23 PM
53	Cycling we are all fed up with bike lanes .Its a mess our city !	1/13/2018 8:03 AM
54	Yes! Lots of cycling.	1/13/2018 12:16 AM
55	No waterfront cycling route along Dallas.	1/12/2018 9:29 PM
56	I ride on Dallas Road. I don't have a problem riding on that large wide street. Mostly I walk down there, but I know many others access this beautiful area by car, stop to have lunch there while enjoying the view in their car, and we need to make sure we don't reduce accessibility for them.	1/12/2018 5:23 PM
57	Not if it means reducing parking by many spaces	1/11/2018 9:43 AM

58	Children and recreational cyclists need space to ride. Reduce dog park and pave for multi-modal path along cliff.	1/11/2018 7:08 AM
59	I cannot find any details of this proposal, so have not answered this survey question.	1/10/2018 8:22 PM
60	No new separated bike lanes along Dallas. Currently a very safe place to bike	1/9/2018 10:45 PM
61	There is no waterfront cycling route, this route is for walkers, and their dogs.	1/3/2018 8:04 PM
62	does not need to be a dedicated lane on the road that removes parking. Do it on the land- copy Stanley Park model.	1/3/2018 2:46 PM
63	Stop taking away our parking. The street and sidewalk is large enough for bikes as it is.	1/3/2018 8:32 AM
64	it's possible to cycle there now.	1/2/2018 10:21 PM
65	Don't remove parking. NOt everybody can access this area without a car and there is nowhere else to park close by. Limiting the area to residents and cyclists is unfair to a large part of Victoria's population (residents and tourists)	12/26/2017 3:53 PM
66	The bicycle path must be fenced along the Beacon Hill Park portion of Dallas Road as cyclists and skateboarders in proximity to an off-leash dog park is a recipe for an incident.	12/17/2017 12:26 PM
67	But put this along the road!!! And lower the speed limit for cars! Don't remove valuable green space!!	12/16/2017 8:43 PM
68	Why not have a walking park area? If you put electric bikes there is it not the same as a dirt bike?	12/16/2017 7:46 AM
69	If angle parking for people to park and gaze out at the water is removed for bike lanes, I am 100% opposed. All the parallel parking will cause traffic delays and pollution every summer as people jockey in out and finding a spot. Cyclists will not use the bike lanes much here as most of the waterfront cyclists ride too quickly to be retrained by the lanes.	12/15/2017 4:23 PM
70	Need to allow for pedestrian access	12/15/2017 1:21 PM
71	current fiasco on Fort and Pandora is bad enough: leave Cook Street and Dallas Road alone	12/15/2017 12:30 PM
72	No divided bike lane. What happens when the cycling infracstructure ends and moves onto Hollywood Crescent. Hollywood Crescent is too narrow already and congested with on street parking, tour buses and restricted sightlines around the curve are dangerous. Should the all ages all abilites cycle route be directed up St Charles and along Fairfield or Ross St before continuing eastward.	12/14/2017 3:53 PM
73	It would be nice to have some information at various places to let people know how the area was used by First Nations etc. See the examples in Beacon Hill Park.	12/14/2017 3:52 PM
74	Out the lanes in the public realm NOT the street	12/14/2017 3:01 PM
75	Yes, get a proper biking route along Dallas Rd. Tourists and residents would use it.	12/14/2017 2:18 PM
76	Cyclists need to be respectful of pedestrians - some go too quickly along Dallas	12/11/2017 5:10 PM
77	I support this if this does not hinder the ability of cyclist to train on the route. It is one of my favourite cycling routes and would be very disappointed if I was unable to cycle and speed along the waterfront.	12/10/2017 9:26 PM
78	This was part of the Clover Point development wasn't it.	12/7/2017 3:48 PM
79	This is a good idea. But I don't trust your consultation processes to do it right. (Cook & Oliphant!)	12/6/2017 12:11 PM
80	The cycling route should not be placed behind the car parking areas. It is already challenging to reverse out of waterfront-facing parking on Dallas Road, the cycling path should be on the south side (we can afford to lose a bit of greenspace for this), rather than behind where cars currently park.	12/5/2017 7:39 PM
81	IT IS ALREADY VERY WIDE WHY CHANGE IT	11/30/2017 1:30 PM
82	Yes!!!	11/28/2017 10:31 AM
83	The 2 way bike lane in Beacon Hill Park is very dangerous. I saw the pro-bikers are riding together occupying the two lanes. They are very fast and very dangerous.nes.	11/27/2017 6:53 PM
84	as long as it is along the road edge and not the cliff edge	11/27/2017 12:38 PM
85	no more bikes	11/24/2017 3:44 PM

86	Most of Dallas Road is great already for biking. Priority would be to address the narrow dangerous section between Ogden Point and Douglas.	11/22/2017 1:28 PM
87	This is our biggest win! Look at Vancouver waterfront. This will bring in tourists!!	11/20/2017 9:39 PM
88	ditto	11/18/2017 11:48 AM
89	Great idea!	11/16/2017 11:37 AM
90	Expedite the waterfront cycling route along Dallas Road	11/13/2017 5:04 PM
91	Yes please. I would love to cycle along Dallas and not have to be on the road.	11/13/2017 2:14 PM
92	It not safe to cyvling there, with all the tourists and local people in the cars! to crowed.	11/12/2017 11:45 AM
93	I sure hope this gets done as part of the sewage project. It would be CRAZY to miss this opportunity. Once built this will be a major attraction for tourists and locals.	11/11/2017 8:25 PM
94	Dallas Rd is already one of the best places in Greater Victoria to cycle. In what possible way could the expenditure of vast sums of money to create a cycling route enhance the already cycle friendly Dallas Rd. I am totally opposed to spending anything on this idea.	11/11/2017 6:31 PM
95	Yes!	11/10/2017 8:37 PM
96	You will have to figure out how to mix bikes and humans with dogs. Right now, they cross Dallas at will.	11/10/2017 6:03 PM
97	Cycling paths are very prominent, walking, scooters and slow amblitory enablers should be of more concern.	11/10/2017 3:13 PM
98	Make sure the bike lane is going with the traffic, not against it. Some bikers (esp. the ones with the athletic teams) are not following the traffic. They ride as a group and occupy both lanes. It's very dangerous for bikes to navigate the traffic.	11/10/2017 10:18 AM
99	Suggest, if this is done that you hire a consultant with some experience in traffic and road planning, to avoid a similar situation to the unsafe mess created on Pandora.	11/10/2017 9:58 AM
100	Dallas road could have a dedicated cycling lane - keep it away from the dog park path.	11/10/2017 6:15 AM

Q19 Did we miss anything?

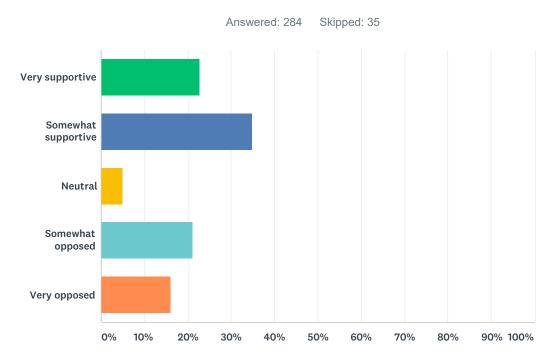
Answered: 53 Skipped: 266

#	RESPONSES	DATE
1	That only 6% of the population has any interest in bike highways and the like	1/19/2018 4:20 PM
2	The off-leash area for dogs is very large. For many families with young children, this area is off- limits because of roaming dogs, which is very sad for such a popular and beautiful urban park.	1/18/2018 10:20 PM
3	How does this plan tie into the proposed CyclePath on Dallas Rd from Clover Point to Ogden Point? Are you working together on this?	1/18/2018 10:20 PM
4	No.	1/18/2018 12:46 PM
5	Do we need a barrier between the bike path and the off leash dog area? Nothing tempts a dog like a bike. By barrier, I mean like a low growing hedge.	1/18/2018 10:57 AM
6	It's pretty fantastic the way it is. If this survey means "add washrooms" I'm all for it. If it means adding more pavement, making it more humanly modified, then I am all against it.	1/18/2018 10:27 AM
7	Please leave Dallas Road alone. It's great just the way it is.	1/18/2018 8:45 AM
8	GIVE ME A BREAK!! NO MORE BIKE LANE PLEASE!! BIKE LANE MAKES BUSINESS LEAVING VICTORIA.	1/17/2018 11:17 PM
9	Recognize the Aboriginal rights and Aboriginal title of the Lekwungen people.	1/17/2018 10:37 PM
10	Please carefully consider the feedback you are receiving.	1/17/2018 8:22 PM
11	paths need to be widen and money needs to be allocated to the protection of the bluffs	1/17/2018 3:44 PM
12	You seem to purposely mix two debatable and different plans in each question . If I accept one it infers I accept the others	1/17/2018 11:50 AM
13	Logicreally look at the answersand be proactive and not pressured because mistakes like these will find all looking elsewhere to live! We already have amazing talent flocking to NZ and Austraila	1/16/2018 8:14 PM
14	stop dumping city storm water into the ocean	1/16/2018 7:50 PM
15	Do not complete the cycling route if it means most of the parking will be lost. This area attracts many seniors with mobility issues who need convenient parking	1/16/2018 4:36 PM
16	I expect visitors would appreciate a place to get a meal or just coffee (like the new cafeteria/restaurant facility on Kits Beach) and enjoy the gorgeous view at Clover Point. Why do they have to go up Cook St or all the way to Ogden point to get a coffee??	1/16/2018 4:12 PM
17	Add zoning for commercial use	1/16/2018 1:38 PM
18	I'm a cyclist and bike all over this area. I'm somewhat opposed to the additional "cycling paths" being created. They don't feel safe to me.	1/16/2018 11:58 AM
19	There are not enough crosswalks for the people of Fairfield to cross over Dallas Road and get to the waterfront. Should be a crosswalk at each intersecting street with Dallas Rd. I don't feel that we need any more "Recognize the history of the Lekwungen People along the waterfront" in any of the planning of Fairfield	1/16/2018 11:45 AM
20	DO NOT construct bike lanes along Dallas Raod	1/15/2018 10:26 PM
21	Don't get involved in any harebrained scheme to redevelope the Mile 0 area.	1/15/2018 9:29 PM
22	Its already easy to walk and cycle to the water. Don't need improvements that will make it hard to use a car in the neighbourhood! I am a home owner and many of my neighbours are elderly. They need to drive for groceries, doctor's appointments, etc. They are not going to be walking or cycling! We must consider the needs those in our city who are not able-bodied. (Which eventually is all of us, if we live long enough!)	1/15/2018 8:43 PM

23	some nice, small signage to honour First Nations. small wayfinding signs. widen the foot path to accommodate the people using the walkway. a sign that says Clover Point Park. other than that - leave it alone.	1/14/2018 5:09 PM
24	Yes we do not need this	1/13/2018 8:03 AM
25	NO fences, please. More litter containers, but nice ones.	1/13/2018 12:16 AM
26	I am not sure how the off-leash dog area, and bicycle path and pedestrian areas are going to be integrated. If the bike path is up near the pedestrian one, then it won't affect parking. But bikes and dogs are a harder mix than dogs and pedestrians (no one puts their dog on a leash when it goes on the walking path) and no I am not a dog owner. I don't see a diagram of just what this will look like, so it is hard to comment. But I find Dallas Road pretty easy to cycle.	1/12/2018 5:23 PM
27	The sewaer construction pipes etc may make improvements to Dallas road difficult - you'll have to wait and see what effect they have	1/11/2018 9:43 AM
28	No new separated bike lanes along Dallas. Currently a very safe place to bike as it is.	1/9/2018 10:45 PM
29	The number of folks who drive to Clover Point and picnic in the car, watch surfers etc is huge. Do not take away the ability to enjoy that beautiful area from within one's car. The reality is it is often way too cold to sit outside and picnic however many many folks bring their supper down in the car and enjoy the ambience of the outdoors from within their vehicle (out of the elements)	1/4/2018 5:01 PM
30	yes.	1/2/2018 10:21 PM
31	Is it OK for scooter users?	1/2/2018 6:24 PM
32	Please consider improved lighting along the pathway! Also, it would be great to add new streetlights between Cook St and Douglas along Dallas Road - that section is so dark! And how about a new sidewalk or bark mulch path along the north side of Dallas Road that connects the existing bark mulch path at the entrance to Beacon Hill around the corner towards the totem pole. It would so so great to have a defined bark mulch path all around the perimeter of the park (that is well lit!).	12/20/2017 1:06 PM
33	Please add some 'no dogs' areas along the waterfront for those who are not comfortable around 'free running' dogs for fear of being knocked over, or fear of being touched/licked (due to allergies).	12/16/2017 8:43 PM
34	I don't want a cycling path on the Dallas road jogging and dog park path	12/16/2017 11:25 AM
35	All of this Island can vote to change the area that is known as Fairfield for their own profit. This survey is to follow the OCP and only those who will be impacted can have their decisions incorporated in the final policy or by-laws!!!	12/16/2017 7:46 AM
36	Do not remove waterfront parking for bike lanes.	12/15/2017 4:23 PM
37	uncontrolled attitude of off leash dogs and owners to be mixed in with uncontrolled cyclists, joggers and walkers, kite flyers, hang gliders it is a war down here some days	12/15/2017 12:30 PM
38	Clover Point really needs a facelift. Instead of a big parking lot how about some green space and seating areas!	12/14/2017 3:37 PM
39	Don't allow cyclists on the cement walkway along Dallas waterfront or other walking paths	12/11/2017 5:10 PM
40	Years ago the engineering department put mall cobbles on Ross Bay beach. The have all migrated to the east end of the beach and cover what was once a precious white sand class A beach. This beach should be restored and the engineering department enjoined from using small cobbles for erosion prevention. The science shows that cobbles of a lrger size are needed to get past the migration problem.	12/7/2017 1:33 PM
41	We need to improve dog management in all these areas, as dogs fouling our paths and green areas is just unacceptable on al sorts of levels. We need to improve signage where bikes are not welcome on our pedestrian paths. We need to improve lightning on most of our pedestrian paths, where can people walk safely at night during all times of the year? Of course we must direct our lighting on streets and paths so as not to light the sky or neighbourhood.	12/6/2017 6:49 PM
42	There has been an Urban Forest Master Plan for years. No one follows it. You allow developers to chop beautiful big trees down and put up big ugly boxes of concrete called "luxury" which no locals	12/6/2017 12:11 PM

43	There is a requirement for some type of pedestrian crossing at Vancouver and Collinson Streets such as a lighted and marked crosswalk. Pedestrians making their way to and from downtown use Collinson Street to get to and from Quadra Street. Cars travelling north from the 4 way stop at Fairfield come up the hill to Collinson at speed and rarely stop to allow pedestrians to cross Vancouver Street.	12/3/2017 9:29 PM
44	Safety for walkers and cyclists is paramount. The road is way too wide and fast now. The angled parking is difficult for everyone.	11/28/2017 10:31 AM
45	Yes - where is mention of sea level rise and consequences on Fairfield?? Particularly at areas seriously at risk such as Dallas at Memorial Crescent. Without mention of this serious issue the whole planning process is superfluous if it fails to address this problem	11/27/2017 12:29 PM
46	Protected Bike lane on Dallas should be key priority. Then a place to rent bikes on Dallas.	11/20/2017 9:39 PM
47	Again so long as these do not penalize motorized transportation. Further reducing speed limits or introducing traffic calming measures will aggravate an already toxic environment for motorists.	11/20/2017 5:23 PM
48	I would suggest different walking/running path from cycling.	11/16/2017 4:23 PM
49	Looks great. Focus on a north/south corridor for bikes on Cooks street needs to be a priority. As traffic flows increase (hopefully mitigated by maintaining low density!), a bike route along Richmond would also be welcome.	11/16/2017 11:37 AM
50	Traffic calming on Linden	11/13/2017 5:04 PM
51	Is there a reasonable way to separate dog-walkers and pedestrians on the Dallas walkway?	11/13/2017 4:02 PM
52	Yes, read above.	11/12/2017 11:45 AM
53	Deal with keeping up the facilities we have already first, before adding anything	11/10/2017 6:03 PM

Q20 Overall, how supportive are you of the draft Fairfield Neighbourhood Plan?



ANSWER CHOICES	RESPONSES	
Very supportive	22.89%	65
Somewhat supportive	34.86%	99
Neutral	4.93%	14
Somewhat opposed	21.13%	60
Very opposed	16.20%	46
TOTAL		284

Q21 Any comments on other sections of the draft Fairfield Neighbourhood Plan or other general comments? Other sections: Heritage Infrastructure Environment and Sustainability Placemaking, Arts, and Culture Community Facilities and Well-being Action Plan

Answered: 106 Skipped: 213

#	RESPONSES	DATE
1	Engagement was terrible	1/18/2018 10:30 PM
2	Maintain heritage and ambience of the Fairfield neighbourhood as much as possible.	1/18/2018 10:21 PM
3	Too much assumptions and we received no information on engagement session. The event info on city planer's presentation on January 18 was communicated by nice neighbors not by the city at all.	1/18/2018 9:05 PM
4	I believe this action plan has not been communicated to the community in a slow and deliberate manner, with attention to the impact on current residents. I believe there would be higher acceptance level if the areas of off street parking remedies and higher traffic remedies were included.	1/18/2018 4:52 PM
5	Heritage: I think we need a Victoria Museum with a permanent display of the city's history.	1/18/2018 4:01 PM
6	This plan is a city agenda, it is not meant to improve life for current residents of Fairfield. The "outreach" the city has done is deplorable and the more residents reach out to one another and spread teh word where the city has failed to the more the real opinions from actual residents are being heard voices you have chosen to avoid thus far. Farifield and Gonzales residents DO NOT WANT THESE PLANS and we will be fighting you every step of the way.	1/18/2018 2:00 PM
7	None except control of vehicle use and parking.	1/18/2018 12:46 PM
8	I was very disappointed that the idea of designated heritage areas was dropped.	1/18/2018 12:25 PM
9	In coming to understand what has been going on behind the scenes, it has highlighted for me that our community is not connected socially to our so-called "Community Place". I have lived here for 20 years and almost never seen a course, activity, event that made me think "ahh, this is my place, my community." We have built our community with our actual neighbours, for which we are very grateful, and feel a great sense of dread that this proposed changes will undermine our immediate community.	1/18/2018 10:30 AM
10	I would like to see improvement to neighborhood parks like Hollywood park, I think newer playgrounds and refreshed parks gets more people out, just like behind the courthouse on Quadra st.	1/17/2018 10:51 PM
11	I would love to see the detailed results of this survey	1/17/2018 9:53 PM
12	The whole "plan" is too huge to comprehend at the speed and scope that is envisaged. You've done all the thinking and writing, and given us an objective, "5 bullet" style survey to guide the process! I am filling this out under protest.	1/17/2018 9:33 PM
13	I really want to keep Dallas the road the way it is except make the walking pathways from Moss to Douglas wider	1/17/2018 9:02 PM
14	I am very concerned about the ability of the existing infrastructure to handle what is proposed in this plan. And I am very concerned that the burden of paying for necessary upgrades will fall on taxpayers rather than being born by developers. This entire plan is very favorable to developers and unfavorable to current homeowners and families who have lived for decades in Fairfield/Gonzales.	1/17/2018 8:25 PM

15	Camping in parks creates problems and makes them less attractive to other users. Changes need to be made regarding where camping is allowed and how this is enforced. I am generally not supportive of commercial activities in parks except in very limited circumstances. I would like to see programs in place to assist older houses and buildings become more energy efficient, including incentives for adding bike parking, solar panels and electric-car charging stations to apartments and condos. I would like to see some attention paid to the urban wildlife issue both in controlling over abundant species and in encouraging and supporting habitat for birds and urban mammals. We need more park space for an increasing population. There isn't much space available in Fairfield so the existing parks/green spaces need strong protection. I do not support the intrusion of food production/garden plots/communities gardens into the parks and green spaces. I am very supportive of supporting Fairfield's heritage built environment. It too is a very important part of the neighbourhood's ambience. We need to be very cognizant of the on-going commercial/development pressure being exerted throughout Victoria and southern Vancouver Island. It is essential that this plan meet the needs of Fairfield residents first in terms of maintaining a livable environment. It should not be driven by the desire of commercial interests to make money off of our home.	1/17/2018 5:46 PM
16	I worry that the small suites are going to be made into AirBnBs. Please make sure that year-round AirBnBs are not allowed in this neighbourhood.	1/17/2018 5:28 PM
17	We need more time to consider a dramatic plan like this. What's the hurry?	1/17/2018 5:09 PM
18	More public art. Less restrictions on density.	1/17/2018 4:25 PM
19	Please see comments below: Main concern about lack of transparency and consultation for Sub Area 4. Sub Area 4 wasn't even asked about in the survey- that is why I am slightly opposed to this plan, although I think many of the concepts for Cook st., Moss and May are all in keeping with the current community. I think you should take Sub Area 4 out of this plan and it should be part of a larger discussion and pertain to all of Fairfield. Specific questions/comments as it pertains to Sub Area 4: - what was the process behind outlining this area? Why does it stop at Stannard and St Charles? Who decided there is a thing called Ross bay Village? This is hardly a village (in the Cook St sense). It is not walkable, and is a magnet for many out of area shoppers. I think, from talking to my neighbours, that the existence of this new area was a great surprise. If we want density, don't we want it everywhere? As it stands, the plan seems to be picking 'winners and losers' (e.g., I note that homes on Gonzales hill cannot be used for townhouses. The rationale escapes me) How many property owners from sub area 4 have commented on or were consulted on the draft plan? (None of the neighbours) talked to on Philippa pl are aware of the plan) the plan's Proposed Height is at least 1 storey higher than the vast majority of buildings in the area. Our home is a 1.5 storey duplex, and allowable is 2.5. So my neighbor will potentially tower over me. And yet, from what I can tell, the revised Gonzales plan has changed the height allowed back to 1.5 stories for townhouses (s. 5.8.4) The proposed FAR of 0.85 mean that on a 10k sq ft lot, an 8500 sq ft unit could be built. The average FAR for the outlined area is what exactly? I'm guessing more like .2535. In other words the City is proposing to triple the density of the assembled lots in sub-area 4. Is there not a way to increase density gradually? I gather that one constraint is that developers won't bother if they cannot get sufficient density for a redevelopment. But my sens	1/17/2018 3:37 PM
20	gentle density model	1/17/2018 2:41 PM
20	yenne venský movel	1/11/2010 2.41 FIVI

41	Limit zoning t 4 stories on north side of Fairfield Rd. Do not construct bike lanes.	1/15/2018 10:27 PM
40	Keep Stannard Avenue a single family home residential street.	1/15/2018 11:14 PM
39	More meaningful input needs to be received and the process needs to be slowed down perhaps until after the next election to see what the people really want to see in their neighbourhoods. Gonzales and Fairfield need to be considered together. Any separation of the two is artificial.	1/16/2018 10:52 AM
38	Once again I want to emphasize that Crescent Road from Ross to Foul Bay can not handle any more traffic from cars, tour buses, trucks etc. It is impossible to try to cross the road from April to September. WE NEED A PERMANENT CROSSWALK FROM THE END OF RICHMOND ROAD TO THE BEACH SO THAT RESIDENTS WITH KIDS AND OR DOGS CAN CROSS THE ROAD SAFELY. MY DOG AND I HAVE BEEN NARROWLY MISSED BY CARS WHO REFUSE TO SLOW DOWN FOR US TO CROSS TO THE PARK AND BEACH, THIS NEEDS TO BE ONE OF OUR FIRST PRIORITIES. WE HAVE BEEN VERY LUCK TO THIS POINT THAT SOMEONE HASNT BEEN HURT. PLEASE DO YOUR JOB! THANK YOU	1/16/2018 11:06 AM
37	Definitely need more affordable housing for renters! With the allowing of pets as well. Victoria is super pet friendly, make sure that gets added to the rental stock planning.	1/16/2018 11:59 AM
36	NO TO THE BIKE LANES UP COOK AND ALONG DALLAS ROAD!!!!!!!!!!!!	1/16/2018 12:03 PM
35	The proposed restrictions on building types and heights throughout the plan will only serve to make housing less affordable in an already unaffordable area. Let's have a plan that caters less to the old residents who live in million dollar homes and more to ensuring that people from all incomes can afford and find places to live in this neighbourhood.	1/16/2018 12:12 PM
34	We want to keep the heritage and quiet ambiance of our Fairfield area. More density promotes more noise, loss of heritage, and more traffic.	1/16/2018 1:18 PM
33	we need services in Fairfield, library, proper community center, arts center, gym, swimming pool	1/16/2018 4:22 PM
32	I do not support a bike lane on Cook Street.	1/16/2018 5:04 PM
31	Urban designation only west of cook	1/16/2018 6:50 PM
30	I feel that the overall plan goes too far. I support diversifying housing options, but not to the extent proposed, and certainly not in ways that fundamentally alters the existing character of a community. The densification sought needs to be clearly stated (it currently is not) and scaled back from what it currently would be based on this draft. My overall concern is that this plan will make Fairfield a place I am no longer want to call home. Part of what makes this a great place are homes where people are out in yards working (most of our friendships with neighbours formed in this way). The current City wide approach to cycling seems to be more ideological than practical, so I do not have confidence in the rather vague descriptions here or the commitment to further study. I am not far away from being very opposed to this plan. I will be watching the next iteration of the plan very closely.	1/16/2018 7:21 PM
29	This needs much more research and study before the residents are subject for the gain of a few .	1/16/2018 7:51 PM
28	Very supportive of any initiatives that make it safe and pleasant to walk and cycle in the neighbourhood and the whole city.	1/16/2018 7:52 PM
27	Find a intelligent planner that knows services must be in place firstthis is why Up Island will grow and if you chop up Fairfieldthis will be another wasteland for you with no to little tax basebankruptcy is as close as a BAD Cave to Developers LAP	1/16/2018 8:16 PM
26	Need affiliated parking with new developments	1/16/2018 10:16 PM
25	Better design standards so buildings fit into heritage of the neighbourhood	1/16/2018 10:18 PM
24	Cycling safety for our children commuting to schools.	1/17/2018 10:05 AM
23	Communication from the City on this endevour was abysmal. As recently as this week, there are people DIRECTLY affected by the planned changes, who had no idea that anything was going to occur.	1/17/2018 11:00 AM
2	It seems we are giving choice on how this will be done not if we want it done at all. Who is pushing this on us, Federal government, or the city and why such a mega project. What are the timelines?	1/17/2018 11:53 AM
1	Protect Mount Saint Angela building along Burdett and protect that entire block since it is a grand avenue and once it is gone, you won't get it back.	1/17/2018 1:02 PM

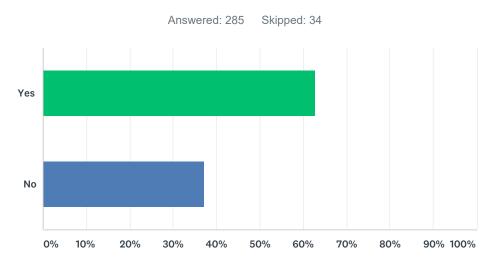
42	I feel that much of this plan has been poorly explained. There appears to be a lack of crucial information required to make informed decisions. Certain parts of the plan which appear rather benign have been given a lot of attention, while other areas that have the potential to significantly impact residents have been modestly references at best. This feel manipulative and engenders mistrust of a process which seems to be biased towards development and developers over residents. I am not opposed to development. In fact, I agree there is a lot of potential to better use much of the space in the Fairfield neighborhood. However, the current process and plan need a lot of work to convince me that it will meet the goals it is setting out to achieve.	1/15/2018 9:48 PM
43	The transportation chapter doesn't seem to take into account the (anecdotally) increasing amount of motorized vehicular traffic from Oak Bay traveling into and through Fairfield along both Fairfield and Richardson; the "Urban Residential Transition Area" at the corner of Arnold and Fairfield is a brutal companion to the historic Ross Bay Villa next door - the history and heritage of the neighbourhood should be respected by new development and unfortunately this is an example of where it was disrespected; I believe there's a faith community on the corner of Joseph and Moss not indicated on your map on page 100.	1/15/2018 9:21 PM
44	Please slow down this consultation process. Allow the neighbourhood residents more time to develop a well thought-out plan that preserves the Fairfield character that we care about!	1/15/2018 8:44 PM
45	The community engagement process and community meetings are so highly ineffective and must be re-designed.	1/15/2018 8:03 PM
46	The Design Guidelines for Cook Street Village are weak and not directed and maintaining the key elements of diversity and variety.	1/15/2018 4:19 PM
47	Continue with neighbourhood consultation.	1/15/2018 2:49 PM
48	Maintain the heritage and architectural integrity of Fairfield. Do not allow further erosion of the neighbourhood character by the infill flat or shed roofed box structures. It is a unique area which should be preserved and not compromised by over densification.	1/14/2018 11:46 PM
49	You mention the Songhees and Esquimalt repeatedly, yet is is all "talk to them at some point". Why haven't they been consulted yet? Why do you not yet have anything concrete to say about their heritage sites, especially ones at risk such as FInlayson Point?	1/14/2018 8:31 PM
50	Are you going to destroy the Ross Bay Villa, a cherished heritage house in your sub-area 2 plans? You want to put up another monstrosity like the one that was built beside Ross Bay Villa?	1/14/2018 5:18 PM
51	heritage - what kind of incentives will be offered? will it cost tax payers more? Sustainability - climate change must be considered. bylaw for LEED buildings for any new building. Placemaking, etc why the need to animate the whole time? it is a beautiful area. tourists walk through the area all the time already. community facilities - encourage housing co-ops with daycares onsite. Action plan - needs community members to work with staff. perhaps ask for committee participation. seems city driven at this point.	1/14/2018 5:13 PM
52	No	1/13/2018 8:03 AM
53	Placemaking, Arts and Culture, and Heritage are what makes a city a stimulating, creative place to live. Public Art, Community public art, protected heritage buildings and sites are important. What makes a city or neighbour unique! Listen to our artists.	1/12/2018 9:34 PM
54	The survey froze, and I lost all my comments here. I would like to see more "green" initiatives in terms of green buildings, transportation, community gardens. We need electric vehicle charging stations and better bus service. I think I said it better the first time.	1/12/2018 5:31 PM
55	I am an environmentalist and therefore very concerned about green spaces in our neighbourhood. I also drive a car and ride a bike and would like to see safer riding for cyclists.	1/12/2018 4:29 PM
56	There seem to be a lot of feel good language without a lot of detail	1/11/2018 9:44 AM
57	Parking needs to be better addressed by digging further into what enables people to not own a car. Complete communities - all services in walking distance. The nhood commercial nodes are key for this. Control the kind of retail. Less hair salons more groceries. Encourage car shares with more dedicated parking spots. Cycling infrastructure key.	1/11/2018 7:11 AM
58	High hopes for smaller scale & density close to Pioneer Square & Christ Church Cathedral	1/10/2018 11:40 PM
59	The need for vehicle parking with increased density throughout, or proposed change as in the case of the Fairfield Plaza, has not been given adequate consideration.	1/10/2018 8:26 PM

60	I support suggestions made for some areas but def not the drastic changes (esp very dense housing/building) proposed around Fairfield Plaza. St Charles and Stannard are currently frequently congested and this densification will add to the problem.	1/9/2018 10:47 PM
61	Our community (within what is designated as sub area 4) was not consulted nor properly informed. information that was sent out was misleading at best	1/4/2018 5:06 PM
62	Transit versus bike lanes.	1/4/2018 9:40 AM
63	My house will never see sunlight if you build a 3-4 story building. I won't be able to ave a garden. I will have absolutely no privacy	1/3/2018 8:33 AM
64	the compatibility, relationship and cost implications of goals have not been properly assessed. there is only one taxpayer and 'we' are swimming in debt. enough already!	1/2/2018 10:25 PM
65	In general I am supportive of the plan with the notable exception of proposing to build double row townhouses in quiet single family neighborhoods such as that in sub-area 4 (north of Fairfield plaza).	12/29/2017 12:00 AM
66	Oliphant Avenue designation of traditional residential is wrong on all levels - from a planning perspective, appeal, consistent approach etc.	12/22/2017 2:33 PM
67	artsno mention of requiring art works with buildings,,,many cities require a percentage of bldg costs go to art projectswould go a long way here	12/19/2017 8:00 AM
68	Maintain the Area with the OCP Growth and simply allow the residents and tenants their decisions in the Policies and By-Law which is the only legal decision	12/16/2017 7:48 AM
69	The plan doesn't take into consideration the large number of dog owners. We want Gonzales Beach and Dallas Road to remain as places we can take our dogs off leash in all months of the year.	12/15/2017 11:28 PM
70	I feel like the three options initially presented were designed to give a result that ignored the controversial increased density in single family home areas. Thus I felt betrayed by the process like with many city consulting processes of late.	12/15/2017 4:25 PM
71	increased density and over development versus the current quality of life	12/15/2017 12:31 PM
72	I don't agree with the NIMBY's who are against increasing urban density with maximum 6 story large urban villages. Too many changes to the OCP. Small but vocal groups that have been blessed with privilege continue to take take take	12/14/2017 6:45 PM
73	Plan is not well-designed to ensure that a variety of housing remains available to ensure an economically and socially diverse neighbourhood.	12/14/2017 2:43 PM
74	Arts - promote local artists and provide support for the annual Fairfield Artist Studio Tour. Oak Bay has public sculpture that rotates annually - have something in Fairfield similar Also venues for music .	12/11/2017 5:14 PM
75	The Action Plan should include annual improvements around Heritage, Environment & sustainability, community Facilities and well being otherwise nothing is assured!	12/7/2017 3:49 PM
76	I think it is really important to only support Heritage house refurbishing where it is being done to a very high environmental standard. That is to step code level 5 or passive house standards. Tax relief should be given to offset the costs of doing this. I am surprised that the Richardson and Cook Streets intersection has not been identified as needing review as I find this a dangerous intersection to cross or turn left. I have seen near missed with cyclists a number of times at this intersection.	12/6/2017 6:59 PM
77	No one should support a plan like this. It's horrible. It's vague. No specifics. Just platitudes that anyone can justify anything withmore buildings like Cook & Oliphant everywhere in Fairfield. I can't support density specific without rules and limits(regulations) with mitigating land value increases caused by (prezoning) upzoning. Your plan is a plan for speculators. If your plan is to ruin Fairfield over time. Congratulations! You've done it!	12/6/2017 12:15 PM
78	Para 6.1.16: Strongly object to this para. It would fundamentally change the nature of that area of Vancouver Street. The area cannot support the increase in parking required by businesses located in that area.	12/3/2017 10:31 PM
79	I am concerned about the use of Collinson for commercial purposes - noise, traffic volume, smells from restaurants,	12/3/2017 9:55 PM

80	Don't forget about cars. They are here to stay and we need to drive safely around the Fairfield neighbourhood.	12/1/2017 6:53 AM
81	Growth and development will negatively affect the quality of living in Fairfield. The resulting increased density will cause increased traffic, pollution, fewer available parking spaces, longer waits for services. The village atmosphere will become big citified.	11/30/2017 4:42 PM
82	Expand heritage conservation areas Conversion of existing homes BEFORE demolition and new build	11/29/2017 3:43 PM
83	Given that Fort St is a Historic Corridor and is part of Downtown, Fairfield, Harris Green and Rockland, I would like to see a cohesive plan for the Fort St Corridor.	11/28/2017 7:09 AM
84	Allow other home-owners, (not just Abstract and Zebra) to build more high-end, small footprint houses. Everywhere you go, only the Abstract are building small houses. Are they funding the City Hall?	11/27/2017 6:55 PM
35	Council appears to want ti ignore the Plan as it suits them.	11/27/2017 4:19 PM
86	should be less emphasis on supporting developers with large projects (eg apartments) and more support for lower impact and more creative smaller housing projects.	11/27/2017 12:40 PM
37	I appreciate the various opportunities to provide input. However most residents, myself included, do not have the background to know what is current zoning, what is suggested in the OCP and how this differs from this neighbourhood plan. This should be more clearly stated.	11/22/2017 1:32 PM
88	I just got back from the meeting at Sir James Douglas and was mid way through this survey when I went. I was appalled by the misinformation that was being presented by the woman I spoke with and on the boards. Affordable hhousing is 30% of an income. They keep using this term and it's all lies. The public is being misled to believe that tgese developments will provide affordable housing which isn't true. I also learned that if these plans are approved then zoning changes for big developers is much easier. The woman I spoke to was very misleading when she said that currently many areas are actually approved for higher density than they are proposing when in fact these properties are not zoned for that at all. This was a sales pitch show for the fairfield plan and im pissed off to be quite frank. I questioned this woman about what happens to all the residents who are displaced by these new developments and she had no clue at all. She mentioned a law for people in building of 4 or more units that makes a landlord assure tgeir relocation but she admitted she actually knew nothing about how it works. If you are going to hold open houses in future please be educated and stop using the word affordable as it's a complete and utter lie.	11/18/2017 1:28 PM
89	it's a gem already, don't mess it up	11/18/2017 11:48 AM
90	I would like to see affordable housing entrenched in all aspects of the neighbourhood plan so it cannot be stripped, overlooked, or ignored	11/17/2017 6:44 PM
91	People have worked hard and paid a lot of money to live in a family neighbourhood of Fairfield. Where kids. An walk to school and traffic is calm. I am all for denifying housing in downtown and main streets but neighbourhoods should be kept quiet and green. This is what we paid for!	11/16/2017 4:48 PM
92	Overall, I am "somewhat opposed" to the plan simply because of the theme of increasing density. This needs to be avoided to protect the people who already live in the community.	11/16/2017 11:38 AM
)3	New multi unit residential buildings should have EV charging stations	11/13/2017 9:38 PM
94	Please close Linden at Dallas to avoid accidents as there are many children living on Linden. Please add a separated bike lane on Linden from Dallas to May or add traffic calming on Linden from Dallas to May. Please connect the Fort Street bike lane. Please try to get us a good grocery store like Thrifty Foods or Whole Foods for Cook Street Village. Oxford has nothing nutritional and is dirty.	11/13/2017 5:05 PM
95	Keep things simple and village-like. The charm of Fairfield (and Fernwood, Oak Bay, etc.) is just that. We don't have to shoehorn everyone and everything into this small area. Retain the organic nature of the area that developed over decades. Loads of room for rapid progress in Victoria down in the Bay/Gov't/ Queens area that is desperately in need of revitalization.	11/13/2017 3:30 PM
96	Surface parking is being ignored. Every single business requires deliveries and usually by truck. Think about that.	11/13/2017 12:28 PM
97	We need a decent community centre. The present one is totally inadequatehave to go to	11/12/2017 10:12 PM

98	I would like to re-iterate that there is an error that needs to be corrected in regards to the component 6.1.16 which reads: Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street. There are no mixed-use buildings at the intersection of Collinson St and Vancouver St, so this reference needs to be removed from the Fairfield Neighborhood Plan in the 3 places it is reiterated. I feel that this is an egregious error that needs to corrected immediately. What does exist on the SE corner of Vancouver St at Collinson St, at 617 Vancouver St. is an historic anomaly - Lou's Auto Repair. This is the oldest automotive repair shop in Victoria situated on a single-family dwelling size lot. It is erroneous to suggest additional commercial use in a location that is obviously a grandfathered variance in zoning. If the new policy being imputed is to spawn commercial use on the backs of these anomaly situations, then the Fairfield Neighborhood Plan must name all instances of anomalies in Fairfield - including 1403 May St (Stewart Monumental Works) and 15 Wellington Ave (Hung Homo Stay), among others. I am also following-up directly with the City of Victoria on this matter given the significant negative impact that allowing this error to stand as fact can have on consideration of future use for a pre-existing anomaly commercial use on a residential-size lot.	11/12/2017 8:37 PM
99	No	11/12/2017 11:46 AM
100	Key focus should be on maintain the heritage character of the neighbourhood. Control construction of box like housing which is destroying the character of this neighbourhood.	11/12/2017 1:41 AM
101	Overall there is a lot of good stuff but it seems like the NIMBYs have had their hands on this. Building stories have been reduced in many areas. Townhouses have been restricted. There are senseless restrictions on basements	11/11/2017 8:27 PM
102	Time check. I'm already 25 minutes in!	11/10/2017 6:04 PM
103	I feel that you listened to the Residence, and have chosen to keep CSV charm. Don't spoil it! Don't make it uniform!	11/10/2017 3:15 PM
104	Encourage roof-top garden. Relax the parking requirement as people cannot afford cars anymore. Do not use the LED white street light. It looks creepy! The yellow (natural) tone is better on the eyes. Reduce the size of lot requirement so more houses can be built.	11/10/2017 10:20 AM
105	Ridiculous. Needless.	11/10/2017 9:58 AM
106	Very concerned about adding cycling infrastructure to Cook Street - there are better alternatives	11/10/2017 6:16 AM

Q22 Were you aware that a neighbourhood plan was under development prior to the release of the draft plan?



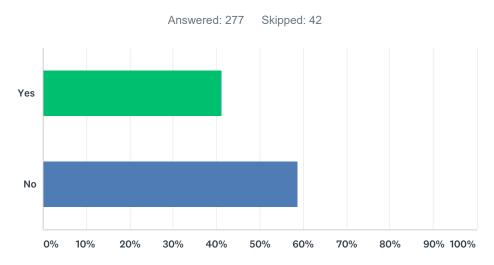
ANSWER CHOICES	RESPONSES	
Yes	62.81%	179
No	37.19%	106
TOTAL		285

#	COMMENT	DATE
1	I was told our community plan was limited to the Fairfield Plaza and then surprise subsection 4. Seems to have been designed to help developers, and limit community response. Page 76 really. I'll be voting accordingly.	1/18/2018 10:33 PM
2	I liked the general mailout, the updates through FGCA, and the activity Centre and alerts through, for example, BlockWatch network idea	1/18/2018 4:19 PM
3	Recall the brochure in the mail, and then not on radar until neighbour brought it to our attention	1/18/2018 2:55 PM
4	Citizen activities.	1/18/2018 12:48 PM
5	I was made aware at the FGCA presentation on Monday Jan. 15th that many people there did not know about it. Why can announcements not be made on radio and tv???	1/18/2018 12:31 PM
6	A leaflet was recently put in my mailbox. I had no idea about the extent of the proposed changes.	1/18/2018 11:57 AM
7	I learned about it by chance when I signed up for the newsletter. You need a better way to inform the vast majority of people who know nothing about it, and will feel "had"if this plan becomes a reality—especially renters, who may not be dialed in.	1/18/2018 11:02 AM
8		1/18/2018 10:31 AM
9	This is where I feel I was blindsided, including many of my neighbors. As we did not see anything in the mail nor hear anything around. t	1/17/2018 11:14 PM
10	I heard about this through neighbours.	1/17/2018 9:42 PM
11	A neighbour told us they had received a notice in the mail.	1/17/2018 8:29 PM
12	City of Victoria has spent so little on making the residents aware of this plan .	1/16/2018 7:53 PM
13	Most of my neighbours have had very little idea that the plan is in development. The scope of the changes are very significant, and I think the project is proceeding with very little genuine support.	1/16/2018 7:21 PM

14	I am furious that this was not publicized more. I just learned abut it through a flyer in my mailbox on Jan 15 and I went to the meeting. You clearly did the minimum because you are on the side of the developers not the people that live here.	1/16/2018 1:37 PM
15	A lot of our neighbours, also, were not aware of any of this draft plan. Your communication with the public involvement lacks drastically. We feel we are being bulldozed and bullied into this whole plan.	1/16/2018 1:23 PM
16	However, in spite of providing my email on at least two occasions, I was advised of the January 15th meeting by a neighbour not the city.	1/16/2018 10:53 AM
17	As a resident and owner of a house within a specifically designated Townhouse transition zone on St. Charles, I am disappointed at the lack of specific communication by the City for myself and those of us disproportionately impacted by the draft plan. I was first alerted to the development of a plan by a neighbour.	1/15/2018 10:05 PM
18	I knew there were discussions about a plan, but just recently became aware of the scope and how far the planning had moved forward. I feel the city has seriously failed at engaging residents in this process.	1/15/2018 9:48 PM
19	i saw signs upnot entirely clear on the process and timeline. But i'm awfully busy. Not sure what you'd have to do to get my attention.	1/15/2018 9:07 PM
20	The city says they sent pamphlets, but no one cared. Um, maybe no one reads pamphlets in 2018????? The assumptions made are so myopic.	1/15/2018 8:06 PM
21	Fairfield Gonzales Neighbourhood Association has kept us up to date.	1/15/2018 2:52 PM
22	I became very involved and aware of the OCP and the current LAP for Fairfield and other LAP's to follow for other communities when Urban Core proposed its large development on the corner of Cook St. and Oliphant Ave. to my community and the City.	1/15/2018 2:48 PM
23	The notification of these plans to the residents in Fairfield has been very poor. The information in your FNP pamphlet was deceptive and lacking information for the plans for Sub-area 4. I was told at one of the meetings that residents may not have received information if there households did not receive flyers and junk mail.	1/14/2018 5:34 PM
24	Fairfield Community Association is no correctly named and does not represent me or many of my neighbours views on land development type issues - City should deal with residents directly instead of associations that have different views than residents	1/13/2018 3:25 PM
25	but only through word of mouth	1/4/2018 5:08 PM
26	i am new to the area	1/2/2018 6:25 PM
27	I have attended all open houses and provided input and remain flabbergasted how the traditional residential designation along Oliphant was proposed	12/22/2017 2:36 PM
28	There was limited to no input for those who can contribute to the process	12/16/2017 7:52 AM
29	But some mysterious people had already established the three options for consideration.	12/15/2017 4:28 PM
30	l just read it. It's awful.	12/6/2017 12:17 PM
31	I was aware of community oppostition to the building construction on the corner of Oliphant and Cook. This plan of growth and development does not take into consideration community oppositon to more multi use buildings, higher buildings and increased population density.	11/30/2017 4:46 PM
32	Attended the pin up session in the summer.	11/28/2017 7:11 AM
33	There needs to be better mechanism to reach into the community and the FGCA is not that vehicle.	11/27/2017 4:22 PM
34	lived in Fairfild since 1945. Very involved with all thing historical. Especially houses	11/24/2017 3:49 PM
35	Moved here from Vancouver in September 2017.	11/20/2017 11:18 AM
36	I saw the draft plan for Fairfield/Gonzales BUT I discovered it by accident. I have NEVER reveived a piece of mail in regards to this plan ever which is insane.	11/18/2017 1:29 PM
37	I am a home owner on Moss St but i'm currently out of province.	11/16/2017 4:27 PM
38	I was under the impression that this was the dream child of the City and that there was very little public input.	11/16/2017 2:57 PM

39	I moved into the neighborhood in March 2017 as a strata owner. I have been following the Fairfield CALUC but didn't know enough to know about this process.	11/12/2017 9:01 PM
40	That's OK.	11/12/2017 11:47 AM
41	I am an older person who is now moving to Sidney, because my apartment is due to be demolished and I cannot find affordable, or suitable rental in the are that I have lived for 20 years. First on Douglas and Simcoe, Emily Carr Apartments and then at Quadra and Southgate, Beacon Arms. I shall miss this area, I love it, but I have no choice, I mourn the situation. But like the plan.	11/10/2017 3:22 PM
42	I am surprised I was even consulted at all. It's almost like something a democratic government would do.	11/10/2017 9:59 AM

Q23 To date, have you been as involved in the development of this plan as you wanted to be?



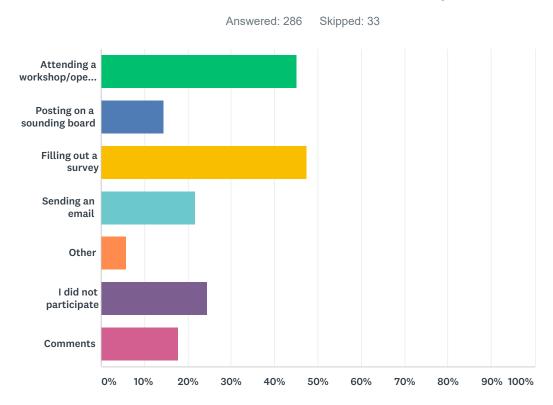
ANSWER CHOICES	RESPONSES	
Yes	41.16%	114
No	58.84%	163
TOTAL		277

#	COMMENT	DATE
1	Getting access to this document was not easy	1/19/2018 4:23 PM
2	This plan seems to be driven by developers and city staff wanting increase in city taxes.	1/18/2018 4:12 PM
3	Too old to be of much help.	1/18/2018 12:48 PM
4	I was travelling or busy	1/18/2018 12:31 PM
5	Maninly because I was out of town.	1/18/2018 11:02 AM
6	And still would not be except that a neighbour found out and alerted us.	1/18/2018 10:31 AM
7	I did not engage as much as I could have. Giving us a voice is great, so thank you for this.	1/17/2018 9:56 PM
8	I was not aware till my neighbour informed me in December.	1/17/2018 9:05 PM
9	I feel that my concerns have been met with countering statements rather than with an attitude of listening.	1/17/2018 8:29 PM
10	I commented at one of the billboards.	1/17/2018 4:26 PM
11	I was involved very late and thankfully it was one of my neighbours that told me.	1/17/2018 3:40 PM
12	I am disabled.	1/17/2018 3:12 PM
13	Attending community meetings in area.	1/17/2018 12:36 PM
14	The meeting I went to at Fairfield community centre was a farce that was allowing for venting of concerns for as many people as possible but it did not address those concerns. This project is too big and being railroaded too quickly	1/17/2018 11:57 AM
15	Doubt you will consider anything as we have been TOLD Mayor and Council will ignore public engagement and violate the Communityy Services Act. Time for Judicial Reviewper advice of former party leaders!	1/16/2018 8:20 PM
16	Not enough info on whats on the drawing board .	1/16/2018 7:53 PM

17	I have not had the opportunity to contribute to any of the "what we heard" statements in the draft plan. I am getting more involved (attended the Fairfield Community Centre discussion Jan. 15, 2018.	1/16/2018 7:21 PM
18	But that was my fault. The City had many opportunities to provide input & advertised them well. Good job!	1/16/2018 4:37 PM
19	Same NIMBY's made voicing opinions uncomfortable	1/16/2018 1:39 PM
20	I didn't know about this until Jan 15 and I have 3 days to complete the survey. Not fair. I talked to others on my street that were not aware either. Now we are scrambling to be heard!	1/16/2018 1:37 PM
21	We didn't know about it	1/16/2018 1:23 PM
22	Awareness has not been very easy. It took neighbours canvassing the area to find out about it.	1/16/2018 1:22 PM
23	unable to join the committee after it was formed - which means the city has entrenched and given priority to the voices of the few.	1/16/2018 12:13 PM
24	Not enough time to get to the meetings	1/16/2018 11:46 AM
25	lack of communication, no mail handouts or door knocking with information	1/16/2018 10:48 AM
26	In the session in the summer that I attended, I do not recall the drawings or discussions regarding the Townshouse Transition zone on St. Charles including the possibility of row houses. This is a significant inclusion and should have been better highlighted during that session as well as in this draft. I also find it confusing the linkage between the Fairfiled NP vs. Gonzales NP, and how it is that the tonwhouse transition zone on the east side of St. Charles is included in the FNP and not the GNP. I also think that for a proper discussion fo the "Ross Bay Village," the scope of that should have included a broader consideration of Gonzales, including the intersection of opportunities and challenges created by Hollywood Park.	1/15/2018 10:05 PM
27	There have been many meetings so I feel like there was ample opportunity to contribute.	1/15/2018 8:35 PM
28	I and neighbours did a lot of lobbying to protect the Cook St. Village for the few years before the Draft Plan came out. We attended meetings and initiated our own.	1/15/2018 2:48 PM
29	Limited to attending the open houses to talk with city staff to view the plan and make comments.	1/14/2018 11:52 PM
30	I did not know that these development plans were taking place.	1/14/2018 5:34 PM
31	I have participated a little bit, and now I have a bit more time.	1/12/2018 5:33 PM
32	Too busy - single working mom.	1/11/2018 7:11 AM
33	The survey and workshops have been welcome, but I do feel that the opinions and advice of those directly affected should be sought. Anyone could answer the survey and put up sticky notes, but there is no guarantee that the opinions expressed reflect direct residents (ie. Anyone could comment on areas that they do not live adjacent to)	1/9/2018 10:52 PM
34	we have NOT been properly informed from day one. There is no way that our area should have been designated for such an increase in density without proper consultation and information	1/4/2018 5:08 PM
35	I have been unable to make any of the meetings due to lack childcare or being out of town	1/3/2018 10:52 PM
36	I would have been had I known!	1/3/2018 8:12 PM
37	Some of the details of this plan (that were not emphasized) were a bit of a shock. Once I became aware of them, I had a strong desire to provide feedback.	12/29/2017 12:03 AM
38	I would like to be more involved to ensure a consistent approach of urban planning principles at the expense of personal ownership interests and politics	12/22/2017 2:36 PM
39	Yes to make sure it is actually a legal and to avoid Judicial Review which my taxes would be impact by!	12/16/2017 7:52 AM
40	My husband and I went to the Fairfield Community meetings when we were in town. We have the impression that the City is going thorugh the consultation motion as a check mark rather than looking for fiscally affordable solution.	12/15/2017 5:47 PM
41	Volunteered to be directly involved, not invited	12/15/2017 4:28 PM
42	Communication has been poor	12/15/2017 1:23 PM
43	The same NIMBY's dominate the discussions. Sessions lack diverse representation.	12/14/2017 6:47 PM

44	Open houses do not allow real neighbourhood participation. There should be ways for community voices to be heard to discuss the pros and cons of the plan, rather than just have planners answer individual questions. That's poor consultation.	12/14/2017 2:47 PM
45	I have two young children and attending the meeting has resulted impossible for me. The survey that I took is vague and does not mirror what is proposed for the neighborhood, so it is misleading.	12/11/2017 9:40 AM
46	I was unable to attend the Open Houses and would like more clarity about the proposed changes for cycling routes	12/10/2017 9:29 PM
47	I would have answered "Maybe" to this question if it was an option. I can't remember if I have filled out a survey like this in the past. This is a very comprehensive way to voice my opinion, and I'm very glad to have the opportunity.	12/5/2017 7:41 PM
48	I have gone to meetings but I think the owners thoughts are not being listened to	11/30/2017 1:32 PM
49	Will continue attending meetings to have a voice.	11/28/2017 7:11 AM
50	My comment are always ignored in the town hall meeting. Only Abstract are allowed to sub-divide lots and build small houses??	11/27/2017 6:56 PM
51	I have only had one direct invite to open houses via a flyer in the mail and that was only just recently. Given the significant changes proposed in my neighbourhood I would have expected better advance notification	11/23/2017 7:58 PM
52	Need more online input	11/20/2017 9:40 PM
53	See above	11/18/2017 1:29 PM
54	Stupid question, if I didn't know, how could I be involved?	11/18/2017 11:50 AM
55	Again, I am not in favour of the high density implied by the max 6 storey blds.	11/16/2017 4:27 PM
56	A phone call to discuss would be an absolute bonus. As a working mum, I will never attend any meeting. My cell is 250 889 8458 and my name is Penny.	11/13/2017 5:06 PM
57	I tried to raise the transit issue at a meeting months ago and was told by another participant," No one rides the bus so we don't need to discuss it." The City staff at the meeting seemed to accept this statement and there was no discussion of buses or any other public transit.	11/12/2017 11:12 PM
58	Had I been involved I certainly would have corrected the errors I have pointed out before they were imbedded in the draft. My fear is that once imbedded, no matter how wrong they are, they will be kept and used inappropriately.	11/12/2017 9:01 PM
59	Wanted to - but no time.	11/11/2017 8:28 PM
60	Can't be involved as handicapped and serious health issues.	11/11/2017 9:21 AM

Q24 How have you participated in the neighbourhood plan process prior to the release of the draft plan by?



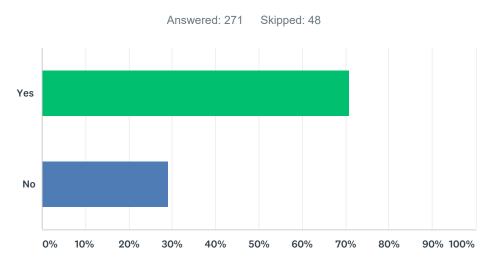
ANSWER CHOICES	RESPONSES	
Attending a workshop/open house/meeting	45.10%	129
Posting on a sounding board	14.34%	41
Filling out a survey	47.55%	136
Sending an email	21.68%	62
Other	5.94%	17
I did not participate	24.48%	70
Comments	17.83%	51
Total Respondents: 286		

#	COMMENTS	DATE
1	I was misguided overtly at design workshops	1/18/2018 10:33 PM
2	Did NOT receive information on the workshop etc	1/18/2018 9:06 PM
3	Not aware lack of communication	1/18/2018 4:32 PM
4	I made some good friends through this process.	1/18/2018 4:19 PM
5	did not know this planning was underway	1/18/2018 4:12 PM
6	I've addressed council, met with councilors, emailed, attended city and non city run meetings	1/18/2018 2:01 PM
7	As above.	1/18/2018 12:48 PM

8	I guess I trusted in other people's participation. However, I do believe there is a disconnect between the comments and discussion of participants and the interpretation the city planners put on it.	1/18/2018 12:31 PM
9	our neighbor invited the city of Victoria for a meeting with our neighbors	1/17/2018 11:14 PM
10	I was at the FGCA Monday January 15 for Ms.Boris' presentation	1/17/2018 9:56 PM
11	Did not know it was "in the pipe"	1/17/2018 9:34 PM
12	Petition	1/17/2018 9:05 PM
13	I attended 2 events that neighbours made me aware of. One at the Ross Bay Pub, and one at the Fairfield Community Centre on Jan 16, 2018.	1/17/2018 8:29 PM
14	Community association meetings on this topic.	1/17/2018 4:27 PM
15	Our neighbourhood are all talking to each other	1/17/2018 11:57 AM
16	This survey	1/16/2018 8:20 PM
17	Until the household mail out of the brochure I was unaware of the planning process.	1/16/2018 7:21 PM
18	With recent awareness, am completing this survey and sending an email.	1/16/2018 5:36 PM
19	Was unable to attend open houses & meetings. I would like to have.	1/16/2018 3:44 PM
20	I would have participated, but I wasn't aware of it.	1/16/2018 1:37 PM
21	unknown to us until the day before Fairfield Community Centre meeting Jan 16th	1/16/2018 1:23 PM
22	Was not really aware of any plan, again lack of communication	1/16/2018 10:48 AM
23	I was not able to participate because I was not aware of it! Please make a greater effort to communicate the plan to neighbourhood residents.	1/15/2018 11:15 PM
24	I found the aspects of the draft plan that directly affected me as a resident within a proposed transition zone, to be hard to find and understand. The implications of details of what was proposed appeared buried in a number of different subsections (i.e. inclusion of row house development in the "Townhouse Transition Zone", size requirements for different housing types, suitability of small lot subdivision). This should have been more clearly explained in a specific section of the plan targetted at residents in this particular area.	1/15/2018 10:05 PM
25	I was unaware that there was a process to participate in.	1/15/2018 9:48 PM
26	I tried to go to a meeting but it was too full to even get in. Many people were standing outside listening through windows.	1/15/2018 8:35 PM
27	I was not aware until a recent mail out was received.	1/15/2018 4:34 PM
28	Attended meetings that we were aware of.	1/14/2018 11:52 PM
29	You can't participate in such things if you don't know they are happening! As soon as I heard about this in mid-November, I became involved and I have starting a petition for Sub-area 4 that will be handed to the mayor and council this week.	1/14/2018 5:34 PM
30	Didn't know	1/13/2018 3:25 PM
31	Attended meeting at Hotel on Humbolt ave	1/13/2018 8:05 AM
32	I would have like to have been informed a long time ago so that I could have been involved from the start	1/4/2018 5:08 PM
33	I was not aware this was taking place.	1/3/2018 8:12 PM
34	this survey	1/2/2018 6:25 PM
35	I wasn't aware this was happening until very late in the process!	12/16/2017 8:44 PM
36	This is a mess not accountability and with not accountablity a huge waist of my taxes!!!	12/16/2017 7:52 AM
37	I did not know about it and was shocked and dismayed when I heard of the proposed changes in the Fairfield Plaza area. This is a quiet neightbourhood and it needs to stay quiet. We have invested in our homes and we don't need town houses in our back yards.	12/15/2017 7:23 PM
38	Discussions with City employees	12/15/2017 4:28 PM

39	These are all tools with strict boundaries. Neighbourhood consultation should include forums where pros and cons can be discussed by the whole affected community.	12/14/2017 2:47 PM
40	I was involved in the movement to protect Oliphant Street.	12/7/2017 3:54 PM
41	Years ago I made a presentaion to councilto do availagainst the desecration of Dallas beachin the name of erosion control with the curren stone rip-rap	12/7/2017 1:38 PM
42	I have attended a Fairfield-Gonzales Community hosted meeting on the 900 Block of Burdett re- development a few years ago.	12/5/2017 7:41 PM
43	Not sure if anyone is listening as many neighbours have also commented that Fairfield must stay low-rise (2 storey max) and low density t(other than NW part), to retain its character and livibility value. We don't want or need more ugly and unsuitable structures such as the one that was allowed to be built at the corner of Fairfield and Arnold a few years ago.	11/27/2017 12:41 PM
44	I heard " through the grapevine" not from the City that a "plan" was underway so I emailed in to find out more.	11/23/2017 7:58 PM
45	Cause I didn't know about it.	11/18/2017 1:29 PM
16	Yes, in other communities	11/18/2017 11:50 AM
47	Didn't know about it	11/16/2017 4:49 PM
18	Didn't hear about it.	11/12/2017 10:13 PM
49	I was not aware of the process as I am new to the neighborhood.	11/12/2017 9:01 PM
50	Open houses were inaccessible to me so I participated with surveys	11/10/2017 6:06 PM
51	Obviously could not participate without being informed of it.	11/10/2017 9:59 AM

Q25 Did this survey provide you with all the necessary information you needed to answer the questions?



ANSWER CHOICES	RESPONSES	
Yes	70.85%	192
No	29.15%	79
TOTAL		271

#	IF NO, WHAT WAS MISSING?	DATE
1	Not necessary as I am a visual person and like to discuss with people. Lots of material to read and digest	1/18/2018 10:23 PM
2	Specifically, the plans and routes for cycling lanes need to be clarified.	1/18/2018 10:10 PM
3	Pictures of housing around Fairfield plaza	1/18/2018 9:42 PM
4	What development was already proposed by developers	1/18/2018 9:06 PM
5	Some questions were combined as in townhouses by cook street and townhouses Fairfield North	1/18/2018 4:32 PM
6	More scientific answers about population growth and desired location by new residents. Evidence- based decisions should be made.	1/18/2018 4:12 PM
7	It's not an unbiased approach at all. It is clearly built with the purpose of downplaying serious issues and distracting the use from the real overall impact of the increased density.	1/18/2018 2:01 PM
8	At the meeting, city planners were unable to provide any information on projected population growth for this area over the next 25 years. How can you plan without this information?	1/18/2018 12:31 PM
9	Too soon for me to decide as I just found out about the extent of the proposed changes.	1/18/2018 11:57 AM
10	Some of the questions contained points I supported and points I was very much against. Makes the response meaningless	1/18/2018 11:22 AM
11	I can't say I'm in support of something when details are missing. Eg what do the public spaces proposed look like? Will they impede traffic, are they next to bus lines (with noise and exhaust), do they take away parking? Will the proposed trees block views and the sun?	1/18/2018 11:02 AM
12	STATISTICAL DATA TO SUPPORT	1/17/2018 11:29 PM
13	The questions were poorly worded.	1/17/2018 10:40 PM

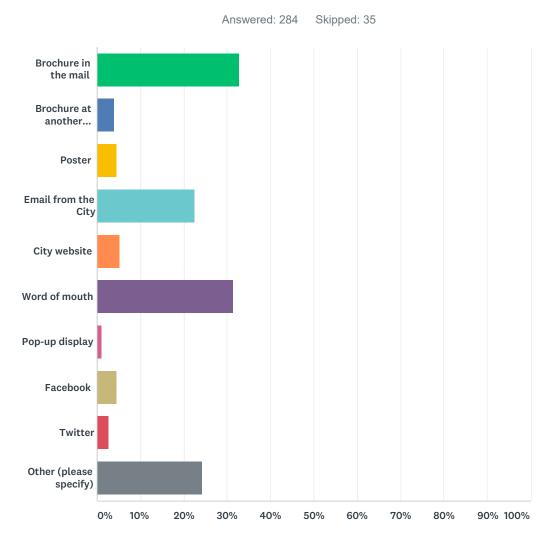
14	I struggled with understanding what is being proposed in the plan and what was specifically being asked in this survey. The plan is not clearly written in a way that I could understand how it impacted me, my home, and my experience of this neighbourhood, and the survey questions were also not clear. Answering questions in a single-line answer box in this survey is not conducive to seeking meaningful input.	1/17/2018 9:42 PM
15	For me I've spent 5 DAYS on this, and still don't know what to think on many issues.	1/17/2018 9:34 PM
16	I found the wording in the pamphlet and draft misleading or not clear. I want transparency.	1/17/2018 9:05 PM
17	Wording was misleading	1/17/2018 9:04 PM
18	Response options are skewed, which causes me to suspect that the information provided is also not entirely up-front. Unfortunately, this has been a most frustrating experience.	1/17/2018 8:29 PM
19	In a limited way. What exactly is the demographics of the increased population?	1/17/2018 5:10 PM
20	I am not clear if the duplex and townhouses on large enough lots, and double row townhouses are for all of Fairfield or just subareas?	1/17/2018 3:40 PM
21	How other initiatives fit in like the Greenways Plan, Biketoria, sustainable/green buildings.	1/17/2018 3:12 PM
22	limits to development, preservation of existing buildings with environmental upgrades	1/17/2018 2:42 PM
23	Not sure	1/17/2018 2:32 PM
24	please read my comments the project is far too big and we have know idea of the timelineI feel quite anxious about it all	1/17/2018 11:57 AM
25	Logic is missingwhat lots will the city buy for essential servicesthree more schools and hospital for this Density.	1/16/2018 8:20 PM
26	This survey is very misleading and super vague to the average person needs more information put in laymans terms	1/16/2018 7:53 PM
27	People's understanding the need for future planning without undue influence by fringe interests.	1/16/2018 7:27 PM
28	No survey could provide all the necessary information. One significant gap in my view: the plan does not reflect seismology for the neighbourhood or emergency preparedness considerations. We seem to be densifying in high subduction areas (North of Fairfield Plaza for one).	1/16/2018 7:21 PM
29	More or less	1/16/2018 5:36 PM
30	There still needs to be clarity about how the Cook Street Village area will be protected from over- development.	1/16/2018 5:05 PM
31	not sure	1/16/2018 4:23 PM
32	Im not sure	1/16/2018 4:20 PM
33	I found out the survey was due on Jan 18 yesterday night so I cannot fill this out as comprehensively as I'd like due to my schedule so I am picking the most important areas to fill out.	1/16/2018 3:42 PM
34	vague, pretty questions with an underlying agenda. i feel like there is much more to this than meets the eye. I don't trust it at all.	1/16/2018 1:37 PM
35	No mention of Fairfield Plaza, which was renamed Ross Bay Urban Village. Who has the right to rename this mall without our public input???	1/16/2018 1:23 PM
36	How many people are you expecting to move here over the next 25 years? What is our requirement of architectural excellence in Victoria? Seismic ? Climate change? LEEDS building standards? No one should be allowed to build here unless it's an energy efficient and beautiful building.	1/15/2018 11:03 PM
37	Link to Gonzales Neighbourhood Plan as part of proper discussion of "Ross Bay Village"	1/15/2018 10:05 PM
38	Actually, it may have provided adequate information, but this type of information requires time to digest and understand. Since I only recently became aware of the survey and its deadline is only in a few days, I haven't had time to full review the information.	1/15/2018 9:48 PM
39	Not much info on the possibility of double row townhouses North of Fairfield Plaza	1/15/2018 9:31 PM
40	I appreciate all of the links so people can spend time digging in if they want to.	1/15/2018 8:35 PM

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41	You talk about housing but you can't tell me how many people you expect in any given area of your area plans.	1/15/2018 8:30 PM
42	Video based information and a process that allows for real dialogue that results in something, not the current process of hearing a series of conflict escalating comments.	1/15/2018 8:06 PM
43	Yes But, suggest a maybe or yes and no is better answer	1/15/2018 4:21 PM
44	following my "yes" answer I felt this was an excellent survey providing linked information and good visuals. It was easy to answer clearly exactly my wishes looking at the format of the survey.	1/15/2018 2:48 PM
45	I think the city needs to be much clearer on establishing consistent design and harmonious architecture. It's all very well to have plans for massing and height and whatnot but when a developer rams in a cheap (because square with cheap siding) building you might as well not bother. So what leadership is the city prepared to provide for this kind of design issues? I read the whole draft plan, did not see anythng about this other than hand waving.	1/14/2018 8:33 PM
46	But the information can be interpreted in various ways so it is difficult to provide answers.	1/14/2018 5:48 PM
47	One needs to read the draft plan properly. Having a few community meetings just before Christmas is NOT sufficient or helpful. The majority of my neighbours who are in the affected area (sub-area 4) had no idea about the meetings! As if busy families have time to attend such meetings when Christmas business has already started. The consultation process has NOT been adequate!! You have not informed the residents of affected areas appropriately and my neighbours feel that this is all being shoved down their mouths. SHAME! I can bet that most members of city council or the planners or the developers live in sub-area! Yet they have no qualms about ruining the wonderful aspects of this incredible neighbourhood.	1/14/2018 5:34 PM
48	the end was rushed I wanted more input on the actions section.	1/14/2018 5:14 PM
19	We don't want it !	1/13/2018 8:05 AM
50	I understand that concept sketches are just that, but they are sometimes not enough, such as whether or not you support a particular bike lane.	1/12/2018 5:33 PM
51	I would have liked specific questions on cycling lanes.	1/12/2018 3:43 PM
52	Momstly but some details were missing	1/11/2018 9:45 AM
53	More accurate information and less misleading statements.	1/3/2018 8:12 PM
54	long term costs and implications. (of both 'doing' and 'not doing')	1/2/2018 10:27 PM
55	Not enough clarity on how the designations were derived.	12/22/2017 2:36 PM
6	The survey format does not lend itself to nuanced answers.	12/17/2017 12:29 PM
57	Who is answering this and where are they from !!!	12/16/2017 7:52 AM
8	did not talk about the pros and consit is one sidedfor developers. You missed the mark	12/15/2017 7:23 PM
9	Time frame of 20 minutes was very misleading for someone with actual input comments	12/15/2017 4:28 PM
0	No information on impact on infrastructure or how this fits in with CRD, Province or Federal plans.	12/15/2017 1:23 PM
61	safeguards for property / business owners directly impacted by the proposed heriage zones, cycling infrastucture, effects of low end social housing, and increased density	12/15/2017 12:34 PM
62	As long as you attended one of the meeting, the provided information was adequate. If you had to read all the linked documents and weren't part of the earlier discussions, No.	12/14/2017 3:56 PM
63	Your Cook St. Village design plan is flawed	12/14/2017 3:03 PM
64	Feedback from existing residents.	12/14/2017 2:47 PM
65	I want to know how the city came to a decision to not have 10 storey buildings at Fort and Quadra and 6 storey buildings in Cook Street. It is great to listen to community concers, but the city need to lead, not follow. Build up the downtown (the Northwest Part of Fairfield) and on major thorough fares (Cook and Fort) and then proceed with what you are doing regarding allowing homes and lots to have 2 or 3 residences.	12/14/2017 2:21 PM
66	all the info around the Ross Bay development, while the other pages have several drawings and description, this section that personally affects me has 1 schematic drawing and 1 questions, which does not mirror what is really proposed for the area	12/11/2017 9:40 AM

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67	Details about the proposed cycling route "improvements"	12/10/2017 9:29 PM
68	Not really. It did not provide me with a clear idea of what the density requirments really meant. It did not anwhere reference present Fairfield zoning for Cook Street village only the OCP which was developed without sufficient public consultation.	12/7/2017 3:54 PM
69	How are you going to stop speculators? It's not possible because you are prezoning and upzoning everything.	12/6/2017 12:17 PM
70	Unsure.	12/5/2017 7:41 PM
71	Why we need more dwellings than households	12/5/2017 12:52 PM
72	I would have liked more detailed information regarding plans for Collinson, specifically, and also about affordable housing.	12/3/2017 10:07 PM
73	Questions regarding density	11/28/2017 7:11 AM
74	Economic evidence to support the realization of plan goals.	11/27/2017 4:22 PM
75	Plan to address rising sea levels affecting low-lying coastal areas of Fairfield.	11/27/2017 12:41 PM
76	City planners and their consultants have put forward plans that have built-in assumptions about population growth and how much of this Fairfield is expected to accommodate. These assumptions are not presented.	11/22/2017 1:37 PM
77	Specific actions but as always these are preliminary assessments.	11/20/2017 5:24 PM
78	it is quite a long survey, and the draft document is huge, in future I would recommend 200 minutes, not 20, or find some way to split the survey up.	11/20/2017 11:18 AM
79	The projected % increase in population anticipated as a result of the Plan. We need to know what the target density is.	11/16/2017 4:27 PM
80	The questions seem to be quite non-specific.	11/16/2017 2:57 PM
81	More details about the transit plans. More info about why the City thinks it can not control rises in retail rents.	11/12/2017 11:12 PM
82	Nothing much on buses, community centre, library.	11/12/2017 10:13 PM
83	Plan contents are not stated the same way throughout the documents so it is very difficult to follow. I wasn't sure if the links were to all of the content that pertained to that topic. For example, here are the 3 ways that the erroneous reference to commercial development at Vancouver St and Collinson St is referenced in the draft plan, but this important recommendation (only Cook St Village was mentioned more often) was not even referenced in the survey 1) Figure 8: Commercial uses at grade encouraged at the corners of Vancouver St and Collinson St 2) 6.1.16. Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street. 3) 8.1.4. New development at the corners of Vancouver Street and Collinson Street is encouraged to include commercial spaces at grade (ground level) to serve the neighbourhood, particularly on the southeast corner where commercial development exists.	11/12/2017 9:01 PM
84	Maybe I missed something, but I didn't see what's happening with the proposed heritage zones which I believe interfere with property rights.	11/10/2017 6:06 PM
85	the specifics of bike lanes will they be the same type as fort street is it a done deal	11/10/2017 5:27 PM



Q26 How did you find out about this survey?

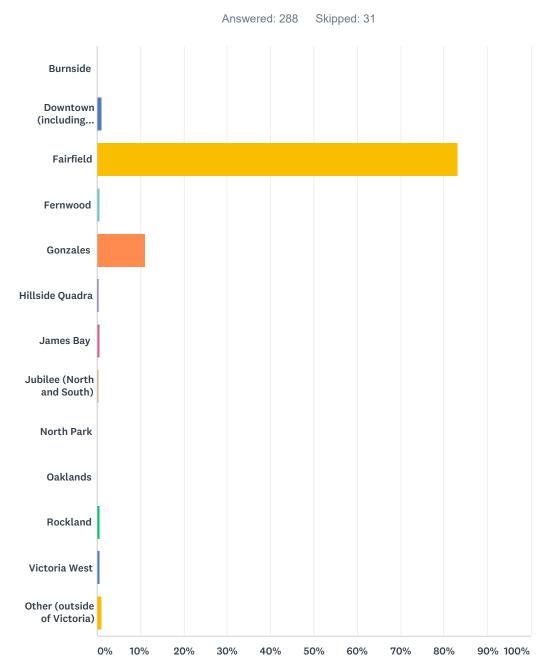
ANSWER CHOICES	RESPONSES	
Brochure in the mail	32.75%	93
Brochure at another location	3.87%	11
Poster	4.58%	13
Email from the City	22.54%	64
City website	5.28%	15
Word of mouth	31.34%	89
Pop-up display	1.06%	3
Facebook	4.58%	13
Twitter	2.82%	8
Other (please specify)	24.30%	69
Total Respondents: 284		

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#	OTHER (PLEASE SPECIFY)	DATE
1	Would have missed it with out the growing outrage in my community	1/18/2018 10:34 PM
2	Attended the Fairfield neighbourhood meeting on Jan. 15th	1/18/2018 10:23 PM
3	Neighbors	1/18/2018 9:06 PM
4	From a neighbour	1/18/2018 4:33 PM
5	neighbour	1/18/2018 2:55 PM
6	It's a long story but the city was not where I got the information from I still have yet to receive one single mailout as was proven after my address to council and then the issue was looked into. You have NOT tried to involve the residents of Fairfield and gonzales at all, you have tried to involve select groupings.	1/18/2018 2:03 PM
7	Nephew involved with the association.	1/18/2018 12:49 PM
8	Fairfield Gonzales Community Association	1/18/2018 12:31 PM
9	Attended community meeting on Monday Jan 15, 2018.	1/18/2018 11:58 AM
10	I signed up for the Fairfield newsletter and was sent info that way	1/18/2018 11:02 AM
11	An email from the Fairfield/Gonzales Community Association.	1/18/2018 8:47 AM
12	COMMUNITY EVENT	1/17/2018 11:29 PM
13	Fairfield Community Assn.	1/17/2018 10:40 PM
14	Notice at the Fairfield Community Association	1/17/2018 10:02 PM
15	Ms. Boris at FGCA on Monday, Jan.15	1/17/2018 9:57 PM
16	Block captain	1/17/2018 9:34 PM
17	Email from block watch captain	1/17/2018 9:04 PM
18	at the Jan 16 meeting at Fairfield Community Centre	1/17/2018 8:30 PM
19	Community newsletter	1/17/2018 5:48 PM
20	Community association.	1/17/2018 4:28 PM
21	Went to a meeting.	1/17/2018 3:40 PM
22	community presentation of the plan	1/17/2018 1:03 PM
23	email from my neighbour	1/17/2018 11:15 AM
24	email from school	1/17/2018 10:06 AM
25	PAC MEETING- presentation from the City (excellent presentation)	1/16/2018 9:34 PM
26	U	1/16/2018 8:10 PM
27	Brochure put in mailbox	1/16/2018 7:54 PM
28	I would say word of mouth has taken off with the release of the report. More people are getting informed, but many still have no idea.	1/16/2018 7:21 PM
29	Email from Parent Council at child's school	1/16/2018 5:49 PM
30	email from neighbour	1/16/2018 5:37 PM
31	fairfield comm meeting	1/16/2018 4:24 PM
32	PAC at Sire James Douglas School	1/16/2018 4:20 PM
33	Association meeting last night.	1/16/2018 3:43 PM
34	someone put a flyer in my mailbox to go to the meeting and I learned about the survey at the meeting with only 3 days to complete.	1/16/2018 1:38 PM
35	A neighbour distributed his own pamphlet around our neighbourhood, attempting to notify us about the plans and about the meeting on Jan 16th, as most of us did not know anything about any of this.	1/16/2018 1:25 PM

Draft Fairfield Neighbourhood Plan Survegommittee of the Whole - 01 Mar 2018

36	Fairfield Gonzalez Community Association - which seems to be filling in the information gaps left by the deficient communication from the City	1/16/2018 8:46 AM
37	Block Watch Leader	1/16/2018 8:15 AM
38	Jan. 15th presentation of draft plan at Fairfield Community Place	1/15/2018 10:05 PM
39	Community meeting	1/15/2018 9:48 PM
40	Open House at FGCA January 15.	1/15/2018 9:22 PM
41	residents of my neighborhood up in arms about Ross bay village. Chicken little, nothing should ever change people get my goat.	1/15/2018 9:08 PM
42	Email from concerned neighbours	1/15/2018 8:45 PM
43	attended a meeting at Fairfield community centre by planning Dept.	1/15/2018 8:32 PM
44	News of the misguided, offensive city employee who remarked that no one attends these meeting because we don't care. So offensive.	1/15/2018 8:08 PM
45	Neighbours	1/15/2018 4:21 PM
46	Community Association	1/15/2018 2:52 PM
47	email from community center	1/14/2018 5:48 PM
48	Email from Fairfield Gonzales Community Association	1/14/2018 3:53 PM
49	Next door neighbour emailed it	1/13/2018 3:25 PM
50	Fairfield Neighbour Association	1/12/2018 9:35 PM
51	email from community association	1/12/2018 5:33 PM
52	Email FGCA	1/12/2018 2:54 PM
53	Email to FGCA members, otherwise I would not have known about it at all	1/12/2018 2:13 PM
54	My neighbors who are going door to door to inform us and get our support to stop this from happening.	1/3/2018 8:35 AM
55	community notice / reminder	1/2/2018 10:28 PM
56	Fairfield Community Centre email letter	1/2/2018 6:26 PM
57	Email from Community Members	12/15/2017 11:29 PM
58	Block watch captain	12/15/2017 7:23 PM
59	ongoing community opposition	12/15/2017 12:35 PM
60	Email from community Association	12/14/2017 6:47 PM
61	I signed up with the Engagement process to keep informed	12/14/2017 3:57 PM
62	A neighbour mentioned it. Why can't you let homeowners know directly? It is offensive.	12/14/2017 11:36 AM
63	community meeting Dec. 4th.	12/7/2017 3:54 PM
64	email from fca	11/20/2017 11:57 PM
65	From attending the community planning meeting	11/20/2017 11:18 AM
66	There are 2 other homes in this house (no-conforming triplex) but only one flyer. How are renters notified??	11/13/2017 9:41 PM
67	Email from block watch captain	11/13/2017 4:47 PM
68	email from Fairfield Community Centre	11/11/2017 6:33 PM
69	Community association	11/10/2017 3:50 PM



Q27 Where do you live?

ANSWER CHOICES	RESPONSES	
Burnside	0.00%	0
Downtown (including Harris Green)	1.04%	3
Fairfield	83.33%	240
Fernwood	0.69%	2
Gonzales	11.11%	32
Hillside Quadra	0.35%	1

Draft Fairfield Neighbourhood Plan --J. Tinney, Directol 41 \$158 inable ...

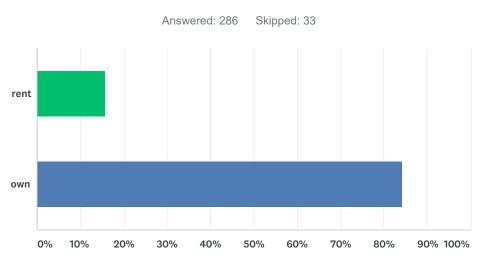
Draft Fairfield Neighbourhood Plan Survegommittee of the Whole - 01 Mar 2018

James Bay	0.69%	2
Jubilee (North and South)	0.35%	1
North Park	0.00%	0
Oaklands	0.00%	0
Rockland	0.69%	2
Victoria West	0.69%	2
Other (outside of Victoria)	1.04%	3
TOTAL		288

Q28 Where do you live?

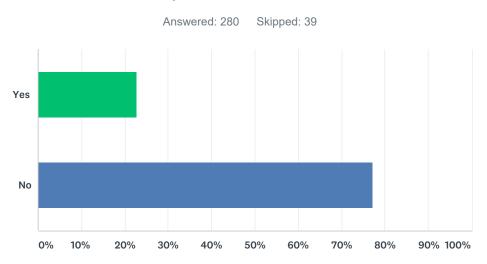
Answered: 4 Skipped: 315

#	RESPONSES	DATE
1	Saanich	1/18/2018 3:41 PM
2	1545 Brooke Street (IN SUB-AREA 4!)	1/17/2018 8:44 PM
3	Esquimalt. Work in Fairfield.	1/5/2018 12:27 PM
4	Gordon head	11/17/2017 7:31 PM



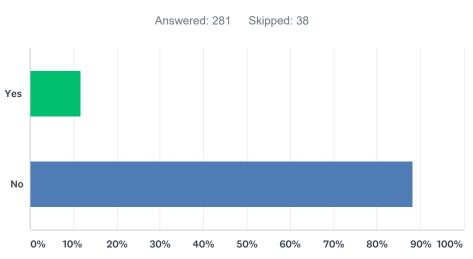
Q29 Do you own or rent your home?

ANSWER CHOICES	RESPONSES	
rent	15.73%	45
own	84.27%	241
TOTAL		286



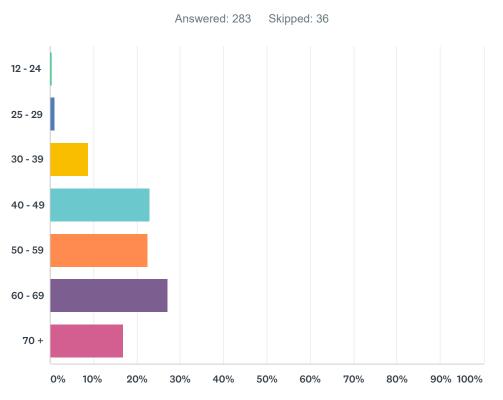
Q30 Do you work in Fairfield?

ANSWER CHOICES	RESPONSES	
Yes	22.86%	64
No	77.14%	216
TOTAL		280



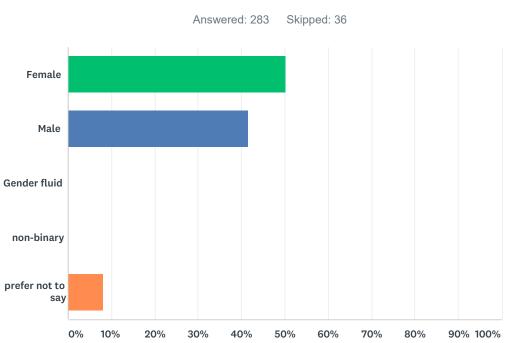
Q31 Do you own a business in Fairfield?

ANSWER CHOICES	RESPONSES	
Yes	11.74%	33
No	88.26%	248
TOTAL		281



Q32 How old are you?

ANSWER CHOICES	RESPONSES	
12 - 24	0.35%	1
25 - 29	1.06%	3
30 - 39	8.83%	25
40 - 49	22.97%	65
50 - 59	22.61%	64
60 - 69	27.21%	77
70 +	16.96%	48
TOTAL		283



Q33 Do you	u identify as
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ANSWER CHOICES	RESPONSES	
Female	50.18%	142
Male	41.70%	118
Gender fluid	0.00%	0
non-binary	0.00%	0
prefer not to say	8.13%	23
TOTAL		283

Attachment G: Raw Feedback on Draft Fairfield Neighbourhood Plan

Part 3: Notes from Pop-up and Pizza and Planner Events

Christmas Tea – December 7, 2017

Staff: Marc Cittone, Malcolm MacLean, Rebecca Penz

Participants: 20

Discussion of streets and cycling lanes; different comments:

- Too much emphasis on cycling lanes; many seniors drive; parking is hard to find; may lead to accidents with cyclists; preference for no zooming traffic (cars or bikes) on Cook Street
- Approx. half of attendees in this group owned a car
- Concern for getting around with adult tricycle, scooters, mobility devices not mentioned in plan. Need parking for scooters.

Cook Street Village area: Keep the village feel; access to Beacon Hill Park

Discussion of heights in NW area: preference for 4 storeys to see mountains from existing residences

Others: 6 storeys is OK, 4 in Cook Street Village

Cost of rental apartments is a concern. Real action is needed – can see it becoming unaffordable for retirees on fixed incomes.

Concern about noise level, noise pollution from traffic, construction, machinery in parks

Pollution in tourist season

See many old houses demolished; want to see them reused; want to see a plan to save houses

Concern about added traffic making it feel less safe to bicycle.

Fairfield Draft Neighbourhood Plan Feedback

Date: December 11, 2017

Event Type: Planner & a Pint

Location: Ross Bay Pub

of attendees: 49

- Higher density, more people, more suites = more affordable, less parking, more bikes, parking permits to discourage multi car households.
- Need to balance population density with parking for cars and public transport (which does not mean more bike lanes).
- Worried about traffic in Stannard/Richardson Fairfield streets already bad.
- Townhouses on corners would be good to transition to SFH.
- Parking Issues on Stannard between Brooke & Richardson.
- Less height and density should be considered close to Pioneer Square and Christ church Cathedral.
- I'm hearing it's NOT zoning but we're to have financial contributors from where?! (What rules?)
- Coop housing? Nonprofits
- Pets are an issue for housing
- New rentals are expensive. Older rentals are getting expensive.
- Rental in whatever they build % rental restricted.
- Like peaked roofs for townhouses want a historic feel.
- Would like to see the increasingly important issue of affordable housing addressed.
- Glad to have an opportunity to downsize but not be st(?)
- City should stay as is. More apartments further from city.
- More people more trees. Fewer cars/reduce parking.
- Heritage character of apartment buildings is important.
- Reconciliation in Songhees/Esqn. rename "?" street and other offensive names.
- Educate people to understand a density bonus, zoning, etc. beyond plan.
- Want to keep beauty and charm but want to be able to afford to live here.
- Parking should be required with suites.
- 6 stories block views, design, character.
- Incomplete solar and electric charging into den studios- (?)
- Why 4 stories?
- Speed -> noise (Cook(?) Street) sit in balcony village is okay slower.
- "Bring it in my backyard" Bimby. more density/people. First Nations recognition. affordable/non market housing!!
- Zipcar?
- Plan is too accelerated. Needs 000s show up.
- Don't lose character to satisfy housing need. Increasing height and density is inappropriate. Homeowners should have say.
- Where will staff (not six figures) live? Diversity of incomes.
- More arts and culture (not bans) everything closes (?). In city as a whole affordable arts.
- Vancouver more events in drop in centres.
- Ensure that building and underground parking will not make mature trees unviable.

- More female trees for allergies.
- Singles peoples, not family, not seniors feel left out.
- Character keep character houses.
- Housing for singles?
- Not "out of character" S(?) Olive and May.
- Architectural character consistency with immediate neighbours.
- Concerns & wishes: protected bike routes, four story limit in Cook street village, noise level -> construction too much machines use in the parks i.e. tree grinders, lawn mowers, leaf blowers etc. *allergy season is effected by too many male pollen trees try to plant more female trees that don't pollinate.
- Transition from tall buildings in Downtown towards lower into Fairfield = good, but should be more fine grain. within a block (ex. Quadra / Broughton) to consider existing greenspace etc. Current redevelopment creating a wall for renters in existing buildings.
- More commercial in RBV (on top) (services)
- TH north of plaza? "Fairfield plaza"
- Gas station / garage should be commercial gas station is valuable.
- Transition on micro scale.
- Longer planning time for NP more engagement.
- Keep in (?) like it is.
- Parking in traditional residence
- Housing in RBV good idea.
- 6 storeys could be appropriate.
- Bike ability.
- 3 storeys, transitioning is good, not just one bedroom apartments.
- Sticky Note: "Consider the "bring-it" factor. There are lots of us! Those who want/welcome advocate for increased density change.
- Sticky Note: How is this plan an Act of Reconciliation
- Sticky Note: Consider the changing nature of work in the next 20 years & its impact on design/planning.
- Sticky Note: Need more community space. Flexible live/work alternatives. Ways to connect.
- Cook street design guidelines
 - Sutlej roofline and overhangs, canopy guidelines need more guidelines for architectural elements.
 - o Variety of windows
 - o Look at old guidelines or guidelines in other cities (Toronto, etc.).
- Need to densify, but:
 - Make sure it's done in a way that retains trees.
 - Reduce parking requirements (but more bike parking)
- Future we want to see: lots of trees. "Lots of people and lots of trees, very few cars."
- Would like to be able to harvest fruit from trees in public spaces.
 - Support for demand and community led approach.
- Concern about too little parking if a roundabout is put in at Southgate and Vancouver.
- Concern about pass-through traffic.
- Could locate more density than just townhouses aro
- Reducing parking in Ross Bay Village is a concern.
 - Also, concerned about overflow parking on Stannard.

- Don't want to see more traffic in front of the cemetery.
- Example of what to avoid in our Traditional Res. Area near Ross Bay Village.
- Too much density, too much parking around will come from allowing duplexes with suites.
- Want to live in a neighbourhood of houses on larger lots.
- Adding a suite is enough.
- Concern with small apartments around Cook St. Village. Townhouses is more appropriate (west of CSV)
 - o Key to the concern is aesthetics. "Keep a hip feel like townhouses in Kitsilano"
- Townhouses don't fit into the single family character of the area. Small lots are preferred form of densification over townhouses.
- Allowing townhouses increased land values.
- Margaret Jenkins (#1 elementary school) is putting upward pressure on land values.
 - o School won't have capacity for increasing density.
- Liquefaction zone to NW of Ross Bay avoid density in this area.
- Consider supporting
- Ross Bay Village is crucial for services (not the same as Cook St. Village). Serves everyone from Cook St. Village through to South Oak Bay.
 - This is much more utilitarian commercial services. Need to retain the services function for this area.
 - Rental rates are affordable for lower rent-paying businesses.
- St. Charles is a major pedestrian route.
- Ross Bay and area is much more car oriented.
- Don't need to densify any more than the renters that every home already has.
- Consider allowing "Affordable Sustainable Housing"
 - o on a normal lot
 - o don't have parking spaces
- "But that's not why I moved here" (above comment)
- If there's a way to ensure residents won't have cars...
- Need to keep rents low enough to house non-car owning households.
 - Could be via CRD, BC Housing, federal, land trusts.
- Safety issue with crosswalk across Fairfield Road on east side of St. Charles.
- "Ross Bay Village" should be referred to as "Fairfield Plaza".
- Mixed opinions on need for rental housing.
- Like the idea of housing above.
- Like going up 3-4 (2-3 storeys ok)
- Concern about ultra modern townhouses.
- Concern that townhouses wouldn't be compatible on same block as SFH.
- Like idea of more houses with suites.
 - Supportive for garden suites and as long as existing garden suite policies and design guidelines and site coverage regulations apply.

Fairfield Renters' Forum Notes – Thursday, November 30, 2017

Facilitator: Kristina Bouris

Participants: 8 renters, 2 owners

Rental housing forms: Single Family House (1); 4-storey (4); Suite in house (1)

- Concern about having good transition between urban residential areas and lower density residential areas (e.g. Burdett Street)
- Appreciate the character of Fairfield now. Not sure about modern boxes. In favour of maintaining and retaining character of Fairfield.
- What does affordable mean? Discussion about definition in the OCP
- Concern that City's Community Amenity Charge policy won't result in amenity contributions or affordable housing
- Concern that we won't be able to get any new rental housing due to lower heights, lack of redevelopment.
- Discussion regarding plan's goal to retain housing first, and then encourage on-site replacement of rental units.
- If widespread renovations/ retrofits are encouraged, City needs to recognize that renovations are very disruptive to tenants.
- Recognize that landlords have costs, and this is why rents go up. Landlords are not making a lot of money.
- Providing housing through the market is not the best way to deliver affordable housing.
- Plan tries to balance different goals, perspectives
- Concern about how affordability is defined. Gear affordability to 30% levels.
- Concern that there will not be new affordable housing unless apartment areas are redevelopment to maximum densities.
- How much money is in the housing reserve fund?
- Discussion about how CACs won't lead to more affordable housing.
- Concern about loss of services and small businesses over time in Cook St Village.
- Need to see new development in Fairfield population is increasing everywhere.
- Rent increases haven't kept pace with income increases.
- What is going to happen to aging renters?
- Concern about being pushed out from neighbourhood. People are preparing to leave the city.
- Concern about loss of single family houses for new development around Cook Street Village.
- City depends too much on private sector to provide affordable housing should look at UK model of Council housing.

Fairfield Renters' Forum Notes – Thursday, November 30, 2017

Facilitator: Robert Batallas

Participants: 7 Renters + 2 Home owners

- General overview of Fairfield Plan and key moves provided to participants including how neighbourhood plan is used in decision making process
- Staff also provided overview of process for updating all existing neighbourhood plans over the next few years which will result much more detailed neighbourhood plans compared to the level and detail contained in existing plans. New plans explore a broader range of topic areas similar to the OCP. E.g. development, social, economic, environmental, urban design, etc.
- Several participants were under the impression that the forum was supposed to be a discussion on solutions to rental housing rather than a discussion on the overall neighbourhood plan
- Several comments raised about how there is not enough "affordable" rental housing being built in the city as well as apprehension that any new rental housing would ever be built in Fairfield
- Participants would like to see more rental housing built within the core area rather than being forced to move to outer communities such as the Westshore, which tends to come with higher transportation costs
- Concern that previous covenants for rental housing were removed from property that was redeveloped for the Capital park project in James Bay therefore reluctance to believe that the City can use legal agreements to secure rental housing
- Staff explained a two pronged strategy for addressing rental housing: Rental retention strategy which seeks to maintain existing rental housing through an incentive based approach. Second option is premised on securing on-site 'affordable" rental housing through redevelopment/rezoning
- Participants expressed concern for rapid loss of existing rental housing through 'renovictions'. Several personal examples were provided as well as examples of how most renters are paying well over 50% of their disposable income for housing
- Participants would like to see concept of Rental retention area applied city-wide rather just in a discreet portion of Fairfield
- Staff gave examples of how on-site affordable rental housing has been secured through several projects in Vancouver
- Staff also provide an overview of the target demographic for affordable rental housing (household incomes in the approximate range of \$30K \$60K
- Comment received that the City has been granting 10 year tax exemptions to heritage buildings which have yielded very little affordable rental housing. Suggestion that a similar approach should be provided for affordable rental housing
- City should consider setting up a land trust were they can receive philanthropic land donations that can be used for the development of affordable rental housing
- General questions around growth projections for Fairfield and if the city can direct growth elsewhere in the city once Fairfield hits its targets
- Suggestion that City should pursue inclusionary zoning as a means to expedite affordable rental housing

Pizza and a Planner – Draft Fairfield Neighbourhood Plan Feedback Date: December 12, 2017 Staff: Kristina Bouris, Amanda McStravick Location: Harbinger St. & Cornwall St.

Attendees: 20

Notes

What do you love about Fairfield?

- Walking
- Close to downtown
- Walk downtown
- Moss Rock Park
- Gov't house
- Like the neighbourhood
- Fairfield Plaza
- Moss St. Market, pain in
- Backyard
- Community that cares
- Cook St. Village
- Water (walking)
- Walk to work
- Heritage houses, trees
- New houses that don't fit in (angular etc.)
- Parking. ex. Harbinger today concern (visual today even worse in future?)
- Cars more of a problem than people (today and immediate future)
- No DPAs for single family houses (BC law)
- Parking already big challenge on Harbinger don't see need for cards declining soon.
 - "all the cyclists also own car." multi model, walk & drive etc.
- Innovation alternatives to owning own car car sharing etc.
- Bus service on Richardson used to be better.
- European modes might not work for a Canadian community. Structure not comparable (built for cars, etc.) -> own solutions.
 - o aging population (bike lane critique)
- How can we regulate types of businesses?
- Linear parks, greenways / pathways (for strolling / walking dogs, etc.) (sale, green, place making) (connect existing)
 - More than signage safe, comfortable, accessible, light- Hálsans Stig.
- Gender perspective
- Street trees City not caring for new ones?
- Replace ageing trees with same (flowering cherry, etc.)
- Electrical vehicle changing
- Property tax... how does plan effect? *affordability*
- More people might help taxes.

- Ross Bay Village mix of grocery store size and smaller boutiques. Commercial diversity not just big box stores.
- 1) Overview
- 2) Question and Answer & feedback

What is

- Neighbourhood Plan
- last year and a half
- Name: favourite place in neighbourhood

loves amenities Cornwall walking Cornwall - Government House Hab(?) in hood Bus owner Plaza walking CSV Hab(?). Walkers. Waterfront. Walking to downtown. CSV, Moss St. Part-2(?) Walk. Hab(?) 1/2 out 1/2 here Walk. CSV. Liquor store. Hab(?). Dallas. Moss Rocks Park, CSV background, heritage, and trees access. Hab(?) walk Hab(?) access Hab(?) CSV, community that cares

- Want safe places at night better lighting
- geole(?) issues
- Street trees concern about maintenance.
- Concern about low street trees - more communication
- Are EU charging stations
- Be fairly prescriptive in guidelines
 - o don't... (?)
- How do 7 shape development at 5 corners?
- Taxes -> how can we include
- Are there other ways to help defray the cost oof taxes.
- House concerts -> permission for music venues
- bike
- concerns about how architectural styles 40 x 20 = 800
- Parking + concern about high density.

- o need to consider with added density
- Deal with parking from new suites.
- Makes it difficult
- Concern about
- Look at opportunities to incentivize care share, BC Transit for SFH/duplex.
- Common solution
- Cars are not going to disappear.
- Has transit
- What would the height of Ross Bay Village 'Focus on cars challenge not the same as E(?) (we only have density in cities).
- Concern that cyclists have too much invest...?
- CSV -> how to encourage locally owned businesses.
- Walkers -> dedicated pathways -> wayfinding to show where loops
- Look at urban green spaces
- Need to access walking routes
 - o Lead your favourite walks
 - o Evaluate spots for improvements

Pizza and a Planner – Draft Fairfield Neighbourhood Plan Engagement Date: December 18, 2018 Staff: Marc Cittone, Robert Batallas Location: Escher Building, Broughton Street

Attendees: 10

This is a special area – defined by the Cathedral/heritage buildings, Pioneer Park, new playground, Fort Street as our "urban village", theatre. Close to but not in the downtown.

See description of Fort Street special character in DCAP Residential Mixed Use District, p. 33.

Highlight the heritage character, as the Cathedral Hill precinct plan does.

Pioneer Square:

- should be included in heritage buildings and sites to respect when designing adjacent development (Policy 6.1.3., 6.1.12, 6.1.13).
- Pioneer square is the local park seeing much more use in the daytime. Many people walk through at night.
- Sunlight is very important for enjoyment of the park.
- Development across Quadra should be responsive to Pioneer Park in terms of sunlight access and shading; activity (e.g. storefronts); and a safer crossing across Broughton-Quadra intersection. The Escher already shades Pioneer Park.
- View to Olympics is important suggest viewshed be protected from Fort Street at Quadra

Refer to areas as "Cathedral Hill" or Pioneer Square.

Concern that with population, there will be more cars, entering/exiting buildings and at intersections. Already feels unsafe to walk. Areas of concern: Fort Street; Broughton at Quadra; driveway crossings. Need to consider walkability for seniors.

Fort Street is our urban village – want smaller scale shop fronts, lower building facades. Concerned about shading of north sidewalk along Fort Street in winter.

Affordable housing should be in perpetuity. Otherwise, we prefer better design or publicly-accessible amenities. If development is approved with affordable housing which sunsets, then the development/building design remains, but there is no public benefit.

Believe that buildout of this area will happen quickly under the proposed neighbourhood plan and would fit 1,500+ people. Concerned it is too much (as proportion of 20,000).

Different comments on height and massing of buildings:

- Believe the transition in height from 30m to 20m should occur across Blanshard Street, not across Quadra Street.
- 10 storey buildings are acceptable in the middle of the block, not adjacent to Quadra or Fort Street

- Avoid development like Cook at Pandora (looks like a wall of towers).
- Avoid development like library building on Broughton (unattractive wall at pedestrian level)
- Sunlight on Pioneer Park is key
- Could consider buildings which are more spaced out, with public space (like Humboldt Valley)
- Maintain sun on north side of Fort Street currently even on Dec 22nd the north side is in the sun
- Too many driveways on Broughton street
- Consider mid-block walkway
- The appearance of buildings along Quadra should not be seen as a "side of a building" but as a front, may contain shops.

Mile 0 intersection needs crossing improvement – lots of tourists come here from buses, wander across the street to photo point

Pizza and a Planner – Draft Fairfield Neighbourhood Plan Engagement Date: January 9, 2018 Staff: Marc Cittone, Malcolm MacLean Location: Oliphant Street

Attendees: ~15 (including kids)

Concerns/hopes (written):

- Concern that our objections are being overruled by developers, economics, esp. given nature of neighbourhood.
- Neighbourhood heritage, safety, livability are protected
- Proposal/permission to "overbuild" in Village and west of Village.
- Vision needs to be less about Mayor & Council (political) and more about residents (actual)
- Hope: Future of successful funky Cook Street Village assured
- Peak ongoing conflict over bike lanes, affordable housing, climate change, parks plan, parking

Land Use

Plan speaks to sustainability but link between transit and where development is supported is not made.

Additional density should be located near transit (one person suggested all of Fairfield Road was appropriate to look at, and has been overlooked.)

Plan adds density to the neighbourhood, which will lead to parking and traffic challenges. Plan does not speak to how to transition away from auto use to transit, other modes

(Young) people are moving out of Fairfield because it is not affordable. Fear new development will make this problem worse. Diversity of people is important. Demolition for construction of Cook & Oliphant displaced families. Estimate it adds net 40 people to Cook St. Village – it is worth the sacrifice?

Did we look at geotechnical considerations – buildings are proposed over a former creekbed. Stormwater runoff, earthquake hazard is a problem. Require stormwater management on site.

Urban forest concerns – new development not replacing street trees, putting trees in grate instead of boulevard (Cook Street Village)

Vancouver Street contains a series of 1914 houses converted into multiple suites. Yet policy 7.1.9. states that new apartment buildings are encouraged "especially" on Vancouver Street. Instead, suggest re-use of existing houses for multi-unit residential.

The village has a regional client base, is a destination. Why we have so many coffee shops. Part of charm of village and its being a destination is not just the village itself, but the character around it, which ties to Beacon Hill Park and contributes to the beauty of the village. Heritage is part of this character. Many buildings linked to history of this area, architecture, English/Scottish settlement. (see policy 7.1.12.)

Would like to keep the Traditional Residential designations, replace3 7.1.8. and 7.1.9. with the same language used for Oliphant Avenue.

Traditional Residential designation "protects" these areas (understanding that it does not prevent demolition and change).

Plan is very tenant-oriented. How does it support landlords? Incentivize landlords to keep affordable rents. (no specifics – suggestion to make it easier to add units, laneway cottage to a fourplex.)

Various challenges to make changes to existing properties. Ex:

- Parking pad not allowed in front of a house b/c setback doesn't meet engineering standards, even though a car fits.
- Not allowed to build a garden suite until house is up to code. (A non-permitted addition had been made to the house, so now can't do a laneway house.)
- Can't expand footprint of house when adding suites (changed?)
- Need rezoning for garden suites, etc.
- Hard to understand procedures, which departments to consult need clear guide (owner's packet for garden suites) or ombudsperson. Suggestion to survey people who've made improvements.
- Is it possible to incentivize owner-occupiers to do something more easily than "developers"?
- Parking requirements
- Have a fourplex, need 4 garbage cans if we go with City collection (even if some suites not rented out).
- Need to consider zoning height it is hard to dig down due to utility locations on Oliphant, so lifting a house will be likely solution.

Discussion of gentle density. There seemed to be a few different opinions, but not specific opinions re: # units, etc. Some were interested in adding laneway houses; others believed that many new units in a house conversion or sensitively designed infill development would be supported. Seemed to be widely held concerns about new development blocking sun, removing trees, that massing and transition rather than # units is main issue – suggestion to keep new development over 1 storey be in line with existing houses in front 1/3 of lot? Concern that development similar to what occurred at 1014 Park St. could be approved on Oliphant. See ADP comments on this.

Transportation

Recognize that the connection between the Park and Cook Street Village is part of what makes it a destination – strengthen the plan for a connection, right now it's just a squiggly line. (see also land use)

One suggestion to build a mid-block connection between Heywood and Vancouver west of Sutlej when this building's leases are up (with potential redevelopment).

Suggestion to use existing streets. Can we dead-end a street at Cook to provide a plaza space. E.g. where there is laneway access. Discussion – need to consider truck access.

Too much cut-through traffic between park and village – suggest speed bumps, ways to slow traffic.

As Cook Street gets slowed down, more cars using Vancouver. 4-way stop compliance is a concern. One participant used to bike down Vancouver to avoid Cook; now back on Cook b/c Vancouver does not feel safe.

Too much demand for on-street parking. Owner of 230-240 Cook Street made lot private/paid; used to be free. (staff explained City does not regulate how private owners manage lot).

Second Set of Staff Notes of Participant Comments:

- Don't feel we need to make a tradeoff of having more density around the Village because Cook Street is limited to 4 storeys
- Effort seems lacking to improve public transit (this is essential to making it easier to leave the car behind)
 - Understanding BC Transit's jurisdiction, what can be done?
- Not convinced about 1 car/household as an assumption for what to expect in terms of parking demand. (explanation provided that the City is currently updating parking standards, increasing for large apartments, and considering associated affordability impacts of constructing more parking capacity)
- Question: When were population projections done? How often are they updated?
- Younger people can't afford to move here. So they're moving elsewhere.
- Haven't we met all the future housing need with recent development?
- Stormwater management concerns with increasing pavement coverage with new development.
- Also concerned with loss of mature trees and inadequate replacement trees
- Personal experience shared of part of property lost due to slumping caused by excavation of next door development
- Discussed 13.5 m height limit on Cook/Hayward/Southgate.
- Re Policy 7.1.9. ... The existing house is a 1914 house and being well maintained.
- Desire expressed to extend the Traditional Residential designation and Oliphant-related policies to nearby blocks as well essentially all traditional homes in the west of Cook Street Village Sub-Area to be "protected" by the Traditional Residential designation.
 - Want Traditional Residential designation to function as protection from redevelopment
- Don't necessarily need to protect these houses in the manner of heritage designation more about the single family detached house character.
- What else can be done to protect the houses in this area?
- Recommended changes to policies on page 59 of the Draft Plan Policies 7.1.8., 7.1.9., and 7.1.12.
 - [See attached scan of "Participant's notes" and related petition handed in by a participant at the Pizza and Planner session)
- Don't change areas currently designated (by the OCP) Traditional Residential to Urban Residential
- If City does not designate all areas with traditional houses in the West of Cook Street Village Sub-Area as Traditional Residential, don't make Oliphant a unique enclave; make it consistent with rest of the area. Want consistency one way or the other.
 - Concern that Traditional Residential designation for Oliphant should only be considered if the surrounding streets are designated.

- Concern other residents of Oliphant may not agree with the group here tonight. Others may want to keep Oliphant congruent with the balance of designation applied to areas in the "West of Cook Street Village Sub-Area."
- (different view point) Don't want to lose Traditional Residential designation on Oliphant, even if we can't expand the Traditional Residential designation to all houses in the area.
- Beauty of Cook Street Village is not just the village but the character of the surrounding area.
 - If the whole area loses its diversity by all going to 4 storeys, we lose what makes the village great.
 - o Also important to retain the history embedded in the houses here.
- Businesses in Cook Street Village serve regional visitors (businesses/village is regionally significant)
- Also important to consider environmental impact of tearing down houses and redeveloping relative to environmental benefits of increased density
- Make it easier to add more suites/units/garden suites in existing houses currently the process is incredibly complex and challenging to navigate
 - o Make it possible for laneway development to be more intensive
- Consider landlords. Currently not much incentive for owners of homes to continue maintaining houses for lower cost rental stock.
- This conversation should be for us, not what we will accept in terms of what the developers want to do.
 - Focus on serving existing residents
- Discussion of implications of more intensive traditional residential development (i.e. adding units to existing houses) implications for parking requirements
 - o Suggestion to relax the restrictions on where parking can be located on the lot
- Too much hassle and bureaucratic requirements to navigate for many home owners to add legal units.
 - Reducing these challenges could help provide more housing in way that fits with current character.
 - o (Action Idea) Survey recent renovators to get ideas for how to make adding units easier
 - o An accessible guidebook of who to talk to about what would have really helped.
 - Homeowners interested in "Gentle Density" could benefit from some facilitation through the process
- Consider "Gentle Density" ideas currently being developed by community members
- Beacon Hill Park and Cook Street Village linkage:
 - Consider seeking easement form property cutting off Sutlej currently
- Need more densities along Fairfield Road to link densities with frequent transit routes
- Make Robins parking lot free (explanation given that this is private land, not in City's control)
- Consider traffic calming be dead-ending some of the streets (e.g. Oliphant)
 - Objective being to ensure safe pedestrian access and connection from Cook Street Village to Beacon Hill Park
- One participant noted avoiding 4-way stops (implying need to consider alternative traffic management at intersections on Vancouver Street)
- Desire expressed to see garden suites <u>or</u> laneway houses (> 600 square feet)
 - Laneway houses might need a parking space

- Stormwater incentives don't apply to 4-plexes (implication that they could/should and this would help encourage this form of housing that fits in)
- Similarly, more flexibility on green bin requirements per unit (currently too many required)
- Most housing types for intensification in Traditional Residential areas are ok, except for townhouses
- It is impossible to transition from higher development immediately adjacent to our Traditional Residential area.
 - Massing and scale is important (more so than # of units)

DRAFT p. 59 WEST OF COOK STREET VILLAGE SUB-AREA

tens

URBAN RESIDENTIAL

 7.1.8 and 7.1.9: Remove both and replace with "Support retention and reuse of existing traditional residential houses and character of the entire West of Cook Street Village Sub-area: along OLIPHANT AVE., VANCOUVER ST., SUTLEJ, PENDERGAST, SOUTHGATE, HEYWOOD AND THE MULTI-RESIDENTIAL BUILDING ON THE CORNER OF PARK BLVD. AND HEYWOOD."

Do not change the DESIGNATION of the streets surrounding OLIPHANT AVE from Traditional Residential to URBAN RESIDENTIAL.

DRAFT P.60 WEST OF COOK STREET VILLAGE SUB-AREA:

TRADITIONAL RESIDENTIAL

Draft/F

- 7.1.12 Replace with "For the traditional residential properties along Oliphant Ave as well as for the traditional residential properties on the other Sub-area streets: Vancouver St., Sutlej, Pendergast, Southgate, Heywood and Park Blvd, encourage the re-use of character houses or new housing that complements the character and scale of the street (e.g. Houseplexes).
- 7.1.13 Replace with "Encourage new traditional residential development on Oliphant Ave. as well as the other Sub-area streets: Vancouver St., Sutlej, Pendergast, Southgate, Heywood and Park Blvd., to be designed to reflect and complement the surrounding design, massing, scale and features of the existing older homes.

THE BOTTOM LINE: I/We want All the traditional homes and character of ALL the streets in the West of Cook Street Village Sub-area to have the same recognition and protection that OLIPHANT AVE has been given in the draft 7.1.12.

Vacenthe He Crin Roth 1018 Oliphant Ave. airfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... Page 427 of 868

Fairfield Neighbourhood Plan WEST VILLAGE Sub-area

The City of Victoria published the draft Fairfield Neighbourhood Plan in late November 2017, inviting feedback until mid-January 2018. On page 59, the plan makes two blanket designations for this area: # 7.1.8 to "Support multi-residential development up to 13.5 m in height (approx. 4 storeys) for the area located between the west side of Cook Street and Heywood Avenue in addition to other forms of housing including houseplexes, townhouses, fourplex and triplex development up to 9.5 m. in height (approx. 3 storeys)" and # 7.1.9. "Support multi-residential development, especially in the form of apartment buildings, along Vancouver Street, between Southgate Street and Park Boulevard." With one exception, on page 60: # 7.1.12 "For the traditional residential properties along Oliphant Avenue . . . encourage the re-use of character houses or new housing that complements the character and scale of the street (eg houseplexes)" and # 7.1.13 "Encourage new traditional residential development on mid-block properties along Oliphant Avenue . . . to be designed to reflect and complement the surrounding design, massing scale and features of existing homes."

The majority of residents on Oliphant Avenue believe that **all existing traditional residential properties in the "West Village sub-area"** should specifically have the opportunity to be excluded from the recommendation for future multi-residential development sanctioned in # 7.1.8.

NAME (print please) SIGNATURE ADDRESS CAROL ELGON-B ROW au shawca Marcelle 200 request 101 5 erussolamai anna Sirene chocolate. Into 035 oliphan lache producere Isen horpe Oliphantave thorpe con couver oter ke Vancouver)+ V8V3TI 81371 Van ower St 310 18 MILLAN HPPLEWHATTE 90 SNOWN 0 801 Phan 7 abeth 110 phain DliDhan 363 VANCOL +11 Information collected on this sheet will only be used for aggregate numbers Jane Camin @ gmail com ane 1023 Olip Ramin (bypermission)

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of Sustainable ...

Fairfield Neighbourhood Plan WEST VILLAGE Sub-area

The City of Victoria published the draft Fairfield Neighbourhood Plan in late November 2017, inviting feedback until mid-January 2018. On page 59, the plan makes two blanket designations for this area: # 7.1.8 to "Support multi-residential development up to 13.5 m in height (approx. 4 storeys) for the area located between the west side of Cook Street and Heywood Avenue in addition to other forms of housing including houseplexes, townhouses, fourplex and triplex development up to 9.5 m. in height (approx. 3 storeys)" and # 7.1.9. "Support multi-residential development, especially in the form of apartment buildings, along Vancouver Street, between Southgate Street and Park Boulevard."With one exception, on page 60: # 7.1.12 "For the traditional residential properties along Oliphant Avenue . . . encourage the re-use of character houses or new housing that complements the character and scale of the street (eg houseplexes)" and # 7.1.13 "Encourage new traditional residential development on mid-block properties along Oliphant Avenue . . . to be designed to reflect and complement the surrounding design, massing scale and features of existing homes."

The majority of residents on Oliphant Avenue believe that *all existing traditional residential properties in the "West Village sub-area"* should specifically have the opportunity to be excluded from the recommendation for future multi-residential development sanctioned in # 7.1.8.

NAME (print please)	SIGNATURE	ADDRESS
JULES RUSSO	Ance	1017 OLIBHANT AVENUE
MC LEGUN J. TREMBUNY GREG BALICKI	M	1026 OLIPHANTAUR
J. TREMBUNY	Danke	1026 OLIPHANTAVE
GREG BALICKI	Drey Balicki	1005 OLIPHANT AVE
	<i>v</i>	
Information collected on this sheet will only be used for aggregate numbers		

Pizza and a Planner – Draft Fairfield Neighbourhood Plan Feedback Date: Jan 10, 2018 Staff: Kristina Bouris Location: Sir James Douglas School (Parent Advisory Council)

Attendees: 16

- What is the zoning on Fairfield Plaza?
- How is building height calculated?
- Concerned about how conservative the plan is. 3-4 storeys in small urban villages is not enough. Need 4 storeys to get underground parking, as a minimum. Need to be visionary. The plan is setting itself up to fail if it is too restrictive.
- Want to make sure the setbacks on Fairfield Plaza are big enough so that there is minimal impact on the single family homes behind (Earle Street)
- Concern that height in Cook Street Village is too low, restrictive at 4 storeys
- Concern about design of proposed church at Fairfield and Moss: balconies directly overlook the adjacent houses. Question about status of development application. Discussion about development process, and how to provide feedback.
- Like the plan, maps, focus on residential areas is good. Like houseplexes. Want housing, especially 3 bedroom rental housing.
- Want families to be able to stay in Fairfield. Need 3 bedrooms.
- At school, 180 in catchment for English; 300 for French immersion. The French program is supporting the school population; there aren't enough kids in the neighbourhood. Need more family housing in Fairfield. Has big implications for school health.
- Concern that fears about density are precluding what is important to having well-designed sites in the future.
- Concern about leaving enough room for trees on individual properties in the future. Would prefer higher buildings to leave more greenspace.
- Aesthetics of sidewalks and streetscapes could be better. Need an update of the Streets and Traffic Bylaw.
- Positive support for Cook Street Village policies.
- Can we prevent certain types of businesses, e.g. chain stores, in Cook Street Village? Discussion about the legalities, and how design guidelines/ plan policies can help reinforce desire for smaller shops.
- Want sidewalks completed on Richardson discussion that this is identified in action plan as part of AAA route for Richardson.
- What kind of traffic calming is envisioned for north-south streets between Fairfield and Richardson? Traffic on Cornwall is a big problem, with lots of kids on the street.
- Concern about speeding at Moss and Thurlow. Discussion that this is already identified in plan's action plan, and will be assessed in the future.

Support for establishing AAA bike network.

Pizza and a Planner – Draft Fairfield Neighbourhood Plan Feedback Date: Jan 17, 2018 Staff: Kristina Bouris, Marc Cittone Location: 474 St. Charles Street

Attendees: Approx. 20

Note: Comments have been arranged thematically, with more general comments followed by comments on specific development types.

Location/identification of Traditional Residential sub-area 4

- Concern that the draft plan proposed the most dramatic change for Ross Bay Village and subarea 4
- Concern that many were not aware of plan or proposed changes, which were not called out in outreach materials
- Specific concerns outlined by topic below

Urban Design

- Concern that developers will get variances or will not follow approved plans (example cited of small lot house which was thought to be several feet taller than approved)
- Concern that nothing higher than 2.5 storeys be built
- Concern to maintain peaceful backyards
- Concern about style of new housing
- Concern about higher-end single detached homes being built, including with lots of lighting impacting environment
- Concern about new townhouse developments with impacts on neighbours (e.g. heat recovery or machinery next neighbours backyard, creating noise; garbage collection; etc.)
- Concern that more intensive development could result in a single detached house being surrounded by more intense development on 2 sides
- Concern about separation distances between buildings
- Concern about having a parking lot next to one's backyard (due to parking for new development)

Housing and development pattern - general

- Desire to balance need for new housing with quality of life; understand need for new housing, that area is expensive, that people want to live here.
- Desire for affordable housing for young families, accessible housing, options to age in place
- Suggestion that plan should say a variety of housing types is desired; that diversity is desired on any one street.

Traffic and Parking

- Concern that Ross Bay Village / Fairfield Plaza redevelopment would add traffic
- Question of whether city considers parking requirements for new development
- Place where many children walk concern for traffic.

• Concern that St. Charles Street is already busy, and that Stannard Avenue is used as a cutthrough

Townhouses

- Concern that townhouses in more than one row are too much density, mass, and have too many impacts on backyards, sunlight, privacy
- Concern about new townhouse developments with impacts on neighbours (e.g. heat recovery or machinery next neighbours backyard, creating noise; garbage collection; etc.)
- Concern that lots in sub-area 4 are not significantly larger than lots elsewhere in Fairfield
- Concern that this housing typology of townhouses in more than one row is being considered in focused small areas
- Concern that since only some parts of sub-area 4 meet lot size criteria for townhouses in more than one row, that developers would seek variances to setbacks, minimum lot sizes, to build this type of housing in more areas
- Suggestions to add density in ways other than townhouses in two rows
- Concern that allowing townhouses in more than one row will encourage lot consolidation and speculation by developers, causing current residents to leave, impacting social fabric, raising stress of owners, with calls from developers/realtors.
- Concern that homeowners will not have an incentive to maintain houses because they expect a developer will buy it (example of Vancouver near main transportation corridors)
- Question of whether townhouses could be built on a single existing lot, to avoid lot consolidation
- Suggestion to consider stacked townhouses (at 2.5 storeys), as they can offer additional residential options, including accessible ground-floor units, while keeping residential units neat the street frontage (preferable to townhouses in two rows)
- Suggestion that isolated lots could see townhouses in more than one row, as part of broader housing diversity, not just in sub-area 4 and not concentrated in one place

Duplexes

- Comment that recently built duplex on Brooke Street looks like middle-income family housing
- Concern about an existing duplex being allowed to add a suite one side of duplex gets rent (benefit), other side gets impact (noise, etc.). Suggestions include allowing a duplex with garden suite(s) (for less direct impact on duplex neighbour), allowing suites in new duplexes.

Small lot houses

• Concern that further small lot houses – which have added new residents to the neighbourhood – are not supported in the draft plan in sub-area

Ross Bay Village / Fairfield Plaza

- Concern that identification of Fairfield Plaza for redevelopment, together with sub-area 4, allows for drastic changes, added density and impact on residents
- Concern that limiting height/density of Fairfield Plaza does not support redevelopment, and neighbourhood will be left with an ageing strip mall in 25 years.

Cook Street Village Business Association – Fairfield Draft Plan Meeting

Staff: Jonathan Tinney, Kristina Bouris

Date: November 30, 2017

Participants: 15

- Will density be the same in CSV as it is in the OCP? Yes, but height limited, and new design guidelines.
- What is the plan for east of the village?
- Blue clay situation in the village means that builders need to put in extra slab. This is an extra cost (like adding another floor). Underground parking is very expensive.
- Plan won't result in new development
- Prefer above-ground parking
- Like setbacks right up to the property line
- Business owners feel like big setbacks are wasted space. Like in Europe build to the property line.
- Need to add development to maintain the population (not just increase it).
- Happy to see that land use designations will be carried to the OCP
- Concern is that plan could put limits on what is financially viable for redevelopment
- Intent of plan is to provide certainty for the community. Developers should have a fair expectation that they can then build what is in the plan.
- Discussion about community opposition to new development and change CSV is no different than elsewhere.
- Business Association will prepare a submission.
- Would like slower (20 km/h) speed
- Traffic calming and medians would be desirable at entrances and in villages. Would like new crossings.
- Maintain centre line.
- Demarcated parking spaces would help maximize parallel parking.
- Can we add 2 hour parking within the village radius?
- Lack of parking is the number 1 complaint of customers.

Attachment G: Raw Feedback on Draft Fairfield Neighbourhood Plan

Part 4: Correspondence

Subject:

FW: Fairfield Online Survey

From: Gene Miller [mailto:gene@newlandmarks.com] Sent: Tuesday, December 05, 2017 1:31 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Jonathan Tinney <<u>JTinney@victoria.ca</u>>; Andrea Hudson <<u>AHudson@victoria.ca</u>> Subject: Re: Fairfield Online Survey

See all of you at 4. I've attached a short document that represents the essentials of what I wish to present and discuss with you.

Gene

On 2017-12-05, 11:19 AM, "Kristina Bouris" <<u>KBouris@victoria.ca</u>> wrote:

Thanks. See you this afternoon.

From: Gene Miller [mailto:gene@newlandmarks.com]
Sent: Friday, December 01, 2017 6:28 PM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Cc: Jonathan Tinney <<u>JTinney@victoria.ca</u>>; Andrea Hudson <<u>AHudson@victoria.ca</u>>
Subject: Re: Fairfield Online Survey

Yes it would. I've made the schedule change.

On 2017-12-01, 5:56 PM, "Kristina Bouris" <<u>KBouris@victoria.ca</u>> wrote: Hi Gene,

Would it be possible to meet at 4 pm on Tuesday December 5th instead?

I'll be out on Monday, so please suggest an alternate time later in the week if this one doesn't work. Thanks, Kristina

From: Gene Miller [mailto:gene@newlandmarks.com]
Sent: Monday, November 27, 2017 12:04 PM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Subject: Re: Fairfield Online Survey

Works for me. Thanks.

On 2017-11-27, 11:55 AM, "Kristina Bouris" <<u>KBouris@victoria.ca</u>> wrote:

Hi Gene, Can you meet with Jonathan and I next Tuesday, Dec 5 at 10:30 am at City Hall? Andrea may join us as well.

Thanks, Kristina

From: Gene Miller [<u>mailto:gene@newlandmarks.com</u>] Sent: Monday, November 27, 2017 10:32 AM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Fairfield Online Survey

Hi Kristina,

Good most times today (Monday) through Thursday this week; and following Tuesday and Thursday, and Wednesday morning.

Gene

On 2017-11-23, 3:52 PM, "Kristina Bouris" <<u>KBouris@victoria.ca</u>> wrote:

Dear Gene,

Thanks for your comments. I'll share them with Jonathan and Andrea. I'd be happy to arrange a time to meet with myself and others on the planning team to hear your feedback outside of one of the public events. Can you let me know a few times next week or the week after that would work for you?

Thanks, Kristina

From: Gene Miller [mailto:gene@newlandmarks.com] Sent: Thursday, November 23, 2017 1:01 PM

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To: Engagement <<u>engage@victoria.ca</u>> Subject: Fairfield Online Survey

Hello,

Please direct this to Jonathan Tinney and other appropriate planning staff....

I just reviewed the entire online survey for the draft Fairfield Plan, and I must acknowledge that it is an incredible piece of information management. The survey is solicitous and gives the survey user a lot of control in matters of level of concurrence and independent viewpoint. It makes some assumptions about how people are going to be living their lives in 25 years, as to shopping behaviours, state of economy, etc., but that's just a quibble Perhaps because it is so invested in its own momentum and sensibilities, the only serious thing the survey fails to do is to invite independent viewpoints about overall land use planning in Fairfield; that is, views outside of and at odds with many or the entire set of assumptions and conclusions embodied in the draft plan. I have such an independent viewpoint, and want a serious and legitimate opportunity to present it for your consideration/review.

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Please advise.

Thanks,

Gene Miller Personal info

Subject:

FW: Fairfield OCP draft -- burying utilities?

From: Personal info Sent: Wednesday, November 22, 2017 2:56 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Fairfield OCP draft -- burying utilities?

Hi, Kristina,

Thanks for your latest note. Interesting to hear that the amenities package is considered finalized. It's my understanding that the CRD expects the city to take a lead on any further consultation on the final amenities package. According to the enclosed email from Kristin Quale, the CRD will then bring it back to CALUC at the 50-percent design stage in early 2018. So I would hope that means there is still an opportunity to include the community's desire for buried power lines.

Incidentally, it's my understanding Hydro believes the city should be spearheading this initiative, but I'm still waiting for a call from their rep to confirm that.

Thanks very much for your willingness to consider revising the neighbourhood plan to reflect this aim. And yes, please do include our email thread in the feedback on the draft plan. Much appreciated,

Personal info

From: Kristina Bouris <<u>KBouris@victoria.ca</u>> Sent: Wednesday, November 22, 2017 2:25 PM To: Personal info Subject: RE: Fairfield OCP draft -- burying utilities?

HiPersonal info

I've talked to some of our staff involved in this project. It appears that the amenity package for the pump station was finalized in February. Unfortunately, because of the timing, the survey results weren't able to be used as input into the negotiations on the amenities. I will have another look at the survey results to see if we can capture more of the community feedback and revise the neighbourhood plan section that identifies suggestions for waterfront plan. These revisions would be done early in the new year. There will be another opportunity to review the plan in the spring and provide feedback before it is presented to Council.

Can I include our email thread as part of the formal package of feedback on the draft plan? I'd like to capture your suggestion about burying the line and considering the CALUC survey results. Thanks, Kristina

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From: Personal info Sent: Monday, November 20, 2017 10:37 AM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Fairfield OCP draft -- burying utilities?

Thanks very much, Kristina. I really appreciate your response and your commitment to finding answers for me.

Cheers,

Personal info

From: Kristina Bouris <<u>KBouris@victoria.ca</u>> Sent: Monday, November 20, 2017 10:05 AM To:Personal info Subject: RE: Fairfield OCP draft -- burying utilities?

Personal info

Thanks for your email. I'd like to follow up with some of our staff who have been involved with the pump station application and get more information about the CALUC survey was incorporated. I have seen the CALUC survey and results – as you note, the survey was prepared after January.

Fairfield has provided quite a bit of feedback on the future of the waterfront through the neighbourhood planning process. The draft neighbourhood plan recommends a new formal plan be created for the waterfront parks, from Holland Point Park to Clover Point, in order to plan comprehensively for whole area, and also have a city-wide conversation about the waterfront (broadening the engagement beyond the neighbourhood plan). A future waterfront plan is identified as a long-term action (10 years).

The feedback we've heard from neighbourhood residents is captured in the neighbourhood plan so that we don't lose it when a waterfront plan is created in the future (p.35). The feedback is fairly high level, and touches on the different types of features and themes people have suggested. I'll have a look at the CALUC survey to see if there are any other categories of features we could add.

I'll get back to you once I've talked to other staff who have been involved in the pump station file, to better understand how the CALUC survey feedback was incorporated.

Thanks again, Kristina

From: Personal info

Sent: Saturday, November 18, 2017 1:12 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Fairfield OCP draft -- burying utilities?

Hi Kristina,

Thanks for your response. But I think there's some confusion. The CALUC survey I referred to was completed earlier this summer. So the results would have been tallied after the January 2017 committee-of-the-whole meeting you noted below.

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Have you seen a copy of the June 2017 CALUC survey? That's the one that shows that burying the utility poles was among the top three preferred amenities. Was it not considered when drawing up the latest draft OCP?

You say that amenities associated with the expansion of the Clover Point pump station fall outside of the plan, and yet you noted that the burying the power lines is not one of those amenities outlined in that plan. So where does it fit in, then?

Also, can you please expound on this statement?

"Any additional improvements for the waterfront will be discussed and considered when a new plan is created for waterfront park areas in the future."

What new plan? And when? Not in the OCP?

It's a bit of a surprise that something that has drawn such support from the community at public meetings and in a survey hasn't been included in the draft plan. Hopefully, that can be rectified. All the best,

Personal info

From: Kristina Bouris <<u>KBouris@victoria.ca</u>> Sent: Friday, November 17, 2017 9:07 AM To: Subject: Fairfield OCP draft -- burying utilities?

Dear Personal info

Thank you for your email regarding the draft plan and suggestions regarding the burying of utility lines along the waterfront. I apologize for the delay in getting back to you; I wanted to check on the status of the Clover Point project. The discussions about specific improvements and amenities associated with the expansion of the Clover Point Pump Station are happening slightly outside the neighbourhood plan, as they relate to a specific development project that is already underway. The Public Realm Improvements secured at the time of Rezoning to allow the expansion of the Clover Point Pump Station are the following:

- 1. public viewing plaza
- 2. bike-pedestrian node to transition from the pedestrian path to the viewing plaza
- 3. benches, bike kitchen (facilities for bicycle maintenance and repair), bike racks and water fountain
- 4. public washrooms
- 5. two replanted grassed open spaces to the west and east of the plaza
- 6. pedestrian paths connecting to the Ross Bay seawall
- 7. separated bike path from the north edge of the zoned area to Dallas Road
- 8. intersection improvements at Clover Point Road and Dallas Road
- 9. cycle track along Dallas Road from Clover Point to Dock Street
- 10. interpretive signage and wayfinding signs at the Plaza and along the Cycle Track
- 11. barrier-fencing between the cycle track and the off-leash dog areas along Dallas Road where potential conflicts may occur.

The feedback from the community survey and CALUC meeting was included in the January 26, 2017 Committee of the Whole Agenda and formed part of the public record during the rezoning process. The feedback was also shared with the neighbourhood planning staff. Burying the power lines on Dallas Road is not included in the list of Public Realm Improvements associated with the work at the Clover Point Pump Station; any additional improvements for the waterfront will be discussed and considered when a new plan is created for waterfront park areas in the future. Policy 4.3. in the draft neighbourhood plan (p. 35) lists some of the suggestions heard through community feedback over the last year.

I will include your email in the formal record of feedback on the draft plan, to be presented to Council in the new year. Revisions will then be made to the draft plan based on community feedback.

Thank you, Kristina Bouris

-----Original Message-----From: Personal info Sent: Monday, November 13, 2017 8:18 AM To: Engagement <engage@victoria.ca> Subject: Fairfield OCP draft -- burying utilities?

Hi there,

I don't see any mention of the community's support for burying utility lines along Dallas Road as a beautification measure, although it was raised as one of seven goals during a CALUCorganized forum and community survey and has been discussed at the open houses for the sewage treatment project. What will it take to have this aim included in the draft plan? Thank you.

Personal info

Kristina Bouris MCIP RPP Senior Planner Sustainable Planning and Community Development City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca



Get involved in the: Fairfield-Gonzales Neighbourhood Plan http://www.victoria.ca/fairfield-gonzales

Vic West Neighbourhood Plan http://www.victoria.ca/vicwest

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Subject:

FW: Draft Fairfield Neighbourhood Plan Comment

-----Original Message-----From: Personal info Sent: January 18, 2018 11:13 PM To: Engagement <engage@victoria.ca> Subject: Draft Fairfield Neighbourhood Plan Comment

Greetings

While I wish I had more time, attached are my comments on a particular element of the plan, Design Guidelines.

I draw your attention in particular to my suggestion in my paragraph 8 Bottom Line.

Thanks for considering the attached.

Personal info

Subject:

FW: Cook Street Village Residents Response to the Draft Neighbourhood Plan

From: Nicole Chaland [mailto:nicole@sustainabilitysolutions.ca]
Sent: Tuesday, January 30, 2018 11:38 AM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Cc: Andrea Hudson <<u>AHudson@victoria.ca</u>>; Jonathan Tinney <<u>JTinney@victoria.ca</u>>
Subject: Cook Street Village Residents Response to the Draft Neighbourhood Plan

Dear Kristina,

Please find attached a detailed report and requests for changes to be made to the Fairfield Neighbourhood Plan.

We have a vision for our neighbourhood which differs from the first draft of the Neighbourhood Plan. This vision can best be summarized as "Gentle Density with Diversity and Strengthening Cook Street Village."

This is the result of an intense three month engagement and analysis effort from the neighbourhood.

We understand that our report will be considered in the context of all neighbourhood feedback on February 22nd during a committee of the whole meeting, and further understand that the Mayor and many councillors support our vision.

We look forward to this milestone in hopes of working collaboratively with the City of Victoria on the next iteration of the Neighbourhood Plan.

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We thank you for your time and thoughtful consideration.

Sincerely, Nicole Chaland on behalf of the Cook Street Village Residents Network www.csvrn.com

Subject:

FW: Comments Re the Draft Fairfield Plan

From:Personal infoSent: January 18, 2018 8:54 PMTo: Engagement <<u>engage@victoria.ca</u>>Subject: Comments Re the Draft Fairfield Plan

City of Victoria

Re: Comments Re Draft Fairfield Neighbourhood Plan

Attached please find my comments regarding the Draft Fairfield Plan.

Sincerely,

Personal info

Victoria, B.C.

Subject:

FW: The Promised Letter re Heritage and the Draft Plan

 From:
 Personal info

 Sent: Thursday, January 11, 2018 10:24 PM

 To: Kristina Bouris < KBouris@victoria.ca</td>

 Subject: The Promised Letter re Heritage and the Draft Plan

Kristina Bouris Senior Planner

Here is the letter we spoke about in December before Christmas. IThere will be one more on other aspects.

Let me know if you can open it. I'm sending it in PDF and docx. Personal info

Subject:

FW: Survey question

From: Jane Mertz [<u>mailto:</u>Personal info Sent: Wednesday, January 17, 2018 11:17 AM To: Rebecca Penz <<u>rpenz@victoria.ca</u>> Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: RE: Survey question

Hi Rebecca,

Thank you.

I have spent hours going through the plan, have spent hours at meetings and filled out the survey. I have attached my comments to be added for the last few sections.

I do hope that the residents will get the view the plan before it goes to council to ensure what the residents want is reflected in the plan. There are some missing pieces to date.

Best, Jane

From: Rebecca Penz [mailto:rpenz@victoria.ca] Sent: Wednesday, January 17, 2018 9:11 AM To:Personal info Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: RE: Survey question

Hi Jane,

Yes, it was quite the turnout and unfortunate that there wasn't a venue to fit the crowd! We do appreciate everyone taking the time to get involved and tell us what they think.

We made some difficult choices when building the survey to focus predominantly on the land use sections, along with Parks and Transportation. In an effort to manage the length of the survey, we put all the other sections into Question 21:

Any comments on other sections of the draft Fairfield Neighbourhood plan or other general comments (list of other sections)

We're certainly open to suggestions if you think there's a better approach to this. You're welcome to send us an email with comments on those sections of the plan.

Great point about keeping people engaged post-approval, during the implementation. We will talk it over as a team and see what we can do to keep people engaged and reflect this in the action plan.

Regards,

Rebecca Penz Engagement Advisor City of Victoria 633 Pandora Ave, Victoria BC V8W 1N8

T 250.661.0085



 From: Jane Mertz [mailto:Personal info

 Sent: Tuesday, January 16, 2018 5:07 PM

 To: Engagement <<u>engage@victoria.ca</u>>; Kristina Bouris <<u>KBouris@victoria.ca</u>>;

 Cc: Ken Roueche
 Personal info

 Nicole Chaland <<u>nicole@sustainabilitysolutions.ca</u>>;

 <tyleeconsulting@gmail.com>; David Biltek <<u>david@departurestravel.com</u>>

 Subject: Survey question

Hi Rebecca and Kristina

Glad you saw the interested last night at the meeting at the FGCA. Quite the crowd! I left as I was in the cheap seats and could not see the presentation, nor really hear the speakers.

I have a comment about the survey. All was going well until the last sections 9 through 12. There was really no room to comment on anything. I went through the whole document and made comments and was expecting to add to the conversation for those sections.

Will there be another chance to have input on those sections as we progress?

One comment I do have about the Action Plans, it does not seem that the city wants any further participation from residents after the LAP is officially into the OCP. You have engaged the community, you should keep these people engaged. They know the terminology now, etc. of development/planning speak. That is a community asset. Groups could be ad hoc, not official city committees but it would be good to keep things going along. Lots of help can be obtained through volunteers in Fairfield.

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I look forward to hearing from you.

Kind regards, Jane Mertz Personal info

Subject:

FW: Letter from FGCA Board re Fairfield Draft Plan

From: Victoria Mayor and Council
Sent: Monday, January 22, 2018 8:46 AM
To: Councillors <<u>Councillors@victoria.ca</u>>
Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Christine Havelka <<u>chavelka@victoria.ca</u>>
Subject: FW: Letter from FGCA Board re Fairfield Draft Plan

Good Morning,

Please see attached, a letter to Mayor and Council from the Fairfield Gonzales Community Association regarding the engagement period for the Fairfield Neighbourhood Plan.

Sincerely, Lacey

From: Vanya McDonell [mailto:vmcdonell@fairfieldcommunity.ca]
Sent: January 15, 2018 12:14 PM
To: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>>; Jonathan Tinney <<u>JTinney@victoria.ca</u>>; Jocelyn
Jenkyns <<u>JJenkyns@victoria.ca</u>>
Cc: Board President <<u>president@fairfieldcommunity.ca</u>>; Kristina Wilcox <<u>kwilcox@fairfieldcommunity.ca</u>>; CALUC chair
Subject: Letter from FGCA Board re Fairfield Draft Plan

Dear Mayor and Council,

Please see the attached letter from our Board of Directors in regards to the engagement period for the Fairfield Neighbourhood Plan.

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On behalf of the FGCA Board of Directors,

Vanya McDonell

Co-Executive Director Fairfield Gonzales Community Association 1330 Fairfield Road Victoria, BC V8S 5J1 Ph: 250.382.4604 (Ext. 104) Cell: vmcdonell@fairfieldcommunity.ca www.fairfieldcommunity.ca



Subject:

FW: LAP letter

From: Kristina Bouris Sent: January 12, 2018 2:47 PM To: Malcolm Maclean <mmaclean@victoria.ca> Subject: FW: LAP letter

For Fairfield

From: David Biltek [mailto:david@departurestravel.com] Sent: Thursday, January 11, 2018 1:09 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: LAP letter

Thought this might interest you

David Biltek Advisor in the Art of Travel



1889 Oak Bay Ave. Victoria, BC V8R 1C6 Ph: 250.595.1161 Toll Free: 1.800.475.3755 or 1.800.232. 6641 David direct: 780 831 1910 e:<u>David@Departurestravel.com</u> There is no better compliment than a referral!

17

Subject:

FW: FeedbackFairfieldNeighbourhoodPlanUrbanForest

Personal info From: Sent: Sunday, January 14, 2018 7:30 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>

Subject: FeedbackFairfieldNeighbourhoodPlanUrbanForest

Hi Kristina,

I hope you had a good weekend.

Attached is my feedback for your consideration; it is a little repetitive in places, sorry.

See you at 1:00pm. Personal info

Subject:

Comments on the draft Fairfield Neighbouthood plan

-----Original Message-----From: Personal info Sent: Monday, November 13, 2017 10:56 PM To: Engagement <engage@victoria.ca> Subject: Comments on the draft Fairfield Neighbouthood plan

Please review my attached comments on the draft Fairfield neighbourhood plan. Thanks, Jane

Be sure to view the link which shows the Vancouver St. homes on the Fairfield Heritage walking tour. It would be a great shame to allow these to be lost as has already happened to other home in the walking tour.

Subject:

FW: Likes and Suggestions about Fairfield Plan

From: Ted Relph [<u>mailto^{Personal info</u> Sent: Tuesday, November 28, 2017 11:22 AM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Likes and Suggestions about Fairfield Plan</u>}

Hi Kristina,

Quick follow-up to what we talked about at the Open House last night. I have attached a list of all the nonresidential uses in Fairfield I identified when I cycled all the streets in the neighbourhood last spring. I thought this list might be helpful if you want to map them, for instance in a style like that in Map 10 which shows their locations. There may be others but I think I include most of them.

Joaquin and I, with Anne Russo, talked at some length about urban design in the commercial part of Cook Street Village, including something to acknowledge the distinctive history and street pattern, perhaps rephrasing some of the account to make the four storey height limit clearer (I read the density policies as permitting more storeys in exchange for amenity contributions) and clarifying what is meant by street wall. I made a few brief notes when I got home in case in wants to follow up

I hope you got good feedback from the open house. Thanks to you and Rebecca for organizing all these events.

Ted

On Mon, Nov 27, 2017 at 11:59 AM, Kristina Bouris <<u>KBouris@victoria.ca</u>> wrote:

Hi Ted,

Thanks very much for sending your comments and suggestions for the draft plan. I really appreciate you having a look at the draft (again) and your thoughtful ideas. I'll share them with my team this afternoon, and look forward to talking through them more tonight at the Parkside with you if you're there.

Thanks again,

Kristina

From: Ted Relph [mailto:ted.relph@gmail.com]
Sent: Monday, November 27, 2017 10:03 AM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>
Subject: Likes and Suggestions about Fairfield Plan

Hi Kristina

I have attached some brief positive comments and somewhat longer suggestions about the draft plan. One concern is about non-residential uses in mostly residential areas, which I think the draft does not deal with adequately.

I also think that the discussion of Five Points has some deficiencies.

And the urban design proposals for Cook Street Village don't capture what the City's Design Guidelines for Multi-Unit Residential/Commercial refer to as "the character of an established area." This is especially important because Cook Street is the first large urban area that has established character to be studied in a local area (Westside Village and Selkirk Village are both products of comprehensive development). I think the account of Craigflower Village in VicWest gives a good suggestion of how it might be better approached.

I do suggest that the idea of treating Cook Street as a complete street could be reinforced by encouraging discussion of shared space, an idea which has been floated several times. And I also suggested an addition to the Community Principles, which is to make Cook Street a **green** urban village, something which I have also heard mentioned and would be a specific application of goals stated in other parts of the Draft Plan.

Hope you find these useful. I can elaborate if you have any questions. I will share them with the Cook Street Village Residents Network and intend come to the open house at the Parkside and future events.

Regards

Ted

Subject:

RE: Burdett-Rockland neighbourhood input / Fairfield Neighbourhood Plan

From: Douglas Curran [mailto:Personal info
Sent: Friday, December 01, 2017 1:35 PM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Cc: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>>
Subject: Burdett-Rockland neighbourhood input / Fairfield Neighbourhood Plan

Hello Kristina,

Following on from some of our discussion points from last night's planning forum at the FGCA community centre, we wanted to take the opportunity to again present the views of a great many - over 105 signators - expressing their vision for appropriate and community-supported development within our immediate Burdett/Rockland/McClure neighbourhood.

The attached petition letter was previously submitted to Empresa Developments, Victoria Council and Planning in May 2017, but went unacknowledged at that time and would appear to have not been integrated into staff's current consideration for the Draft Fairfield Neighbourhood Plan. We believe that the community's views encompass and support many of the key directions found within the Draft Plan and merit specific inclusion in the plan as it advances.

Central to the community's demonstrated views - and supported by key Draft Plan points outlined below, is the specification for a townhouse form. As you noted last night, the townhouse is a particularly attractive option for the following reasons:

- provides sufficient room for young families
- lower cost housing relative to detached single-family homes
- more compact, efficient land use for infill.inner city neighbourhoods
- possible lock-off suites within individual units

Currently townhomes, while being a popular, in demand option for families and downsizers, are not well represented in any of the current housing statistics. Of the 4,778 living units either in process or under construction in Victoria, only 2% or less are outlined as townhomes on the Sept, 2017 construction Yellow Sheet Analytics. The availability and turnover rates for townhomes are lower than all other housing forms to the degree of not being statistically visible.

Beyond the evident utility and relative affordability of townhomes, coupled with demonstrated community support, the following are design and planning considerations outlined in the Draft Plan as well as Victoria's OCP guidelines, which would be satisfied by a townhouse designation for the 1120 - 1128 Burdett lots:

- appropriate transition of height and form between denser Urban Residential and traditional neighbourhood
- fitting to scale of existing homes provides stability and continuity to neighbourhood
- ground level access and stacked townhouse design provides improved access for wheelchairs and mobility challenged occupants
- opportunity for rooftop gardens/leisure space (stacked townhouse design)

From the conversations and planning descriptions witnessed at the recent Fairfield planning events, it appears that stacked townhouse layouts are not broadly considered within the local context, despite their popularity in other municipalities. The benefits of this stacked design are numerous, with the primary being:

- design permits both single level and 2 storey units in the same building
- all doors open directly onto street, animating public space and 'eyes on the street'
- direct ground level access improved for mobility-challenged occupants
- fewer stairs within units preferred by aging occupants
- opportunity for individual roof top decks (upper units)

For reference I have attached some sample designs and schematics to illustrate designs for 3 storey, 1.2 FSR stacked townhomes proving popular and garnering awards in other cities.

The Right Fit For Burdett community looks forward to seeing their design and community aspirations integrated into the completed Fairfield Neighbourhood Plan.

for RFFB

Subject:

FW: FW: Draft Fairfield Neighbourhood Plan

From: David Biltek [mailto:david@departurestravel.com] Sent: Wednesday, January 03, 2018 7:37 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: FW: FW: Draft Fairfield Neighbourhood Plan

fyi



David Biltek 632 Cornwall St. Victoria, BC V8V4L1 7809331934 Yes I know it is an Alberta number but some things just take more time to change

From: Personal infoPersonal infoSent: January-03-18 5:52 PMTo: planandzone@fairfieldcommunity.caSubject: Fwd: FW: Draft Fairfield Neighbourhood Plan

Dear Community Association Land Use Committee,

I have tried a few times and ways to correct a local mapping error on the Neighbourhood Plan, but as yet, without success. I have not yet had a reply to my correspondence with the city planners (below).

A trivial change, but the maps are showing a pedestrian or cycle access from the top of Vimy Place through to Windermere. This mapped access has never been developed, and the city has no plans to do so. Therefore it should not appear on maps.

I hope that you may be aware of this, and perhaps other similar issues, and be able to raise them with the city team more effectively than me.

Kind regards,

Personal info

------ Forwarded message ------From: Kristina Bouris <KBouris@victoria.ca> Date: Mon, Dec 18, 2017 at 11:30 AM Subject: FW: Draft Fairfield Neighbourhood Plan To: Personal info

Dear Personal info

Thank you very much for your email and sharing your feedback about the draft neighbourhood plan. Thank you for bringing the issue to my attention. I will follow up with our parks planning team to better understand the history and any changes that would be needed. We will be looking at the feedback in detail in the new year, and revisions would be made for the next version of the plan in the spring.

Thanks again for your email.

Kristina Bouris

From: Personal info Sent: Saturday, December 16, 2017 9:10 PM To: Engagement <<u>engage@victoria.ca</u>> Cc: #Personal info Subject: Draft Fairfield Neighbourhood Plan

Good day!

I have just reviewed the transportation and mobility chapter of the draft plan.

There is a significant practical error in the map. There is no city plan to develop a route between Vimy Place and Windermere, yet this is shown as an "Other designated pedestrian or cycling route *". The asterisk means "Previously approved greenways and cycling network."

Committee of the Whole - 01 Mar 2018

In the previous greenways and cycling network the gazetted laneway that is the local subject of this designation was marked as "futuure..." You will know from imagery etc. that this laneway has never been developed, there is no route through, and there are no city plans to develop it.

Through recent interactions with the planning department a sign was added to the bottom of the next street (Franklin) in part to reduce confusion to walkers who frequently come up Vimy looking for this route. I appreciate this change.

I hope that the map can be adjusted to remove this confusion designation class and either add a "Future..." symbology or remove any "Future..." elements from the published maps.

Regards Personal info

Personal info

Subject:

FW: General Inquiry - Fairfield/Gonzales Comment

-----Original Message-----From: webforms@victoria.ca [mailto:webforms@victoria.ca] Sent: October 5, 2017 10:13 AM To: Public Service Centre - Internet email Subject: General Inquiry

From: Personal info Email : Reference : http://www.victoria.ca/EN/main/residents/neighbourhoods/fairfield-gonzales.html Daytime Phone : ^{Personal} info Hi,

I just wanted to commend the planners and everyone involved on what I can see is a great plan for the Fairfield/Gonzales area. It is very heartening to have had the city planners set up engagement meetings with the community. I know this has taken a hug amount of time and planning, but so worth it so the community voices are heard.

Much appreciation for this!

I still have one concern that I have addressed at a number of meetings and at a city council meeting a few years back and that is the blasting of the natural rock for new developments. I feel that this should be part of the protected ecosystem. Having spoken to a number of geologists, the rock is from the Paleolithic era and 6 million years old. The blasting of the natural rock leaves permanent holes in the landscape long after the houses are gone. It also effects the water tables and kills the roots of trees. Many of my neighbours have had fractures to their houses and had to cut down dying trees at their expense. It also doesn't make sense to be blasting and fracturing the rock when we live in a high risk earth quake zone.

Kind regards, Personal info

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: Personal info

Subject:

FW: LAND USE DESIGNATION ISSUE: Personal info & others

From: Personal info

Sent: Tuesday, January 09, 2018 9:39 AM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: LAND USE DESIGNATION ISSUE: Personal info & others

Thanks Kristina. I also think that it is unfair for a group of Oliphant residents to lead this initiative without talking to all of the Oliphant residents.

I would also like to point out that in my opinion Oliphant does not feature a relatively intact streetscape made up of single family houses and heritage conversions. In approximately 2 years we will have a 5 story building towering over the east side of Oliphant. This will completely change the streetscape of Oliphant. I think we need to keep that in mind. This new 5 story building will front onto Oliphant where a 2 story character apartment once stood. Therefore the reality is is that Oliphant will now have a 5 story condo building on Oliphant.

Thanks very much for taking my concerns seriously, Personal info

From: "kbouris" <KBouris@victoria.ca> To: 'Personal info Sent: Tuesday, January 9, 2018 8:54:58 AM Subject: RE: LAND USE DESIGNATION ISSUE: Personal info & others

Dear Mr. Personal info

Thank you for your email and questions regarding the draft Fairfield Neighbourhood Plan. In early engagement, we heard interest from some residents in maintaining the traditional residential feel of Oliphant Street. Unlike some other blocks in the area, this portion of Oliphant features a relatively intact streetscape made up of single family houses and heritage conversions. Through engagement on the draft plan, we have heard from other residents including yourself who have concerns about maintaining this little pocket of traditional residential. I am compiling all of the feedback we've receive on the issue and will be looking at it in detail once the engagement period on the draft plan closes next week. Please be assured that your feedback is being received and being taken seriously. I will be preparing a report for City Council to summarize feedback received, with a target date of being presented in February.

28

Thank you,

Kristina Bouris

Kristina Bouris MCIP RPP

Senior Planner Sustainable Planning and Community Development City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca



Get involved in the:

Fairfield-Gonzales Neighbourhood Plan

http://www.victoria.ca/fairfield-gonzales

Vic West Neighbourhood Plan

http://www.victoria.ca/vicwest

From: Engagement Sent: Friday, December 22, 2017 1:17 PM To: Rebecca Penz <<u>rpenz@victoria.ca</u>> Subject: FW: LAND USE DESIGNATION ISSUE:^{Personal info} & others

From: Personal info Sent: Friday, December 22, 2017 12:30 PM To: Personal info Cc: Engagement <<u>engage@victoria.ca</u>>; Ben Isitt (Councillor) <<u>BIsitt@victoria.ca</u>>; <u>major@victoria.ca</u>>; <u>m</u>

Hello All,

I agree with Personal info

Why would one street be singled out from all the immediate neighbouring streets to have a special designation? I have asked how this has happened and no one seems to know. Can we please apply common elementary Urban Planning Principles and not create some strange isolated anomaly for Oliphant Street?

Thank you,

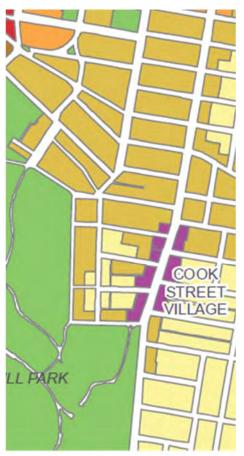
Personal info

From: 'Personal info To: "engage" <<u>engage@victoria.ca</u>>, "bisitt" <<u>bisitt@victoria.ca</u>>, <u>major@victoria.ca</u> Sent: Thursday, December 21, 2017 4:16:52 PM Subject: LAND USE DESIGNATION ISSUE: Personal info & others

Hello Christina et al.,

My home is located at Personal info Avenue in Cook Street Village and a few others nearby are designated in the latest draft Fairfield/Cook Street Plan as "Traditional Residential"... as shown on the map below in light yellow color.

"Urban Residential" would be the appropriate designation consistent with all properties West of Cook Street/East of Vancouver Street and between Fort Street and Park Boulevard...as shown on the map below in gold color.



As the plan will be a guide for the next 25 years, I am compelled to advocate for a more consistent application and request that my home and others in the immediate area be designated "Urban Residential".

I have expressed my concern to City of Victoria staff members at several Open House events this year. Following the first open house, I also sent an email expressing my concern to Catherine Bouris who passed it on to Councillor Ben Issit.

At the Open houses, staff members agreed that:

• they did not have a good explanation as to why my home and the others were "traditional residential"

• there is inconsistency within the plan and suggested that I forward my concerns to the Planning Department.

I surmise that some homeowners on Oliphant Avenue have advocated for lessor density that may explain the different designation. These owners can retain their homes but their desire to preclude others from higher density is wrong because the entire surrounding area is higher density.

Urban Residential Traditional Residential

There are many sound reasons to revise the designation to "Urban Residential" of my home at Personal info and those nearby, such

as:

- Over the next 25 years, my homes and similarly designated ones will look out of place surrounded by 3 5 storey buildings rental and strata apartment buildings.
- My homes and those along south side of Oliphant have unique lane access that makes development more attractive... such as off street parking to dove tail with the current 55 unit project now under construction at Cook and Oliphant whose underground parking is accessed from the lane.
- Several home owners on Oliphant have wanted to develop to greater density in recent years, but were not able to because of existing zoning and land use. These owners have since sold and the new owners have varying views on development....such properties include 1001, 1005 and 1035 Oliphant.
- Preventing greater density leads to urban sprawl, greater pollution, less amenities and less affordability. The future for the inner are condos...

Please let me know what more I can do to advocate my position for the greater good.

I look forward to updates.

Happy holidays

Regards,

Personal info

Subject:

FW: LAP Fairfield

From: Personal info Sent: Tuesday, January 09, 2018 8:37 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Andrea Hudson <<u>AHudson@victoria.ca</u>> Subject: LAP Fairfield

Kristina

I am writing you in regards to the proposed LAP for my community. I have taken the time to involve myself in some of the community planning sessions, regarding the development of our area. My experience has of this low-level engagement has been disappointing at best. I found that community input was severely marginalized, and edited to suit the proposed community plan. Architectural renderings and supplied documents seemed deceptive as subsequent drawings and literature moved further away from the documented community input. Our concerns about the surrounding residential neighborhood zoning were met with a repeated boilerplate response of "zoning is not changing and each property will have to submit for zoning change approvals. The community which increases the density of my community by 500% from the previous 2012 OCP, to the current Fairfield Draft LAP. Members of my community, while aware of the OCP changes, had no idea about the proposed LAP. Was this purposefully left out of the community engagement a failure in communicating this to the residence? It certainly feels like the OCP focus on the Fairfield Plaza was a deliberate distraction from the severe densification of my community.

I would like to formally request a greater level of engagement for my neighbors and myself, as engagement efforts have obviously failed. I look forward to your response.

Kind Regards Personal info Resident, and Homeowner

Subject:

FW: Larger lots in Fairfield

 From: Personal info

 Sent: Friday, December 01, 2017 4:22 PM

 To: Kristina Bouris < KBouris@victoria.ca; csv Will Sparling (Mocha House) Personal info;

 To: Kristina Bouris < KBouris@victoria.ca; csv Will Sparling (Mocha House) Personal info;

 Murphy-Linden Personal info;
 >; Wayne Hollohan < victoriabc@shaw.ca</td>
 >; David Biltek

 <david@departurestravel.com</td>
 >; Nicole Chaland < nicole@sustainabilitysolutions.ca</td>
 >

 Subject: Fw: Larger lots in Fairfield

Thanks Kristina, very helpful. I would like to propose that this map be included in the LAP

Ken

From: <u>Kristina Bouris</u> Sent: Thursday, November 23, 2017 8:59 AM To: Personal info Subject: Larger lots in Fairfield

Ken,

As requested, here is the map of larger lots in Fairfield. It was designed for our open houses where there is a planner on hand to help answer questions and explain more detail. If you've got questions about it, please stop by one of the upcoming events.

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Thanks, Kristina

Senior Planner

City of Victoria

VICTORIA

Kristina Bouris MCIP RPP

T 250.361.0532 F 250.361.0557 E <u>Kbouris@victoria.ca</u>

Sustainable Planning and Community Development

1 Centennial Square, Victoria BC V8W 1P6

Get involved in the: Fairfield-Gonzales Neighbourhood Plan http://www.victoria.ca/fairfield-gonzales

Vic West Neighbourhood Plan http://www.victoria.ca/vicwest

Subject:

FW: Letter to Kristina Bouris

From: Personal info Sent: January 22, 2018 1:27 AM To: Engagement <<u>engage@victoria.ca</u>> Subject: RE: Letter to Kristina Bouris

Hello

I have been away for 7 weeks and see that there was a deadline that I have missed for formal response to the Fairfield Community Plan.

I believe that I have made my points in meetings with/letters to the Mayor, Council and Kristina Bouris.

My concern still remains the wording of the section about the HCA and the inclusion of Durban Street (by name). We had confirmation from Kristina that Durban Street, by name, would be removed in the revised document.

I have sent a letter to Kristina tonight but see that she is out of the office Monday. Please follow-up with her regarding my concerns.

Thank you.

Sincerely, Personal info

JUNE 1, 2018 is INTERGENERATIONAL DAY CANADA Help us fight isolation and loneliness, the #1 health concern in Canada.

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as has

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Personal info

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Intergenerational and Educational Consultant <u>www.inter-generationalconsulting.com</u> Executive Director, i2i Intergenerational Society <u>www.intergenerational.ca</u> Director, Canadian Network for Prevention of Elder Abuse <u>www.cnpea.ca</u>

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Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...



Subject:

FW: mini-update

From: Nicole Chaland [mailto:nicole@sustainabilitysolutions.ca]
Sent: Friday, December 08, 2017 9:44 AM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Jonathan Tinney <<u>JTinney@victoria.ca</u>>
Subject: mini-update

Hi Kristina and Jonathan,

I wanted to let you know some of the emerging themes from the discussions so far. This is just from my point of view, and I'll work hard to get more of a community response to you in January, but I wanted to let you know that the design principles for CSV in the plan have been affirmed.

We put out a proposal which you can read <u>here</u>. Some great stuff has emerged including:

- high priority to slow traffic, not just on Cook, but Linden and Heywood also.

- controversy around parking (but a healthy debate has started and some residents have engaged Todd Litman to help move the conversation forward)

- people want the plan to include new lighting (downcast, low, non-polluting) in the Village.

- an idea for elevated crossings (at the same height as sidewalks) received full support and enthusiasm as a way to reinforce the pedestrian nature of the Village

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Our next step is to refine our proposal based on people's comments. Let me know how we're doing.

With much appreciation, Nicole

Subject:

FW: NEIGHBOURHOOD SNAPSHOT

 From: Personal info

 Sent: Friday, December 01, 2017 12:04 PM

 To: Kristina Bouris < KBouris@victoria.ca>

 Cc: Wayne Hollohan Personal info
 csv Will Sparling (Mocha House) Personal info
 ; Heather

 Murphy-Linden Personal info
 David Biltek < david@departurestravel.com</td>
 ; Heather

 Subject: NEIGHBOURHOOD SNAPSHOT

Good Afternoon Kristina:

The data on page 23 appears to be from 2011 perhaps it could be undated with the recently released 2016 data.

Ken Roueche Personal info

Subject:

FW: Notes from FGCA mtg on Mon 15

From: David Biltek [mailto:david@departurestravel.com] Sent: Saturday, January 20, 2018 12:12 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: FW: Notes from FGCA mtg on Mon 15

Some more comments about process....clearly the small intimate groups work well See below



David Biltek 632 Cornwall St. Victoria, BC V8V4L1 7809331934 Yes I know it is an Alberta number but some things just take more time to change

From: Anne Russo [mailto^{Personal info} Sent: January-20-18 10:13 AM To: David Biltek <<u>david@departurestravel.com</u>> Subject: Notes from FGCA mtg on Mon 15

Hi David

Thanks for your measured and helpful notes from the January 15 event on the LAP that Nicole has forwarded. You managed the meeting very well.

I hosted a Pizza and a Planner evening the week before, and the 14 people in attendance found it helpful, interesting and an opportunity to learn quite a bit. Hopefully the planners heard the particular issue our neighbourhood has - they spent most of their time listening and writing. I was pleased with the discussion; it was balanced and reflected various perspectives and concerns. I guess we need more pizza collaboration . . .

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Anne

Anne Russo Personal info

Subject:

FW: OCP - pizza with planners

From: Personal info Sent: Thursday, January 11, 2018 12:07 PM To: Kristina Bouris <KBouris@victoria.ca> Cc: Personal info Subject: OCP - pizza with planners

Hello Kristina,

Thank you for taking the time to hear my concerns about Oliphant Avenue particularly those along the south side of Oliphant having the designation of "urban residential" and not "traditional residential".

I also will appreciate your effort to set up a pizza meeting before the engagement period ends next Friday.

My rationale for having the urban designation has been expressed at the open houses, via emails to you and council and through discussion with planners. My view is echoed by many neighbours who simply haven't met with staff...

Additional rationale for the "urban designation" is here:

1. Over time, the apartments along Park Blvd that are behind my home on Personal info taller which will further tower over my home..

2. the current 55 unit building now under construction at Cook and Oliphant will reduce light significantly to my yard and those east of it...

3. 5 of the 6 owners along my side of Oliphant wanted higher density commensurate with surrounding buildings.., but due to the zoning and OCP were frustrated and ended up selling to owners who have updated their homes....

4. Designating only the south side of Oliphant is not prefered as the homes along the north side are similarly surrounded by apartments..but those lots are smaller..

40

Thank you,

Personal info

Subject:

FW: Opposition to Traditional Residential Designation

From: Melanie Smith [mailto:melanie@maisonhomes.ca]
Sent: Friday, January 12, 2018 11:48 AM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Subject: Opposition to Traditional Residential Designation

Hello Ms. Bouris

My name is Melanie Smith and a representative from Maison Homes the owner of 1001 Oliphant Street. We purchased this property approx. a year and a half ago, it is currently being rented but we purchased with the intent to redevelop this site given it's proximity to Cook Street Village as well as 3 fronts of access via laneways. We are a building and development company and have done several respectful developments within the city, my last was a unanimous in favor vote to rezone in the Rockland neighborhood. It can be done sensitively and appropriately.

We strongly oppose the designation of 'Traditional Residential' specifically on this street but in particular to streets so close to the cook street urban village. The whole idea of micro urban villages is to prevent sprawl and allow for increased green density. I feel that having a designation such as this in an urban village is completely opposite and backwards thinking policy. People don't like change, that's a given so I understand the general resistance of those wanting to preserve a traditional single family neighborhood but that has to be tempered by the good for the whole which is an urban residential designation in this location.

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Thank you for your consideration

Best,

Melanie Smith



Melanie Smith Co-Founder, Vice President Operations Maison Victoria Homes Ltd. O: 250-590-1912 C: 250-889-5750 www.maisonhomes.ca

Subject:

FW: Reminder: First events on the draft Fairfield Neighbourhood Plan

From: Personal info Sent: Thursday, December 07, 2017 10:53 AM To: Engagement <<u>engage@victoria.ca</u>> Subject: Re: Reminder: First events on the draft Fairfield Neighbourhood Plan

How would I provide further input on the plan? I have had recent thoughts. Perhaps you could pass them on.

I would prefer that my remarks are not attributed (associated with my name).

1. The intersection at Fairfield Road and Linden Avenue is dangerous. When going North on Linden, there is very poor visibility due to parked cars and the terrain (looking up). I often have to wait for a pedestrian and hope that the car going east gives me enough room to slip through the intersection, but they often come to a stop very close to the pedestrian crosswalk. I was just looking up my route to attend a City event today and Google spit out that route, but I have to avoid that intersection.

2. Can Cook St. Village have doggy parking? Walking to the village with their dogs is the reason many people cite for bringing their pets into stores, although I realize that the business group also encourages them, to the detriment of people with health conditions that require lack of contact with pet allergens. Yesterday, I was in a drug store looking at allergy medication while there were two people with dogs in there. They lingered and the dogs brushed against a lot of things, depositing their allergens until some unsuspecting person picks up that package off the shelf, and their dander will continue to circulate in the ventilation. I have frequently seen people try to smuggle dogs into food facilities in the village, knowing it's not allowed but having no options. An 18 year old minimum wage staffer isn't going to have the skills to kick them out. Council created the Cook St. Village doggy ghetto with the destination off-leash area and I wish they would take measures to alleviate the negative consequences. Along the same lines, doggy bag dispensers and receptacles are needed in the village in order to protect pedestrians and nearby residents, and it would be helpful to install them on the main walking thoroughfares to the off-leash area because, if you take the time to observe, many custodians "anticipate" the area as far as not having their dogs leashed as they approach, but are not able to anticipate it as far as being prepared with a bag for the dog's waste. Thus, at least once a week, I have to remove dog waste from areas of my lawn that it would not have been deposited had the dog been on a regulation leash. Please don't defer this until the 2018/19 Parks and Open Spaces plan because these issues are to do with urban spaces, not parks an open spaces.

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Regards,

Personal info

From: Engagement <<u>engage@victoria.ca</u>>
Date: Thursday, November 16, 2017 at 4:43 PM
To: Engagement <<u>engage@victoria.ca</u>>
Subject: Reminder: First events on the draft Fairfield Neighbourhood Plan

Fairfield Neighbourhood Plan

Please join us this Saturday for the first of seven events about the draft Fairfield Neighbourhood Plan:

Open House (drop-in) Saturday, November 18, 10:30 a.m. – 1 p.m. Sir James Douglas School gym

If you're looking for a more informal, family-friendly event drop by:

Cocoa & Candy Canes

Tuesday, November 21, 4 p.m. – 6 p.m. Fairfield Gonzales Community Place

Or check out one of our other events

victoria.ca/fairfield

Unsubscribe: Reply to this email if you no longer wish to receive email updates for the Fairfield Neighbourhood Plan or if you only wish to receive updates about the Gonzales Neighbourhood Plan.

Subject:

FW: Request For Full Overview of Fairfield & Gonzales Neighbourhood Plan

-----Original Message-----From: Personal info Sent: November 22, 2017 12:33 PM To: Victoria Mayor and Council <mayorandcouncil@victoria.ca> Subject: Request For Full Overview of Fairfield & Gonzales Neighbourhood Plan

Hello Mayor and Council Members,

I have emailed this directly to Chris Coleman but it appears that he is away. If any of you can help I'd appreciate it.

I believe that all residents of both Fairfield and Gonzales areas should be provided with a top down view of the ENTIRE proposed neighbourhood plan, not cut into sections that are hard to piece together and contradict each other when I look at the plans separately. We need to see what the whole neighbourhood will look like if these plans are approved. Currently with it displayed the way it is we cannot see the full impact on the area.

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If there is a better person to request this from please direct me to them.

Thank you.

Personal info

Subject:

FW: SEA LEVEL RISE

 From: Personal info

 Sent: Friday, December 01, 2017 4:12 PM

 To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; csv Will Sparling (Mocha House)Personal info

 Murphy-Linden Personal info
 David Biltek <<u>david@departurestravel.com</u>>; Nicole Chaland

 <<u>nicole@sustainabilitysolutions.ca</u>>

 Subject: SEA LEVEL RISE

Good Afternoon Kristina:

I noted that the Vic West LAP has several CRD maps outlining sea level inundation predictions, pages 85-86. Perhaps we can have similiar maps for Fairfield.

Ken Roueche Personal info

Subject:

FW: SINGLE DETACHED WITH MORE THAN ONE SUITE

 From: Personal info

 Sent: Friday, December 01, 2017 4:15 PM

 To: Kristina Bouris < KBouris@victoria.ca>; csv Will Sparling (Mocha House) Personal info ; Heather

 Murphy-Linden Personal info
 Wayne Hollohan < victoriabc@shaw.ca>; David Biltek

 <david@departurestravel.com>

 Subject: Re: SINGLE DETACHED WITH MORE THAN ONE SUITE

Unfortunately by the time any revisions are made there will be no opportunity for citizens to way in. This is a BIG DEAL and there will be now informed consent.

Ken

From: <u>Kristina Bouris</u> Sent: Friday, December 01, 2017 3:58 PM To: Personal info Subject: RE: SINGLE DETACHED WITH MORE THAN ONE SUITE

Hi Ken,

Thanks for clarifying your concerns and your suggestions. I'll note them for consideration when we do revisions to the plan.

Kristina

 From: Personal info

 Sent: Friday, December 01, 2017 3:16 PM

 To: Kristina Bouris < KBouris@victoria.ca; csv Will Sparling (Mocha House) Personal info; Heather

 Murphy-Linden Personal info
 Wayne Hollohan Personal info; David Biltek

 < david@departurestravel.com</td>
 ; Nicole Chaland < nicole@sustainabilitysolutions.ca</td>

 Subject: Re: SINGLE DETACHED WITH MORE THAN ONE SUITE

Thanks Kristina:

I shall have a look at the data

However, I am concerned about the second added suite/garden suite, not the first. More secondary sites in Fairfield is absolutely needed, but two is a tight fit on so many locations. This is a major change in parking requirements and therefore it should be highlighted in the LAP not noted in passing on a board at a meeting.

Ken

From: <u>Kristina Bouris</u> Sent: Friday, December 01, 2017 2:49 PM

To: Personal info Subject: RE: SINGLE DETACHED WITH MORE THAN ONE SUITE

Hi Ken,

Thanks for your comments. I'll add your email to the record of feedback.

Under the city's zoning regulations (Schedule C of the Zoning Regulation Bylaw), secondary suites do not require an additional parking spot; as a result, suites may need to use on-street parking. There are many different regulations and policies that apply to new development, and it would difficult to repeat them all in the neighbourhood plan. We do try to make sure the engagement materials provide information about the most relevant regulations found in other documents (such as the note on the boards that suites would not require additional parking).

We asked for community input on the idea of a house with two secondary suites during the growth options, housing and heritage survey and open houses in March 2017. You can see the backgrounder documents on the different types of housing and engagement results <u>on this page</u>. This housing form was also discussed on the housing walk that you missed.

Thanks, Kristina

 From: Personal info

 Sent: Friday, December 01, 2017 11:35 AM

 To: Kristina Bouris < KBouris@victoria.ca

 Cc: Wayne Hollohan Personal info
 ; csv Will Sparling (Mocha House) Personal info

 Murphy-Linden Personal info
 ; David Biltek < david@departurestravel.com</td>

 <nicole@sustainabilitysolutions.ca</td>
 Subject: SINGLE DETACHED WITH MORE THAN ONE SUITE

Good Morning Kristina:

Page 12 of the Draft LAP highlights plans to allow two suites on single detached lots and references page 77 (section 8.4) which then references page 82 (section 8.11). There is also a update zoning reference on page 105.

No where can I find a reference to parking requirements. However, the boards that where prepared for the open houses included a reference for no additional parking required. As I understand it this would mean a single detached home could have up to three units with only one on site parking spot.

Given that this designation would apply to a very significant area of Fairfield the impact could be very substantial. This proposal appears to go well beyond what was anticipated in the OCP where it is forecast that only 20% of population increase in the neighbourhoods would be outside of the Large Urban Villages (page 17 OCP).

I do not recall this issue being part of the many open houses or of the two online surveys conducted over the past 16 months. How did this proposed policy come to be? Why has it not been noted in the draft LAP?

Yours truly, Ken Roueche Personal info Personal info

Subject:

FW: small error on page 20 of the profile

From: Nicole Chaland [mailto:nicole@sustainabilitysolutions.ca]
Sent: Wednesday, January 17, 2018 11:48 AM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Rebecca Penz <<u>rpenz@victoria.ca</u>>
Subject: small error on page 20 of the profile

Hi,

There appears to be an error on the graphic page 20. The <u>Fairfield Profile</u> from Oct 2016 says 55% of residents rent. And the <u>profile you referenced</u> from June 2016 says 55% of housing units are rentals.

I believe it is 55% of housing units are rentals and 59% of residents are renters.

Nicole

Subject:

FW: "Sub-Area 4" portion of Fairfield Community Plan is not ready for approval

-----Original Message-----From: Personal info Sent: Wednesday, January 17, 2018 3:05 PM To: Engagement <engage@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Community Planning email inquiries <CommunityPlanning@victoria.ca> Subject: "Sub-Area 4" portion of Fairfield Community Plan is not ready for approval

Dear Councillor Coleman and Planning Team,

My name is Personal info , off St Charles. I wanted to give you feedback on the draft Fairfield Community Plan. I have read the plan in detail, and attended a community session held recently.

I have detailed notes below, but in general, we feel that the Plan, at least as it pertains to the area north of Fairfield Plaza ("sub-area 4") has been targeted for densification with little to no consultation from the people who live there, and in isolation from our neighbours immediately across St Charles. In many places the Gonzales Plan and the Fairfield Plans are not aligned. And yet the planning considerations for sub-area 4 and its Gonzales neighbours are much more inter-related than with the area near Cook St Village or northwest Fairfield.

The Fairfield plan is taking on too many topics at once. The contentious plans for Cook St Village and the northwest corner of Fairfield are, in my view, undermining the equally important discussions that should be taking place about intensification in the other parts of the neighbourhood. I urge you to separate these into separately approved plans so the appropriate amount of time can be dedicated to each. Lessons from Cook St could then be applied to this new area around Thrifty's Plaza.

I think density increase in Fairfield is necessary. And I agree that a piecemeal approach is problematic. But I am greatly concerned that a) where I live will be used as a test lab for a radical new experiment in intensification; b) there will be no mechanism for holding the City and developers accountable for violating guidelines like setback, parking, and noise.

Sincerely yours,

Personal info

Some questions and thoughts I had:

Sub-Area 4:

- what was the process behind outlining this area? Why does it stop at Stannard and St Charles? Who decided there is a thing called Ross bay Village? This is hardly a village (in the Cook St sense). It is not walkable, and is a magnet for many out of area shoppers. I think, from talking to my neighbours, that the existence of this new area was a great surprise. If we want density, don't we want it everywhere? As it stands, the plan seems to be picking "winners and losers" (e.g., I note that homes on Gonzales hill cannot be used for townhouses. The rationale escapes me).

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- How many property owners from sub area 4 have commented on or were consulted on the draft plan?

Committee of the Whole - 01 Mar 2018

- the plan's Proposed Height is at least 1 storey higher than the vast majority of buildings in the area. Our home is a 1.5 storey duplex, and allowable is 2.5. So my neighbor will potentially tower over me. And yet, from what I can tell, the revised Gonzales plan has changed the height allowed back to 1.5 stories for townhouses (s. 5.8.4).
- The proposed FAR of 0.85 mean that on a 10k sq ft lot, an 8500 sq ft unit could be built. The average FAR for the outlined area is what exactly? I'm guessing more like .25-.35. In other words the City is proposing to triple the density of the assembled lots in sub-area 4. Is there not a way to increase density gradually? I gather that one constraint is that developers won't bother if they cannot get sufficient density for a redevelopment. But my sense is that the biggest problem by far is the high cost of land acquisition (each lot is likely close to 1.2 million \$).

Neighbourhood Character

I had concerns about how the guidelines in a official plan are to be interpreted by potential development. Let us take the issue of setbacks. As far as I can tell, the setbacks are suggestions, and the developer is free to propose a plan that ignores the setback. It is not a legal "zoning" requirement, and therefore there is no need for a variance.
It may be out of scope for the plan, but to be honest, there are very few large leafy trees in Fairfield. True, there are some amazing giants, but only recently a stand of bylaw-protected Douglas fir and cedar (on Thurlow near SJD) were cut down. From what I can tell, the tree bylaw does nothing to protect trees on private property if they "interfere" with a proposed redevelopment. But then what is the point of a tree bylaw? We will end up with a series of tiny, 4 foot high saplings that will likely never achieve the majesty of the current tree canopy.

I have a general problem with planning documents that feature idyllic treescapes (e.g. in the proposed double townhouse plan). There is no indication of impact on neighbours, no sign of exhaust fans, no cars. This is unrealistic.
The preamble says "preserve existing character" but I see nothing in the plan that specifically addresses this. As a resident and property owner, I am extremely concerned that the new density will impact my enjoyment of my property.
e.g., the current green space in my backyard will be turned into a series of 2 story townhouses peering into my yard, noisy heat pumps, and surface parking.

Subject:

FW: Thanks for Comming

-----Original Message-----From: surroundings [mailto:Personal info Sent: Tuesday, December 05, 2017 11:51 AM To: Kristina Bouris <KBouris@victoria.ca> Cc: Jonathan Tinney <JTinney@victoria.ca> Subject: Thanks for Comming

Kristina and Jonathan

Thank you for taking the time from busy schedules to join the CSVBA in the discussion of the LAP. The merchant feedback from your visit was very positive. We really appreciate the opportunity to have our concerns heard.

One item in the Local Area Plan which we would like to see addressed, while we are neighbourhood businesses, we are not neighbourhood dependent. Cook St. Village is a destination, and needs to be acknowledged as such in the LAP.... no one goes on their first internet date at Fairfield Plaza.... they do in Cook St. Village. As merchants we realize that the entire Capital Region comes to our doors, and we depend on that for our livelihood.

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Once again, thank you for you time, and the continued dialogue on community Planning.

Best Regards,

Kristiane Baskerville Owner Surroundings 249 Cook St. Director CSVBA

Subject:

FW: The dollar amount of density bonus contributions

From: Personal info

Sent: Sunday, January 21, 2018 3:22 PM
 To: Ben Isitt (Councillor) <<u>BIsitt@victoria.ca</u>>
 Cc: Jeremy Loveday (Councillor) <<u>Iloveday@victoria.ca</u>>; Kristina Bouris <<u>KBouris@victoria.ca</u>>
 Subject: FW: The dollar amount of density bonus contributions

Hi Ben and Jeremy,

I recently learned via Jonathan Tinney that no CAC will be available for two recent projects in Fairfield. The policy is, according to Mr. Tinney, currently being reviewed. One participant at a recent Fairfield Association meeting on the plan alleged that Victoria would have got \$40 million more CAC dollars on present development projects in Victoria if we had a CAC policy similar to Coquitlam. After the meeting I checked the Coquitlam policy online. It legislates a CAC bonus to the community concerned on any development which broaches any of the zoning for a particular area. Victoria should look very seriously at such a policy as it would help to compensate the community which ia being asked to develop increased density. This could create the social license needed for the Fairfield Neighbourhood plan to succeed.

Also a recent CALUC meeting of the Fairfield Association asked for an extension of the review process so that more people in the community could become engaged. I believe that the planners should try to engage in separate meetings with each of 4 areas:-- North Fairfield & Quadra to Vancouver; Cook St. Village; east of the Cook St. Village & Fairfield Plaza; and west of the Cook St. village. Each of these different communities have different concerns which need to be addressed. There also needs to be a general Fairfield community meeting to discuss issues of sustainability, mobility; the CAC community amenities for Fairfield; seismic issues; infrastructure; and livability issues. If the planning exercise has really cost us \$250,000 then it is worth taking the time to make sure that it is what the community really wants.

Thanks, Personal info

From: Jonathan Tinney [mailto:JTinney@victoria.ca] Sent: January-10-18 2:41 PM To: Nicole Chaland <<u>nicole@sustainabilitysolutions.ca</u>> Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>>; John Tylee Personal info <<u>david@departurestravel.com</u>> Subject: RE: The dollar amount of density bonus contributions

; David Biltek

Feel free Nicole. The only caveat I'd add is that staff are currently doing a scheduled review of the CAC policy to update it relative to current market conditions as we know that these have changed significantly. Based on that, CACs paid on the three projects you asked about may not be specifically representative of the potential opportunity in the future (i.e. a future project may contribute more than the ones below). We'll know more once we've reviewed the policy in a couple months.

Cheers, JT

From: Nicole Chaland [mailto:nicole@sustainabilitysolutions.ca]
Sent: January 9, 2018 4:29 PM
To: Jonathan Tinney <<u>JTinney@victoria.ca</u>>
Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>>; John Tylee Personal info
<<u>david@departurestravel.com</u>>
Subject: Re: The dollar amount of density bonus contributions

David Biltek

Hi,

Thank you for taking the time to respond.

May I share this with the other members of the Network who are carefully considering the draft plans reference to density bonus in advance of your January 30 deadline?

With much appreciation, Nicole

On 8 January 2018 at 15:10, Jonathan Tinney <<u>JTinney@victoria.ca</u>> wrote:

Hi Nicole,

So the Black and White didn't pay a CAC as the site was zoned prior to that policy coming into place. Cook and Oliphant did generate a CAC payment in an earlier iteration, but when the developer decreased the density to increase the setback, it no longer generated one. The Unity project I don't believe generated a cash CAC payment, one because it is a rental project (and therefore has a lower land value) and what value there was went back into the creation of the assembly space for the Church. All in all, the recent projects in Fairfield haven't tended to generate significant CACs. This was expected to an extent, especially when projects come in well below the OCP maximum density or when they are rental as this lowers the land value significantly.

In regards to the public plaza, I wouldn't want to pre-suppose where the community's priorities are on this issue, but I would suggest that CACs are not the only option for delivery of public space (for instance perhaps massing could be moved around when/if Oxford Foods redevelops that provides for a modest public space on the corner that could accommodate smaller gatherings. This wouldn't have to come at the expense of a more flexible ROW which could be designed to be closed for larger events as you suggest, but could be in addition and offer a nice place to drink a coffee, have the Scouts do a bottle drive on Saturday morning, etc.

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Hope that helps.

Cheers, JT

From: Nicole Chaland [mailto:nicole@sustainabilitysolutions.ca]
Sent: January 2, 2018 10:11 AM
To: Jonathan Tinney <<u>JTinney@victoria.ca</u>>
Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>>; John Tylee Personal info
<<u>david@departurestravel.com</u>>
Subject: The dollar amount of density bonus contributions

David Biltek

Dear Jonathan,

Would you be able to tell me the exact dollar amount of the density bonus that has resulted from a few recent projects such as Cook and Oliphant, the Black and White building, and the Unity project?

The reason why I ask is because there is an idea floating around that the density bonus dollars are too low for a public plaza to be created within the time-frame of the neighbourhood plan.

Many people brainstormed 'plaza' in the early city-led engagement for Cook Street Village, but our engagement process is finding that once people analyze and dialogue this idea, they are not convinced of its merits.

Alternate ideas so far are for childcare centres and for the public realm to be redesigned to allow for temporary closures, so the street and the boulevard act together as a public plaza.

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Knowing the dollar amount that typical projects generate will bring in evidence and substance to our deliberations.

With much appreciation,

Nicole

Subject:

FW: Transportation and Mobility

From: Personal info

Sent: Thursday, December 14, 2017 3:22 PM To: Engagement <<u>engage@victoria.ca</u>> Subject: Transportation and Mobility

Hello:

With regard to the Fairfield Neighbourhood plan - particularly 3.3 - east-west route across Beacon Hill Park for South Park to Cook St. - please note there is already a paved route from South Park School, past the children's playground to Heywood Avenue to Cook Street. Please do not consider crossing the Heywood Meadow. It is already being compromised by numerous paths crushing the Camas. Any more and you might as well forget the Camas Meadow. Thank you.

Personal info

Personal info

Subject:

FW: Understanding the LAP Draft

 From: Personal info

 Sent: Friday, November 24, 2017 1:43 PM

 To: Kristina Bouris < KBouris@victoria.ca>

 Cc: Anne Russo Personal info
 Richard McGuigan Personal info

 Personal info
 >

 Subject: Understanding the LAP Draft

Sylvia McMechan

Kristina:

Some colleagues (addresses above) and I have been discussing the Draft LAP with the intention of providing useful feedback to the City. We're finding that a lot of the material in the 110 pages refers to policies already in place or policies to be encouraged or policies to be pursued in forthcoming city-wide studies.

What we'd like to concentrate on is specific policy, procedural and zoning <u>changes</u> that will take effect when Council approves the plan. It is impossible to identify these changes in the draft because, in almost every case, the LAP identifies what is proposed and not what the proposal replaces.

I'm therefore requesting a list of the specific policy, procedural and zoning changes that are proposed. This will allow us to concentrate our efforts on the issues most relevant to both the community and the City. Of particular interest are:

- zoning changes
- changes in procedure that allow items that currently go to public hearings and/or to Council to proceed without these steps
- Places in which the CSV Design Guidelines differ from existing guidelines

As you are aware, one of the most contentious issues, in CSV and beyond, is parking. With that in mind, does the City have any data on:

- the number of vehicles in Fairfield, currently and in 25 years?
- mode shares in Fairfield, currently and in 25 years?
- the number of parking spaces, private and public separately, in Fairfield currently and in 25 years
- the estimated population of Fairfield, now and in 25 years
- O/D data for CSV

I realize that you are very busy, but if you can provide this information, I'm sure it will enable the community and the City to have a much more focused discussion before and when the LAP goes to Council.

I'm out of town for a while, so please address your response to the c.c.'s above.

Many thanks

Best regards

John

--John Tylee Personal info

Subject:

FW: A Watershed Moment for the Fairfield Neighbourhood Plan – Cook Street Village Residents Network

From: Ken Roueche [mailto^{Personal info}
Sent: Wednesday, January 24, 2018 3:34 PM
To: Kristina Bouris <<u>KBouris@victoria.ca</u>>
Subject: FW: A Watershed Moment for the Fairfield Neighbourhood Plan – Cook Street Village Residents Network

fyi

Ken Roueche Personal info

sent via the Windows 10 Mail app

From: Ken Roueche
Sent: January 24, 2018 12:19 PM
To: Blsitt@victoria.ca; ccoleman@victoria.ca; geoffyoung@dec.bc.ca; jloveday@victoria.ca; mc Margaret Lucas; mc Marianne Alto; cthornton-joe@victoria.ca; pmadoff@victoria.ca; Lisa Helps
Subject: A Watershed Moment for the Fairfield Neighbourhood Plan – Cook Street Village Residents Network

<u>A Watershed Moment for the Fairfield Neighbourhood Plan – Cook Street</u> <u>Village Residents Network</u>

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This link provides a summary of the latest Fairfield LAP meeting.

http://csvrn.com/2018/01/24/a-watershed-moment-for-the-fairfield-neighbourhood-plan/

Ken Roueche Personal info

sent via the Windows 10 Mail app

Subject:

FW: Cook Street Village Issues.

From: Garry & Chris Preston [<u>mailto</u>Personal info Sent: Tuesday, December 05, 2017 6:24 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>;Personal info Cc: Chris Coleman (Councillor) <<u>ccoleman@victoria.ca</u>> Subject: Cook Street Village Issues.

Kristina Bouris,

Personal infowas moved up and I was unable to attend the meeting due to sight issues.I would like my input as a local businessman and Chairman of C.S.V.B.A., to be presented to City Planning. I
have already talked to Chris Coleman about some of these issues of which he is aware of.I am looking forward to hearing back from you with some positive responses.Garry Preston
Chairman C.S.V.B.A.

I have made my issues in point form.

1. I do not support a protected bike lane going through Cook St. Village

2. The centre turning lane is critical for traffic movement, safe turning, and emergency vehicles, it must be preserved.

3. I can tolerate Cook St. Village being a shared bike route, multi vehicle passway.

4. The LAP always refers to our business as being.... neighbourhood serving businesses which is false and provable ... We are locally owned businesses supported from the GREATER VICTORIA AREA WITH FEW FROM THE VILLAGE AND MOST, 99% DRIVE as to a poll I did and information given to Chris Coleman.

5. Urban Villages... need a parking strategy... all side streets 1 block in off the villages should be 2 hour parking 9 to 5, residential only evenings and if needed for the residents, a permit. Some residents as we speak are parking on the street and renting their driveways etc to workers in the village for extra cash while the business community is struggling for clients to park and support us.

6. More density is needed as I have figures from my salon at Yates and Cook, just 4 years ago that show a drop in retail sales of 60-70% due primarily to lack of density.

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Virus-free. <u>www.avast.com</u>

Subject:

FW: CSVBA

From: surroundings [mailto:Personal info Sent: Tuesday, January 30, 2018 4:59 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: CSVBA

Cook Street Village

The Cook Street Village Business Association (CSVBA) was formed to provide a voice for the business community. Our goals are promoting local small business ownership and maintaining the unique character of the Village that has made it a special place for all residents of Victoria.

The CSVBA does not endorse nor have we collaborated with the Cook St. Village Residents Network or the Save Cook St. Coalition. These groups have been formed and conducted without any input from the CSVBA.

There has been much discussion and discourse over the Fairfield Neighborhood Plan and none more so than the section on the Cook Street Village Design Guidelines. The Principles of the Guidelines embrace much of what the CSVBA wants to see in the development of the Village; the needs for boulevard improvement, pedestrian viability, traffic calming and most importantly, maintaining its uniqueness.

We welcome the addition of the Business Vitality Principles to support local business with increased density in surrounding areas and improved transit services. The commitment to find on-street parking solutions that will work better for both residents and businesses is sorely needed, however, we are concerned in how this will be achieved.

With the inclusion of the soon to be implemented All Ages and Abilities (AAA) cycling facilities in the Village (pg.66 7.1.35), the CSVBA asks how the Principles are to be met once the AAA is in place? Simply put, the portion of Cook St. is not wide enough to support two protected bike lanes, commercial loading spaces, no-loss of on-street parking, while ensuring the safe use of emergency services.

The CSVBA would like to see Council address how the AAA plans to service Cook St Village now, not in two years when it will be implemented. The small businesses in the village are in expensive leases, many will be re-negotiating, and they are held financially accountable to the length of these leases. The small business community is feeling very vulnerable.

The CSVBA would like to see Council consider two likely possibilities that would help support the ideals of both the Guidelines and the AAA.

i. The creation of a shared 'Green Space' travel zone on Cook St., through the Village section only. This would slow traffic, maintain the current level of parking, reduce the costs of a major infrastructure project, and provide a canvas for future green space and boulevard projects.

and

i. Allow the use of parking in the surrounding residential areas (currently Residential Parking only). This parking would be 7 days a week but would have a 2 hour limit and must be enforced by city by-law officers. The city of Sidney has had this policy in place to support local business.

To reiterate, the CSVBA's two main priorities are: (1) ensure the success of the current local businesses which have been strongly supported by the community for years, and (2) ensure a vibrant and robust business area that will continue to support future local small business and enhance the unique characteristics of Cook Street Village. The

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

Committee of the Whole - 01 Mar 2018

CSVBA believes that either of the aforementioned solutions address both the Village and the Guideline's needs in a pragmatic and cost-efficient way. The impact of the AAA must be addressed before any guidelines can be implemented.

Kristiane Baskerville

Director CSVBA

Subject:

FW: DESIGN GUIDELINES AND PROJECT IMAGES

 From: Personal info

 Sent: Wednesday, November 22, 2017 12:09 PM

 To: Kristina Bouris <KBouris@victoria.ca>; csv Will Sparling (Mocha House) Personal info

 Heather

 Murphy-Linden Personal info
 Wayne Hollohan <Personal info</td>

 <nicole@sustainabilitysolutions.ca>; David Biltek <david@departurestravel.com</td>

 Subject: Re: DESIGN GUIDELINES AND PROJECT IMAGES

Kristina:

Some further clarification please, from our morning conversation. Page 77 of the LAP under Sub Area 1, section e states; "single detached house+two secondary suites see 8.11." Section 8.11 states that the intent is : "Support the adaptive re-use of existing single detached houses throughout the Fairfield Neighbourhood by supporting the addition of dwelling units."

So far so good, however when I go the the board displayed at the November 18th open house titled NEW HOUSING THAT FITS RESIDENTIAL AREAS (house with two secondary suites) I read that no additional parking will be required. This needs to be explicitly states in the LAP. Moreover, this proposal has the potential for being very disruptive on many streets. As I understand it, currently a secondary suite does not require additional on site parking, fair enough. Increasing the density to three units, with only one on site parking space could potentially create on street parking issues and may also drive up, even further, the market value of single detached houses in Fairfield.

One partial fix might be to require an additional on site parking space and require that ALL on site parking spaces be permeable surfaces.

Ken From: Personal info Sent: Wednesday, November 22, 2017 10:53 AM To: Kristina Bouris-City ; csv Will Sparling (Mocha House) ; Heather Murphy-Linden ; Wayne Hollohan ; David Biltek ; Nicole Chaland Subject: DESIGN GUIDELINES AND PROJECT IMAGES

Good Morning Kristina:

Further to our conversation this morning, I am concerned with the proposed design guidelines outlined in various parts of the draft LAP, including those for the CSV. As we in the community have experienced in the past such guidelines seem to have very little impact on planners, councillors or the Advisory Design Panel. I would suggest that they be supplemented with a requirement that all rezoning and major variance applications in Fairfield include 3-D images that allow a proposal to be viewed from all angles and relative to its neighbours and detailed shadow analysis for the equinox, solstice and at 2 hour intervals. This would provide a more objective assessment as to how a proposal relates to the neighbouring properties.

Yours truly,

Ken Roueche Personal info

Subject:

FW: Draft Fairfield Neighborhood Plan

Importance: High

From: Personal info Sent: Wednesday, November 15, 2017 5:38 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Draft Fairfield Neighborhood Plan Importance: High

Hi Kristina;

Many thanks for your reply, explanation and willingness to clarify the Fairfield Neighbourhood Plan vis a vis address specific commercial development. I am still very concerned by your comment and the continuing intention to inappropriately single out and name 617 Vancouver St in the plan, especially given the fact that no property neighboring the property, including the property itself, has been party to advancing this notion, or has come forward with this notion.

Sadly, the response you have provided falls entirely short of the resolve that is required in this egregious overstepping of bounds;

The draft plan policies are meant to refer only to the property at the south east corner of the intersection, where there is an existing service station (and commercial zoning). Thank you for bringing this my attention – we will need to correct this oversight in the next version of the plan.

- I feel strongly that there is no valid rationale for singling out 617 Vancouver St, with overdone zeal, for a mixed-used development that would in no way be an equivalent and compatible substitution for what currently exists. Referring to " the property at the south east corner of the intersection" is also tantamount to naming 617 Vancouver St and neither reference should be included in the plan.
- The reference to this operation as a "service station" is incorrect. There are no fuel pumps or retail component to this operation these were removed many years ago. It is solely an automotive repair shop, and uniquely, of significant historic interest. This one-storey building on a single family dwelling sized lot, predates all but the heritage vintage homes adjacent to it. The building and operation is of historic value, as it is the oldest automotive repair shop in Victoria. Further Reference Article on Lou's Auto Repair
- The owner-operated establishment (original owner's son and a partner) also operate in complete harmony with our otherwise North of Fairfield residential neighbourhood.
 - only open weekdays 8:00am to 5:00pm
 - maximum 4 or so customers per day
 - quiet, self-contained operation within the building
 - known by many in the community as neighbors and friends
- I feel strongly that the Fairfield Neighborhood Plan must not reference any address-specific commercial zoned property. This is in keeping with the protocol for all other references in the plan.

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But, if we are powerless to prevent address specific mention of commercial development in one-off locations, then all commercial zoned properties in one-off locations, including 1403 May St (Stewart Monumental Works) and 15 Wellington Ave (Hung Homo Stay) must be named as well. Their commercial potential is equivalent if not superior to 617 Vancouver St.

I appreciate my input being incorporated into the next iteration of the draft Fairfield Neighborhood Plan just as if I had been one of the chosen attending the "by invitation only" design workshop where this inappropriate notion was allowed to be spawned.

Thank you for your further reply on this matter.

Personal info

From: Kristina Bouris [mailto:KBouris@victoria.ca] operat Sent: Tuesday, November 14, 2017 12:29 PM To:Personal info Subject: RE: Draft Fairfield Neighborhood Plan

Dear Personal info

Thank you for your emails and your voice mail with questions regarding the draft Fairfield Neighbourhood Plan. The idea for proposed mixed use retail or commercial spaces on the ground floors at Vancouver Street and Collinson Road came out of a design workshop held with invited members of the community in June 2017 (it looks like you found the link to that report). There is an existing commercial-zoned property there now, and the design workshop explored the idea of encouraging a mixed use building there in the future, if the owners of the property choose to redevelop it.

The draft plan policies are meant to refer only to the property at the south east corner of the intersection, where there is an existing service station (and commercial zoning). Thank you for bringing this my attention – we will need to correct this oversight in the next version of the plan.

We are now seeking input from the wider community on this idea. If you can come to one of the open houses, there will be staff there who can provide you with more background on the idea, and also will be happy to hear your feedback. This will also be an opportunity to provide more detailed answers to your important questions in your email.

Thank you, and hope to see you at one of our upcoming events. Kristina Bouris

Kristina Bouris MCIP RPP Senior Planner Sustainable Planning and Community Development City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca



Get involved in the:

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

Fairfield-Gonzales Neighbourhood Plan http://www.victoria.ca/fairfield-gonzales

Vic West Neighbourhood Plan http://www.victoria.ca/vicwest

From: Personal info Sent: Thursday, November 09, 2017 11:31 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Engagement <<u>engage@victoria.ca</u>> Subject: FW: Draft Fairfield Neighborhood Plan Importance: High

Hello There;

The additional reference noted in the email (and document link) below was also presented to Committee of the Whole on September 14 2017. This email is also sent to Kristina Bouris as I understand she is key to this process.

Personal info Thanks again for your prompt reply

Personal info

From: Personal info Sent: Thursday, November 09, 2017 11:14 PM To: 'engage@victoria.ca' <<u>engage@victoria.ca</u>> Subject: FW: Draft Fairfield Neighborhood Plan Importance: High

Hello There;

I found this additional reference in this

document: <u>http://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Local~Ar</u>ea~Planning/Fairfield~Gonzales/Fairfield%20Design%20Workshop%20Report%20June%202017.pdf

V. Support the provision of commercial/retail businesses within mixed buildings to enhance the Collinson St/Vancouver St intersection (New - based on public feedback)

• Opportunity to support the continued retention of character building on the south east corner (Current auto repair) with neighbourhood focused retail/commercial businesses

• Please tell me what public feedback is being referred to?

- How many members of the public put forth this idea?
- Has anyone in the actual vicinity of Collinson St and Vancouver St been informed of this idea and been given an opportunity to put forward their own idea?
- How, out of the hundreds of corners in Fairfield, many with a commercial operation on one or more of their corners, did the corner of Collinson and Vancouver get singled out and mentioned 3 times in the draft Fairfield Neighbourhood Plan?

If there is someone I can speak to by telephone about this I would like to do that. If necessary I will come to one of the open houses if there will be someone there who can provide me with a good understanding of this situation, what it means and how it has come about.

Thank you for your further replies. Personal info

Personal info

From: Personal info Sent: Thursday, November 09, 2017 10:02 PM To: 'engage@victoria.ca' <<u>engage@victoria.ca</u>> Subject: Draft Fairfield Neighborhood Plan

Hello There;

I've read the draft Fairfield Neighborhood Plan and I would appreciate a reply to my queries.

1. In table 5.1 there is a reference to;

"Commercial uses at grade encouraged at the corners of Vancouver Street and Collinson Street"

The reference is repeated;

6.1.16. Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street.

The reference is again repeated;

8.1.4. New development at the corners of Vancouver Street and Collinson Street is encouraged to include commercial spaces at grade to serve the neighbourhood, particularly on the southeast corner where commercial development exists.

What size and type of commercial space is being encouraged at those corners? Is a multi-storey building with main floor commercial part of what is being encouraged? Who is encouraging this? Where did this idea originate from? The southeast corner houses a 1 storey automotive repair shop - the oldest in Victoria. I understand there has been very little commercial success at the corner of Fairfield and Vancouver so I'm not

sure who thought encouraging commercial development at a completely quiet and sleep corner like Vancouver and Collinson was a good idea.

2. Does these statements refer to Collinson St in its entirety, or if it pertains to just a portion, is it the portion noted in Figure 14?

6.2.2. Explore the potential to redesign and transform McClure Street and Collinson Street as people-priority 'Living Streets' that include green features.

11.2.1. Identify opportunities to incorporate green stormwater infrastructure or "green streets" as part of utility, active transportation and other street improvements. Potential locations include active transportation routes, potential "Living Streets" on McClure Street and Collinson Street, and visible locations such as around urban villages.

3. Can you tell me what force and effect these neighborhood plans have? Are they guidelines or cast in stone edicts? For example, I attended a presentation on the proposed development on Cook St at Pendergast Ave. The proposal outlined options for 4, 5 and 6 storey buildings. The message was that more property at street level could be devoted to community park and gathering space as well as outdoor cafés and other at grade retail if the building was allowed to build higher and thus narrower. In the draft Fairfield Neighborhood Plan the message however is a building height limitation of 4 storeys for Cook St frontage.

Just as I think it would be off-base to push for a multi-story commercial corner for no fathomable reason at Vancouver and Collinson St, I think it would be off-base to not consider other height options where the design does give more ground floor space to community use. Where is that in the plan??

4. Is taking the survey the most effective way to provide input into the draft plan and hopefully influence modifications? If there is a more effective way, what would that be?

Many thanks for your reply.

Personal info

Subject:

FW: Draft Fairfield Neighbourhood Plan

From: Personal info Sent: January 16, 2018 10:40 AM To: Engagement <<u>engage@victoria.ca</u>>; <u>mayorandcouncil@victoria.ca</u> Subject: Draft Fairfield Neighbourhood Plan

Dear Mayor and Council, Planners and other who are concerned,

I want to thank the Sustainable Planning Department for a comprehensive draft plan that is the framework of a workable roadmap for our local neighbourhood. For the most part, the plan has the components and vision that most in Fairfield can support. As in any draft plan, there are parts on which neighbourhood input should be heeded in order to harness the history, experience and observations of those who are closest to and most affected by the proposals.

I urge you to support and incorporate the exceptional and thoughtful recommendations of the Cook Street Village Residents Network concerning the proposals of 'No Density without Diversity' and 'Gentle Density'. While there hasn't been a formal poll in the community, I believe that the Cook Street Village Residents Network recommendations represent a broad-based view of how residents want their community to progress in the next future period.

There is one part of the plan on which, as a resident of sub-area 3, I would like to be heard to offer my particular experiences, concerns and potential solutions. Allowing townhouses in more than one row in sub-area 3, the area east of Cook Street Village, to replace the current housing is not consistent with objectives of having a livable, diverse community with open and environmentally-friendly spaces. Even allowing unlimited townhouses in a single row throughout this sub-area will be detrimental to the neighbourhood because of lack of adequate parking, increased rainwater runoff, decreased open spaces and diminished opportunities for diverse, affordable housing.

Although there seem to be lot size and laneway restrictions for development of townhouses in sub-area 3, this will not be at all effective to stop arbitrary and uncontrolled replacement of the existing varied housing with overly dense and expensive townhouses. The experience of Vancouver shows that developers simply buy up and hold single lots that do not meet the size requirements, waiting for the opportunity to combine them to built townhouses. This has a devastating effect on neighbourhoods, as seen from the Vancouver example. When traveling through the streets of Vancouver outside of the downtown core, one sees almost solid walls of expensive housing (together with advertising for them) where diverse and cohesive communities once flourished. The nature and feel of the different area communities is destroyed, as continuous rows of townhouses replace the single family and multi-family dwellings. The feel of open and green space has almost completely disappeared from those areas.

Experience also shows that townhouses replace affordable units with housing only accessible to higher income persons and don't provide the type of diversity Fairfield needs and struggles to retain. This is in stark contrast to diversity and different levels of affordability that arises from allowing suites and garden apartments within the current housing configuration.

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I am not advocating that the plan should forbid townhouses altogether. However, more effective limitations need to be in place. At a minimum, sub-area 3 should be reduced in size. There should be a prohibition against combining lots to create dense townhouse areas. The number of lots on which townhouses can be constructed in any block should be very limited. Finally, there should be no double row townhouses permitted, especially since these will inevitably aggravate already unworkable on-street parking congestion and rainwater runoff issues.

The City's strategic objectives and outcomes for 2018 include rebuilding trust in terms of meaningful public engagement and City Hall's having meaningful <u>two-way conversations</u> with the public. In its "Engagement Framework", the City has promised to keep the community informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. The promises that the City will work with the community to ensure that its concerns and aspirations are directly reflected in the alternatives developed and that it will look to the community for direct advice and innovation in formulating solutions are ones that residents take seriously and want to see fulfilled.

I thank you for your commitment to incorporate the community's advice and recommendations into the decisions to the maximum extent possible. I look forward to being part of a two-way conversation on the matters in this message.

Personal info

Subject:

FW: Draft Fairfield Neighbourhood Plan

From: Personal info Sent: Saturday, December 16, 2017 9:10 PM To: Engagement <engage@victoria.ca> Cc: #0 Personal info Subject: Draft Fairfield Neighbourhood Plan

Good day!

I have just reviewed the transportation and mobility chapter of the draft plan.

There is a significant practical error in the map. There is no city plan to develop a route between Vimy Place and Windermere, yet this is shown as an "Other designated pedestrian or cycling route *". The asterisk means "Previously approved greenways and cycling network."

In the previous greenways and cycling network the gazetted laneway that is the local subject of this designation was marked as "futuure..." You will know from imagery etc. that this laneway has never been developed, there is no route through, and there are no city plans to develop it.

Through recent interactions with the planning department a sign was added to the bottom of the next street (Franklin) in part to reduce confusion to walkers who frequently come up Vimy looking for this route. I appreciate this change.

I hope that the map can be adjusted to remove this confusion designation class and either add a "Future..." symbology or remove any "Future..." elements from the published maps.

Regards,

Personal info

Subject:

FW: Engagement subject to Judicial Review! Time to rethink!

From: Personal info

Sent: Thursday, December 14, 2017 2:28 PM To: Engagement <<u>engage@victoria.ca</u>> Subject: Engagement subject to Judicial Review! Time to rethink!

Dear Planning Staff, Accelerated Planning without confirmation that the residents who are being impacted, ACTUALLY have their decisions incorporated into the Government's Decision, a decision you are seeking to change OCP Policy, is a Policy if passed is if anything else a policy that is subject to Judicial Review! Careful collection and confirmation is required! Dots from anywhere and from anyone is NOT accountable engagement! All the communities who have had Policies changed in their LAP not under the OCP guidelines and will impact the majority, by a minority who have answered plannings leading options plus are these options been based upon education of the OCP or have you allowed varrious planning options under the OCP.? Have their rights for upper levels IAP engagement been honored under OCP? The current lay used narrow leading planning options will be subject to Judicial Reviews. Planning's committed options under the dot engagement being passed will evoke wildfire. Impacted residents who are unaware of the sweeping changed in their OCP guidelines are currently being suddenly made aware of their rights under THE GOVERNMENT ACT that dissolved governments directed policies! Legal case in point Montreal! The question Planning needs to ask is how to avoid consequences of Rouge decisions which is the legal documentation missing to confirme that the dots are actually utility paying, property tax paying and contracted paying residents....who are actually the ONLY legal decisions to be incorporated in the decision making process. Kindest Regards, Personal info

Subject:

FW: fairfield community plan

From: Personal info

Sent: Monday, November 27, 2017 6:51 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: fairfield community plan

Hello,

I have lived on Oliphant Street for 20 years. I do not want any special little enclave created to protect our street from development. The precedent has already been set by the recent approval of the 5 story building at cook and Oliphant. How did this happen and who is driving this idea of a special zone for 10 houses? This goes against every principle of sound Urban Planning. I am very disappointed to see a yellow line around 10 houses, including mine, that separate us from the rest of the community. I believe that someone should talk to the residents of this street and not just a few people.

Thanks very much, Personal info

Subject:

FW: Fairfield Community Plan

From: Personal info Sent: Sunday, December 03, 2017 12:00 PM To: Engagement <<u>engage@victoria.ca</u>> Cc: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>> Subject: Fairfield Community Plan

To whom it may concern,

I attended the open house for the Fairfield Community Plan yesterday, and have a couple additional comments/concerns that I would like to express.

Firstly, in regards the proposed plan to beautify the Cook Street Village area there was talk that they would like to install cobblestone pavers in areas to denote the beginning/end of the village. While attractive looking, these pose an issue for accessability; it is quite a bit more challenging to navigate uneven serfices like pavers for people with mobility issues who require canes, walkers, etc. This becomes even more of a challenge over time as the pavers settle.

Secondly, I am greatly concerned over the idea to install a type AAA segregated bike lane (like that on Pandora and Fort) on Cook Street (especially going through the Cook Street Village area where it is already only one lane of traffic going in either direction). This area is already quite hectic between vehicle traffic, transit, parking, pedestrians and cyclists, and with further developement/population density it will only become more so. I feel that adding this bike lane as well would crowd the space unneccessarily given that there are also plans to widen sidewalks, add more green space, and address parking needs (especially disability parking). The space isn't big enough to accomodate everything.

Cyclists do not choose their routes in the same way in which vehicle drivers do. And often prefer streets/intersections that have less vehicle traffic (the main reason the Goose & Lochside Trail are so popular). This seems counter to the areas in which the City has been developing bike infrastructure, and I am wondering if there has been much consultation with occasional and potential cyclists to see where changes would encourage them to cycle more.

I would like to propose Vancouver Street as a better option. It goes the full distance through town, has less and lighter traffic, would bring cyclists into the Fairfield/Cook Street area, and would nicely connect to the existing bike lane in Beacon Hill Park which would in turn connect them to Dallas Road or James Bay.

Lastly, I would like to request that the City stop narrowing the driving lanes on main roads. The lanes on Pandora are so narrow now that large pickup trucks, commercial vehicles, buses, etc. can barely fit in their lane, which makes the neighbouring lanes even narrower. Despite driving a small car and being a competent driver in my early thirties, I find the lane size very narrow, making driving down Pandora quite stressful for me. Because of this, I now do my best to avoid driving down Pandora.

Having lived in Fairfield for the past seven (7) years, I rely on Cook Steet daily to get around town. I would really be displeased if Cook Street was narrowed as Pandora was to accomodate a AAA bike line. The narrow roadways may be acceptable for less trafficked side streets, but should not be used for main arteries.

75

Sincerely, Personal info

Subject:

FW: Fairfield Community Plan

-----Original Message-----From: Personal info Sent: Tuesday, November 28, 2017 11:04 AM To: Jesse Tarbotton <jtarbotton@victoria.ca> Subject: Fairfield Community Plan

Jesse,

It was a pleasure meeting you last night at the Fairfield Planning meeting. Here are the questions that we mentioned:

Rose Manor - 857 Rupert Terrace. Rose Manor is a seniors residence owned by BCHousing and run by Kiwanis. What are the plans for this residence as it always appears as a potential redevelopment site in the Fairfield Plan?

Mount St. Angela - 923 Burdett Avenue. Heritage building. In January 2017, 132 units of housing was proposed for this location. The developer intended to blend the heritage building with a modern addition. What is the status of this proposal?

PARC seniors residences spanning 829-891 Fort Street. What is the status of this proposal? While I support this multi use building of seniors residences and commercial, the neighbours were concerned about the proposed 10-story height of the building, creating a high, unbroken wall along Fort. The opposite of Fort would be perpetually in shade.

Please add Affordable Rental Apartments designation between Burdett Avenue and Rupert Terrace. Apartments west of Quadra show as possible areas for redevelopment but not those that are East of Quadra. What is the criteria for designating these buildings for rental retention? There are many long-term renters in these buildings West of Quadra who would be renovicted if the building is replaced and these folks could not afford to return to the location. By example, the difference between the building on the west side of Quadra on Burdett is much the same as the building on the East side of Quadra on Burdett. They are only separated by Quadra. Yet one can be redeveloped and the other retained. Doesn't make much sense to me.

Thank you. I understand that there are many priorities in your department and I am not anticipating and immediate response. However, I am not the only area resident who would like to know the plans.

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Personal info

Sent from my iPad

Subject:

FW: Fairfield Community Plan: Input regarding Ross Bay Village

-----Original Message-----From: Personal info Sent: December 15, 2017 5:25 PM To: Engagement <engage@victoria.ca> Cc: Personal info Personal info Chris Coleman (Councillor) <ccoleman@victoria.ca>; Personal info

Subject: Fairfield Community Plan: Input regarding Ross Bay Village

The Ross Bay Village is currently a vibrant shopping centre with an astounding diversity of small businesses.

The shopping centre is critical part of the community with a supermarket, pharmacy, hardware, bank, barber, pub, liquor store, dentist, optometrist, sushi restaurant, pizza restaurant, insurance services, dry cleaning, shoe repair, running/fitness supplies, pet supplies, consignment clothing, espresso bar and more. Few shopping centres of any size offer such diversity. Most of the businesses are locally owned and operated which is key to creating a friendly community atmosphere. Encouraging redevelopment risks losing the current diversity of small businesses due to the inevitable increase in leasing costs required to finance such an investment.

The low profile design of the buildings blends into the surrounding area that consists of single story homes of the same era. Redevelopment to 3-4 stories would not fit with the surrounding residences. Given that commercial/residential developments are not likely to be economically feasible under 4 stories, the proposed mixed commercial-residential development represents a massive change to the neighbourhood. The proposed plan envisions the demolition of a dozen or more homes to be replaced with town homes to step up to the higher commercial/residential buildings; this is a massive disruption to what is currently a great neighbourhood.

If a key objective of the Fairfield neighbourhood planning process is to encourage increased densification, the plan should offer options. The plan should also explain the basis for the portion of population growth that Fairfield is expected to accommodate in the context of surrounding neighbourhoods and greater Victoria as a whole.

One alternative to the proposed redevelopment approach would be to provide guidance to property owners, planners, architects and developers to create more housing that fits into the existing community. In the case of the Ross Bay Village and the rest of Fairfield for that matter, rather than encouraging redevelopment to create new dense centres of large buildings, the plan could propose an array of tools to encourage more secondary suites, garden suites and multiplexing larger homes. Build on what is already attractive and functional about Fairfield rather that reconstruct it. This could achieve density targets similar to larger scale redevelopments.

The ongoing engagement process is not designed to distinguish the views of residents and businesses most affected by the Ross Bay Village portion of the plan versus the views of residents from elsewhere. The on-line survey does not identify the residency of participants so it is not possible to attribute input to any specific neighbourhood, city or even country. Similarly during the open house events people pasted dots anonymously on generic questions next to attractive drawings. The results from this type of consultation process cannot be interpreted with any confidence as the considered opinion of neighbourhood stakeholders. The recent meeting at the Ross Bay Pub was a good start at engaging neighbourhood stakeholders but by being scheduled 2 weeks before Christmas limited the benefit.

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The Ross Bay Village portion of Fairfield has not seen significant development in 50 years, unlike other parts of Fairfield. Consequently most local residents have never had to contemplate the implications of changes to the neighbourhood. This is in stark contrast to the level of community engagement evident in the Cook Street Village area. The current engagement process is moving much to quickly for meaningful input from affected residents and businesses. We are being caught unprepared, particularity now during the holiday season, by what is the most significant potential change to the status quo in all of Fairfield.

Completion of the Ross Bay Village portion of the plan needs to be delayed so the affected residents have a chance to provide informed feedback. Further meetings of neighbourhood residents are planned for the new year.

Personal info

Subject:

FW: Fairfield Neighborhood Plan

From: Personal info Sent: January 17, 2018 10:44 AM To: Engagement <<u>engage@victoria.ca</u>> Subject: Fairfield Neighborhood Plan

Hello There;

I'd like to provide some feedback regarding the Fairfield Neighborhood Plan presentation to the Fairfield Gonzales Community Association and ask some questions.

Feedback

- I'm not sure how it happened that the space booked for the presentation was far too small to accommodate everyone who wanted to participate but it added more angst and unhappiness about the process.
- I really feel that the current charm and delight of Cook Street Village is greatly overstated. I feel that there is a small group that love to have coffee there and maybe the occasional dinner outing and they don't want their "private" village intruded upon at all. To my way of thinking, a truly vibrant and community building village would have a greater variety of shops, more entertainment, street vendors, and places for sitting and gathering. Cook Street Village is nowhere near that now.
- I think the comments in the meeting are a very clear indicator that more presentation, input and consultation time through a slowed down timeline would be helpful. It is the tradition in the Aboriginal community to set a timeline based on how long it takes for everyone to feel they have provided all of the voice and input they need and want to. Adopting that approach would be helpful.
- I really appreciated the information and explanations provided in the presentation. As I read and participate more, I grow in my understanding of the issues and the solutions proposed. This says to me that citizens need to invest time and effort to be able to come to an informed decision about what they want to see in the Fairfield Neighborhood Plan.
- Sadly, one person who had attended the renters meeting told me that only had a handful of people attended. This leaves it to the City of Victoria staff and decision-makers to step in and make decisions on behalf of this community. What I ask, since I live in the renters area (as a condo owner) is that you do not interpret the lack of engagement as a reason to load up solutions to housing shortfalls in our area. Because our area does not have a strong voice, please don't use us as a surrogate in the face of strong voices in more engaged areas telling you to stay out of their backyards. In this matter it is vital that the squeaky wheel does not get all of the grease.

Questions

• Can you tell me about the 6 storey height situation? Where in Fairfield are 6 storey buildings allowed currently? Where does the Fairfield Neighborhood plan propose that 6 storey buildings be allowed when it

is adopted? How can I find a map or list of buildings in Fairfield that show buildings that are 6 stories and higher?

- Is there still a reference to the property at Vancouver St and Collinson St in the draft Fairfield Neighborhood Plan. If yes, what does the plan say about this property now?
- How will the community review of the revised Fairfield Neighborhood Plan be conducted? If not yet finalized, when will information about this stage be available?
- When the Fairfield Neighborhood Plan gets to the public hearing stage, what kind of changes to the plans would normally be contemplated are major changes likely at this stage, or is the plan pretty well set?

Many thanks for your reply, and all of your work.

Personal info

Subject:

FW: Fairfield Neighbourhood Draft Plan

From: Personal info

Sent: Tuesday, January 09, 2018 9:37 AM
To: Community Planning email inquiries <<u>CommunityPlanning@victoria.ca</u>>
Cc: Jonathan Tinney <<u>JTinney@victoria.ca</u>>
Subject: Fairfield Neighbourhood Draft Plan

Dear Ms. Bouris and Mr. Tinney,

Please find attached my critique of the draft plan which to my mind requires substantive improvement in the policies in order to achieve the social license of Fairfield residents like myself, a resident for forty years. I would like you to seriously consider the idea of limiting the number of buildings taller than four storeys in the various areas by percentages:- 50% in the Northwest; 40% in the Quadra, Vancouver St. area; and 30% in the Cook St. village. The 'small urban villages' should only allow two storey buildings as at present. Developers seeking to exceed the height or footprint zoning regulations should have to pay additional fees that should go into setting aside land for affordable housing and for parks; for transportation and for infrastructure. To my mind, without these revision the policies fall short of their most important objectives.

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Thanks for your consideration and a reply, Personal info

Subject:

FW: Fairfield Neighbourhood Plan

-----Original Message-----From: Personal info Sent: Tuesday, January 16, 2018 5:44 PM To: Kristina Bouris <KBouris@victoria.ca> Subject: Re: Fairfield Neighbourhood Plan

Thanks Kristina, I generally support the direction the plan is taking and appreciate the engagement opportunities.

Personal info

Sent from my iPhone

> On Jan 16, 2018, at 5:10 PM, Kristina Bouris <KBouris@victoria.ca> wrote:

>

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> DearPersonal info
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>

> Thank you for your email and your feedback regarding the draft Fairfield neighbourhood plan. I sincerely appreciate you taking the time to share your comments and concerns for the proposed directions for Fairfield Plaza, and some of the potential impacts on neighbouring properties. I will include your email in the formal record of public feedback on the draft neighbourhood plan. This feedback will be presented to City Council and revisions will then be made to the draft plan. There will be another opportunity to comment on the next version of the plan later this spring.

- >
- > Thank you,
- > Kristina Bouris
- >
- > ----- Original Message-----
- > From: Engagement [mailto:engage@victoria.ca]
- > Sent: Tuesday, January 16, 2018 1:41 PM
- > To: Kristina Bouris < KBouris@victoria.ca>
- > Cc: Rebecca Penz <rpenz@victoria.ca>
- > Subject: FW: Fairfield Neighbourhood Plan
- >
- >
- >
- > -----Original Message-----
- > From: Personal info
- > Sent: January 16, 2018 11:16 AM
- > To: Engagement <engage@victoria.ca>
- > Subject: Fairfield Neighbourhood Plan
- >
- > Good morning,

> As a resident of Fairfield, with my home on Earle Place (the cul-de-sac bordering the back side of the Ross Bay Plaza), I would like to provide some direct feedback to the Neighbourhood Plan that is underway.

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>

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> Overall, I am comfortable with the general direction of the plan, with densification being encouraged in a key areas. I believe that densification, if done appropriately, can actually bring vibrancy to a community. That said, as a resident that would be directly impacted by some of the proposed changes in Sub Area 4 (Ross Bay Plaza Urban Centre), I would like some of my concerns noted:

>

> 1. Development of the Ross Bay Plaza with overhead residences will directly affect my own home, which borders the parking lot on the east side of the lot. The plan identifies 3 stories maximum; however, I understand during consultation that developers may be allowed to bring plans forward that are higher in order to enable "affordable" developments. While we would be comfortable with residential on the lot, we do not wish to have sunlight from our home blocked or have new residents able to look into our back yard should development be any higher. Any new development needs to provide a well treed division between the homes on our street and the new plaza, and ensure that they do not "dwarf" our residences. We would be against any increased commercial activity on this side of the property that could increase noise, traffic, etc outside of normal business hours.

>

> 2. Conceptual design of the new Ross Bay Plaza does not appear to accommodate much parking - it is imperative that appropriate retail parking be made available on site to prevent on-street parking along St. Charles or Earle Place.

> 3. We believe that townhouse development and a revamp of the Plaza could be a nice addition; however, I am concerned that too much development in this area will increase traffic on St. Charles, which is residential. It is already becoming a busy road, and residents in homes on adjacent roads need to be able to exit their streets safely etc.

> We would appreciate if you could take the above comments into consideration prior to finalizing the plan. I also filled in the online survey.

84

> > Thank you >Personal info >

> Sent from my iPad

>

Subject:

FW: Fairfield Neighbourhood Plan

From: Personal info Sent: January 16, 2018 2:32 PM To: Engagement <<u>engage@victoria.ca</u>> Subject: Fairfield Neighbourhood Plan

I own property in the 1500 block of Brooke Street, which I just recently became aware is located in "sub area 4" in the Fairfield Neighbourhood Plan.

Firstly I would comment on the clear lack of community consultation in a meaningful way, in particular with regard to major stakeholders in the plan, namely those of us who own property within Sub area 4. I did attend the sessions where "dots" were placed on boards but quite frankly those sessions were a waste of time and by the time I was informed it was nearing the Christmas rush so finding time to participate was very difficult . Also, folks who were commenting on various parts of the proposal were from all over the City and included developers just waiting to "pounce" on redevelopment potential. Many of the "strongly in favour" dots for additional housing were put there by developers or by folks who live up island and want to move here NOT by those of us already living here and therefore the true "stakeholders" in all of this. So I would question the legitimacy of the "place your dot" on the board strategy in terms of really hearing from those who live in the community or parts of the community being "planned". One size does not fit all nor does one form of engagement process work for all.

Late fall, I did receive a brochure in the mail and yet there was no mention of nor designation of Sub area 4 on the map therein. In fact, I only by chance heard about Sub area 4 from a neighbour and then began looking through the Plan document to find out more information. It is well hidden, somewhere around page 75 or 76 in what is a huge document and even when you find it, there is not much information forthcoming.

So the community involvement process has been extremely POOR and more time is needed in order that those of us who live in the areas most affected can have an opportunity to truly understand what is being proposed and THEN provide meaningful feedback.

In a meeting last night, the City Planner indicated that the "plan will be revised based on feedback". That is only helpful if folks are properly informed and then only if the forum for feedback is geared to those most impacted by the changes. WE IN SUB AREA 4 HAVE NOT BEEN PROPERLY INFORMED NOR HAVE WE HAD OPPORTUNITY FOR MEANINGFUL INPUT

Given the significance of the changes proposed in our area, I must strongly oppose any part of the PLAN at this point in time and ask that proper consultation take place before any further steps are taken.

The single family homes along Brooke Street are, like mine, primarily on 50 x 120 foot lots. It is a quiet low density single family area where there is a significant sense of community and neighbourliness. Most properties, like mine, do not have lanes at the rear and instead abut the side property line of properties either addressed on Stannard, Earle place or St Charles

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I strongly oppose the idea of a double row of townhouses in behind these properties, especially when there are no lanes to separate.

The rear yard open space and privacy would be significantly impacted on these properties . Our back yards are our outdoor living space; this is where we relax and enjoy the ambience of our neighbourhood, where large trees exist and attract birds and where a sense of privacy and quiet allow us to escape from the common City noises. This is why we choose to live in this quiet Fairfield neighbourhood and not in or near the downtown core, nor within multi family housing zoned areas. We want to RETAIN our single family ambience and if there is a need to add density then all single family areas should accept some so it is not concentrated in one area, thereby changing the character of that area forever.

Where once there was the potential for say 4 units on 2 sites, this plan envisions 10 units on those same 2 sites. Such a significant increase in density has a HUGE impact on pedestrian amenity, rear yard open space and privacy, tree retention(mature trees will be lost for optimum redevelopment potential and replacement trees do NOT replace), amount of hard surface on properties (hence additional pressure on storm water sewer and run off to adjacent properties)and changes the character of this single family area to an apartment type zone.

This without regard to infrastructure, traffic, policing, sewer, water, power grids, garbage, parks, schools etc. The properties on Brooke Street, would virtually be "locked in " lots, single family designation without potential for anything else, yet surrounded by multi family housing. Property values would be negatively impacted if this should happen. We folks on Brooke Street take pride in our homes. Many of us have lived here for many years and would like to remain in what has become a very cohesive neighbourhood with a strong sense of community. We Do Not Want To Be Pushed Out of Our Homes by Developers !!!

The Planner indicated increased density was in response to folks wanting more "family housing" but I also heard a lot from Seniors who wish to "age in place" and want forms of housing that achieve that goal. 2 1/2 - 3 storey townhouses do NOT allow for Seniors to age in place at all and while they may provide some "family housing" how affordable will it be. All this at the expense of a well established, well cared for single family community.

The Planner also indicated that the PLAN initially allowed for more townhouse development throughout a greater area of what is now single family zoning BUT in response to concerns she indicated that they reduced the areas where townhouse development would be permitted. This is, I assume, how all the density got "shoved" over into Sub AREA 4.

What about the concerns of those of us in Sub Area 4 who knew nothing about it and did not have an opportunity to voice our comments/suggestions.. Mine , for one, would be to go back to the idea of spreading the density out over a larger area. If you want to allow some 4 –plex or townhouse development in some areas, then limit it so that the single family character is still intact and townhouse development, or row house development is allowed here and there as an "exception" and "blends in" with existing single family neighbourhoods instead of CHANGING the character entirely, which is what would happen if all the density is permitted in SUB AREA 4. Spread the density around over a larger area and allow for retention of single family neighbourhood character. SHARE THE LOAD !

We in Sub Area 4 need more information. We in Sub Area 4 need to have our concerns heard and addressed and We in Sub Area 4 want to preserve the overall character of our area.

We are not proposed to change but any such change must be done with respect and with regard to the interests and needs of those of us who LIVE HERE NOW !!

Respectfully Yours, Personal info

Subject:

FW: Fairfield Neighbourhood Plan comments

From: Personal info

Sent: Thursday, December 14, 2017 2:05 PM To: Engagement <<u>engage@victoria.ca</u>>; Chris Coleman (Councillor) <<u>ccoleman@victoria.ca</u>> Subject: Fairfield Neighbourhood Plan comments

Thank you for the opportunities to provide input on the draft Fairfield Neighbourhood plans. I have filled out the survey and also attended one of the outreach events.

I support many of the directions proposed in the draft plan.

I'd like to follow up with two specific points:

1) In the section on Active transportation I believe Moss Street is given short shrift. This is a key north south pedestrian and cycling route that happens to link up three neighbourhood schools - Sir James Douglas, Central and Vic High. Many children use this route to access their school and many already take active transportation. Unfortunately the design of the street with long sightlines encourages excessive speeds among some motorist and make the corridor less safe than it should be. Outside of school traffic there is a lot of cyclist and pedestrian use to access events such as the Moss Street market and also local parks (Clover Point). While Moss Street does not need or warrant a full on bicycle lane there should be consideration of some improvements to make this route safer for pedestrians and bicycles.

2) On a related note. Sir James Douglas School just completed an active travel plan. This plan was extensively consulted on with parents, teachers and students and contains many suggestions for infrastructure improvements to improve the active transport opportunities in the area. The findings of that plan have been made available to the city. I believe the changes recommended in the active travel plan should be incorporated into the Neighbourhood plan to the extent possible.

Best Regards

Personal info

Subject:

FW: Fairfield Plan, January 2018

From: Personal info Sent: January 17, 2018 4:34 PM To: Engagement <<u>engage@victoria.ca</u>> Subject: Fairfield Plan, January 2018

Hello <u>engage@victoria.ca</u> Please indicate receipt of this email and forward it on to appropriate parties re the Fairfield Plan. Thank you,

Personal info

January 17, 2018

To whom it concerns,

I have just completed the survey for the Fairfield Plan. I am concerned that the length of the survey, the time it takes to complete it, and what appears to be a fairly broad lack of awareness about the Plan (at least in my immediate neighborhood of Moss St. and Faithful) may significantly restrict the amount of feedback you receive regarding it.

My sense is that many owners/renters/occupants throughout Fairfield are quite sensitive to what they like, and don't like, that is taking place in their own immediate neighborhood. For example, in my own several block radius I can identify both good and bad examples of development and I think such 'specific' examples of good and bad/desirable and undesirable could be as, or more, useful for planners than quite general statements.

Broadly, there are two main things that I value in Fairfield (in my own specific area and more broadly):

- 1. New housing should fit the 'scale' of surrounding housing:
 - Within five houses of me we have an example of an 'appropriately scaled' new, modern design house at 106 Moss—however, across the street from that new house are two new houses going up that violate 'scale', and come across as being 'monster houses' inappropriately large for their lot sizes.
 - There is another example of 'suitable scale' and 'unsuitable scale' near us on Dallas Rd—both box designs:
 - 1212 Dallas is a not-typical for the area design (a box), but its scale (particularly height) does not make it stand out from adjacent houses as you approach it from the east or west, however between 1224 and 1244 Dallas we have a 'monster box' going up (not yet completed) that is out of scale (as well as out of character) for Dallas Rd.
- 2. The greenery, both tall (trees) and low (shrubbery and grass), should be maintained and celebrated:
 - Monster houses like the two noted above on Moss (between 109 and 119) leave very little green or permeable space. The footprints of those two are very large and if they, like so many new, large homes, are single family occupied the sq. footage per occupant is often much larger than what was there before—defeating arguments in support of densification.
 - Greenery and permeable space is also threatened by the recently approved Garden Suites—a good example of this is at what was 136 Olive, with not only a much larger (too large) footprint for the main residence than was there before, but a garden suite that is far too close to adjacent properties (19" I believe is what is allowed!)—please come visit that construction currently underway to get a strong sense of what it feels like to 'pave (concrete over) paradise'!. The whole Garden Suite idea needs to be rethought—there are some sufficiently large lots where they can work, but many where they cannot. While in the neighborhood, take a look at the 'Suite' that was put in the backyard of an older House

at the corner of Moss and May. This is an excellent example of how to ruin the appeal of a neighborhood, creating cramped ghettos with too close housing, where once there were appealing homes with garden space.

Having been to a couple of recent community information meetings, I am also very sympathetic to concerns about moving too quickly to create dedicated bikeways. Pandora was an experiment that should have been given time to be evaluated before pushing forward with Fort Street---and Cook Street should definitely be put on hold for bikeways until evaluations have been conducted of other bikeways and before other options have been considered for that area of Fairfield. The amount of car traffic on Cook Street does not lend itself to being a bike corridor.

Thank you for your attention to the above. Personal info

Fairfield home owner

90

Subject:

FW: Fairfield Plan - Oliphant Avenue

From: Personal info Sent: January 10, 2018 4:07 PM To: Engagement; majorandcouncil@victoria.ca; Ben Isitt (Councillor) Cc: Personal info Subject: Fairfield Plan - Oliphant Avenue

Hello,

I understand that last night several City of Victoria staff met at my neighbour's house locate beside my house Personal info - who actively opposes development) to discuss the Fairfield plan and in particular....to influence less density west of cook street in the cook street village area ..including Oliphant Avenue..

I was unaware of this meeting and find it appalling that the City of Victoria would meet privately and be influenced this way...or is this common practice?

It appears to not democratic nor impartial..

As the owner of I've sent a number of emails over the past 8 months proposing higher density which represents the views of many nearby residents in Fairfield and have not received any relevant correspondence.

Shall I contact a planner and organize an event with home owners interested in higher density at my home?

How shall I proceed?

Please advise,

Thank you,

Sent by Owner:

Subject:

FW: Fairfield-Gonzales Neighbourhood Plan

-----Original Message-----From: Personal info Sent: Friday, January 19, 2018 3:01 PM To: Community Planning email inquiries <CommunityPlanning@victoria.ca> Subject: Fairfield-Gonzales Neighbourhood Plan

I wish to express my concern that the Fairfield and Gonzales neighbourhood planning processes have not given sufficient time for residents to learn, absorb and understand the implications of the changes councillors and planners are proposing.

The City policy on public engagement states that the process for neighbourhood planning should be at the 'involve' level. Well, I certainly haven't felt involved when I saw the detailed plan at the end of November and given a short period over Christmas to offer feedback.

I would suggest that the 'public' with whom the planners have been engaging are not the residents of Fairfield and Gonzales. We are starting to talk to one another now and fully expect the public engagement process be given more time to allow us to complete our engagement process and to recognize this phase as a component of the overall process.

If the City's goal is to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered, then I can assure you that I and my neighbours are getting ready to work with the City to ensure that our concerns and aspirations are directly reflected in our neighbourhood plan.

Sincerely, Personal info

Subject:

FW: Fairfiled Local Area Plan Feedback

From: Personal info

Sent: Wednesday, January 03, 2018 8:37 AM To: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Re: Fairfiled Local Area Plan Feedback

Happy New Year,

Kristina, just checking in to see if you have had a chance to talk to the team about removing section 10.2.3 and wording changing around the scope of the citizen led initiative on heritage?

thanks Personal info

To:P

----- Original Message -----From: Kristina Bouris Andrea Hudson Sent: Thursday, December 07, 2017 3:13 PM Subject: RE: Fairfiled Local Area Plan Feedback Dear Personal info Thank you for your email and for your suggestions about HCAs and the wider heritage program. I had a chat with Wayne at Saturday's open house and we also talked about this issue. I can see how the current wording suggests that these areas are pre-selected or have community agreement. I'll ask our team to have a closer look at your suggestions as we begin revisions to the plan, after the results of this round of engagement are presented to Council in February. The next version can be expected about two months after that. Subject: Fairfiled Local Area Plan Feedback

For now, I'll include your email and suggestions in the package of formal feedback on the draft plan for Council.

Thank you, Kristina

From: Personal info Sent: Wednesday, December 06, 2017 10:21 AM To: Andrea Hudson <<u>AHudson@victoria.ca</u>>; Kristina Bouris <<u>KBouris@victoria.ca</u>>

Hello Andrea and Kristina,

I know you are very busy with consultations on the LAP at the moment and didn't get a chance to chat in person at one of the open houses so thought best to send an email. I have reviewed the draft LAP section 10 Heritage and have had discussion with neighbours and wanted to let you know our thoughts and give feedback on some changes.

First of all thank you for understanding the approach to Heritage Conservation Areas need to be community initiated.

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Our suggestion is to have section 10.2.3 removed where the four areas are still mentioned. our reason for this suggestion is:

- the idea of a community/citizen process is for the areas to be determined from that process
- Leaving the four areas in the plan gives the appearance the city has already selected them. we think more people will engage if they view their voice will be heard
- the process of how the four areas were selected was not considered fair by the people living in this area.

Other thoughts on some wording changes would be to broaden the citizen-initiated efforts to cover more than Heritage Conservations Areas. The view is the community group would be more succesfull if areas of education and awareness and other methods of conserving heritage were explored and added to the purpose of this group.

Can you please confirm these changes can be made? and when we can expect to see the next draft?

thanks very much for your consideration and all your hard work and efforts on the LAP.

Personal info

----- Original Message -----From: Jackie Hache To: Undisclosed recipients Sent: Friday, September 29, 2017 10:13 AM Subject: Fairfield HCA Homeowner Update



Neighbourhood Plan

Dear Homeowners in proposed Fairfield Heritage Conservation Areas,

At the September 21 Committee of the Whole meeting, Victoria City Council discussed early plan directions and the proposed heritage conservation areas for Fairfield. Based on concerns that were expressed by many homeowners, Council decided that the proposed heritage conservation areas in Fairfield will not be explored through the neighbourhood plan process. They will be explored in the future through community-based process that has yet to be determined.

Council approved the early plan directions for Fairfield. These directions will be used to draft the plan, which will be brought out to the community in November for feedback.

If you wish to receive updates on the Fairfield Neighbourhood Plan and are not on the mailing list, please reply to this email with "subscribe".

Thank you!

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January 15, 2018

Dear Mayor Helps,

MAYOR'S OFFICE JAN 1 6 2018 VICTORIA, B.C.

This petition was begun because the majority of the people in "sub-area 4" of the Fairfield Development Plan had no idea of the rezoning changes and development plans being proposed for the region in which they live.

Communication between the city and its Fairfield residents has not been effective, and certain information (i.e. the "Fairfield Neighbourhood Plan" pamphlet) has been vague and somewhat deceptive. Even as of January 10th and 11th, some of the sub-area 4 residents had no idea that any changes were being proposed for the Fairfield Plaza and for their neighbourhood. I can tell you that the large majority of the sub-area 4 homeowners are upset and opposed to the **type** of development being considered in this part of Fairfield.

We feel proper consultation is needed, and timelines for making decisions with respect to Fairfield rezoning and development changes should be extended until proper consultation has been carried out.

Respectfully,

Rita Isaac 348 Stannard Avenue Personal info

Susan Kainer Personal info

Lynne Rippon Personal info

Michael Sharpe Personal info

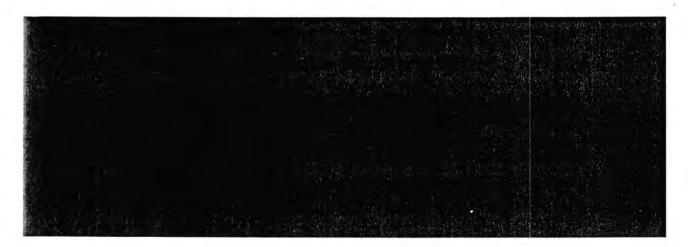
We have not been adequately consulted during this process.

Email Signature & Print Name Address JARED BOUDREAU 420 STANNARD AVE 422 Stanard Acc ie Tibbitt 424 Stannard Ave C4215 436 SJam1420 440 stannard Ave KOKSUM Stannard two 427 Stannard AUR. 1530 Brook J 444 STANWARD AVE. 410 Stannard Ave.



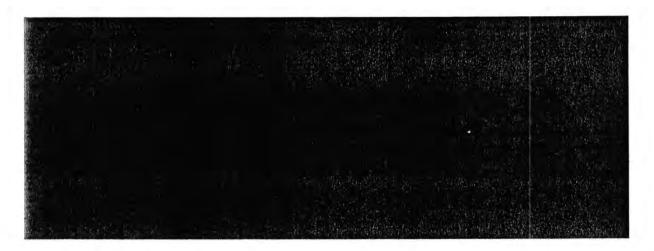
We have not been adequately consulted during this process.

Address Email Name 320 STANNARDAUE 1512/1514 FAIRFIELD RD 332 Stownind Ave 339 stannard he Ritchie Stannad, sa Buchan PRETTY 314 STANNARDANE FIL Williams 344 STANNARD Ave atricia Patricia Well Diane Linch 359 stannard Ave Glenn Gerein 370 Stannand Ave



We have not been adequately consulted during this process.

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We have not been adequately consulted during this process.

Name Address Email 2 1510 Fairfield Rd. 336 Januard ALC. 333 Stanword Ave.

We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Mar 2018

Name	Address
Ivan Miller	1568 Brockest V851M7
Heather Dickinson	1579 Brooke St V85 1418
John Luton	22 Philippa Pl. V85 156
Suzan Doricic	11 11 11
Tom Gregory	24 Philippa Pl V85 156
Jessica Knowles	24 Philippon PI VES 186
Barbara MacCormac	k 1559 Brooke St. V85 1118
DAVE BEULAN	+ 1558 BROOKE ST.

We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.



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PAULA PARKINSON

1565 BROOKE ST.

Address

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

Email

We have not been adequately consulted during this process.

Email Address Name MICHARL SHARPIE 1592 ISARLE PLACE BARBARA POWER Committee of the Whole - 01 Mar 2018

We have not been adequately consulted during this process.

Email Address Name Adrianna Thompson 1550 Brooke St. Maureen Thompson 1550 Brooke St Miles Thompson 1550 Brooke St Marg F. Smitz 1545 Brooke St. Susan Keimer 1565 Brooke St.

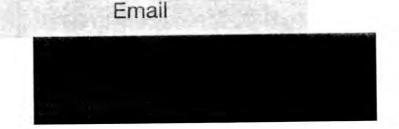
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Name

Address

HELEN FLETCHER 1551 BROOKE ST.



We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Address Name DAN ID KNEE 1570 EARLE PARCE RON WILLSON 1564 EARLE PLACE NANCY GILL 1558 EARLEPLACE Jim JOHNSON 1535 EARLE PLACE Jessica Mudiarmid 1587 Earle Place Patricia Barlaw 1544 Brooke Street

Email mmittee of the Whole - 01 Mar 2018

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Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Name

Address

CALVIN JONES 1573EARLE PLACE Louise Joly 1561 Earle Place





To: City of Victoria Mayor and Council

Cc: Jonathan Tinney, and Jocelyn Jenkins

From: FGCA Board

Date: January 12, 2018

RE: Local Area Plan: Fairfield

At the Fairfield Gonzales Community Association (FGCA) Board meeting on Monday January 8th, 2017 a motion was passed. This motion recommends strongly that the deadline for the Draft Local Area Plan (LAP): Fairfield be extended by three months to allow for meaningful community input.

Factors that led to the acceptance of the motion are:

- The short time span between the first Draft Plan open house in September, 2017 and the last one in late November which solicited input prior to the January 15th, 2018 meeting at the FGCA centre.
- a) The holiday season between late November and early in the New Year did not allow full consideration of the Draft plan by the widest community; b) the holiday closure of the FGCA centre for approximately two weeks meant no community access and limited business by the Board and its Committees.
- Personnel changes in the City Planning Department resulted in a time lag for presentation and consultation during the LAP planning process.
- Working groups may have been hampered by lengthy absences of members.
- Low numbers of Survey results seem to demonstrate a poor understanding of the engagement process and a lack of the full extent of proposed significant changes to the Local Area(s) within the community.
- Neighbourhood groups have questioned the lack of clarity and transparency of intended impacts of suggested changes—which were not apparent until the late November open house. This is particularly the case to sub areas 2, 3 and 4.

The extension would allow the City Planning Department to engage fully with the Fairfield communities and provide clarity and a greater understanding of the proposed changes to the LAP and any and all benefits that would accrue as a result of the changes proposed. This could be accomplished through working with the Board and its Committees to hold more and smaller meetings in areas specific to sub areas 2, 3 and 4. This would be beneficial.

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Sincerely,

Don Monsour, President

Mayor & Council

LAND USE DESIGNATION ISSUE: 1029 Oliphant & others

Hello Christina et al.,

My home is located an Personal info Avenue in Cook Street Village and a few others nearby are designated in the latest draft Fairfield/Cook Street Plan as "Traditional Residential"... as shown on the map below in light yellow color.

"Urban Residential" would be the appropriate designation consistent with all properties West of Cook Street/East of Vancouver Street and between Fort Street and Park Boulevard...as shown on the map below in gold color.

As the plan will be a guide for the next 25 years, I am compelled to advocate for a more consistent application and request that my home and others in the immediate area be designated "Urban Residential".

I have expressed my concern to City of Victoria staff members at several Open House events this year. Following the first open house, I also sent an email expressing my concern to Catherine Bouris who passed it on to Councillor Ben Issit.

At the Open houses, staff members agreed that:

- they did not have a good explanation as to why my home and the others were "traditional residential"
- there is inconsistency within the plan and suggested that I forward my concerns to the Planning Department.

I surmise that some homeowners on Oliphant Avenue have advocated for lessor density that may explain the different designation. These owners can retain their homes but there desire to preclude others from higher density is wrong because the entire surrounding area is higher density.

There are many sound reasons to revise the designation to "Urban Residential" of my home at Personal info and those nearby, such as:

 Over the next 25 years, my homes and similarly designated ones will look out of place surrounded by 3 – 5 storey buildings rental and strata apartment buildings.



Urban Residential Traditional Residential

 My homes and those along south side of Oliphant have unique lane access that makes development more attractive... such as off street parking to dove tail with the current 55 unit project now under construction at Cook and Oliphant whose underground parking is accessed from the lane.

- Several home owners on Oliphant have wanted to develop to greater density in recent years, but were not able to because of existing zoning and land use. These owners have since sold and the new owners have varying views on development.....such properties include 1001, 1005 and 1035 Oliphant.
- Preventing greater density leads to urban sprawl, greater pollution, less amenities and less
 affordability. The future for the inner are condos...

Please let me know what more I can do to advocate my position for the greater good.

I look forward to updates.

Attn: City of Victoria Major and Council

Hello,

I understand that last night several City of Victoria staff met at my neighbour's house located beside my house at Personal info who actively opposes development) to discuss the Fairfield plan and in particular....to influence less density west of cook street in the cook street village area ..including Oliphant Avenue..

I was unaware of this meeting and find it appalling that the City of Victoria would meet privately and be influenced this way...or is this common practice?

It appears to not democratic nor impartial. Λ

As the owner of ^{Personal info} I've sent a number of emails over the past 8 months proposing higher density which represents the views of many nearby residents in Fairfield and have not received any relevant correspondence.

Shall I contact a planner and organize an event with home owners interested in higher density at my home?

How shall I proceed?

Please advise,

Thank you,

(RT) SHOP 1-201 1 22 VIGIUNIA, J.C.

From:	Personal info
Sent:	January 13, 2018 4:31 PM
То:	Victoria Mayor and Council
Cc:	Stewart Ron
Subject:	Fairfield Gonzolez draft plan

Absolutely wrong way to go. Council! Are you listening? You are pandering to the wealthy and ignoring your residents and voters. Remember that we do not want huge increase in density! No bike lanes on the center of Cook St. How can emergency vehicles, police, ambulance, etc get through the street? Where are your heads??

Get rid of your "pie-in-the-sky' planners and use a little common sense. All you are doing is creating a mess. Bike lanes must be on Vancouver St... at least until the Park.. Believe me, we will not vote for the existing council at election time. Many of you have to go. We need fresh thinking..and practical actions. Taxpayers of today will not subscribe to futuristic plans for tomorrow. We are not Amsterdam!! Or Denmark!!. Blessings, Personal info

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From:
Sent:
To:
Subject:

Personal info

January 14, 2018 2:35 PM Victoria Mayor and Council Fairfield Gonzolez Draft Plan

Mayor and Council are you listening to the residents? Or are you pandering to the wealthy and the developers and ignoring us residents and voters. We do not want huge increases in density!

Please take a lessen from Vancouver whose old-stock "character neighbourhoods" have been DESTROYED by allowing greater density and lax building requirements. Their results being over-built (mostly three story, flat-roofed) cold and sterile buildings and significantly reduced green-space. Do not destroy Victoria's treasure - the Fairfield Gonzalez neighbourhood.

Yes, we need more housing. Victoria has other areas badly needing revitalization and very suitable for densification of housing.

As to "make it easier and leave the car behind", note that we do not want bike lanes along Cook Street Village. Emergency vehicles, police, ambulance, trucks, etc. would not be able to safely access the area. Current parking and accessibility for shopping and visiting the Cook Street Activity Centre is essential. Surely you are aware of the large and growing community of seniors in the area.

Few can bike and many use walking aids for even short distances. Cars are a necessity for a large number with mobility issues.

They also need safe exit from the driver and passenger sides of the vehicle. This is now impossible from parking spots along Fort Street due to the bike lanes. (Build more bike lanes on Vancouver Street.) And, note that we are not Amsterdam.

Get rid of your "pie-in-the sky" planners and use a little common sense. We need fresh thinking and practical actions. Taxpayers of today will not subscribe to futuristic plans for tomorrow.

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We will be voting in October and many of you may have to go.

Sincerely, Personal info

From:	Personal info
Sent:	January 14, 2018 4:53 PM
То:	Victoria Mayor and Council
Subject:	City says: You don't care

This was the heading on a flyer than come through my mail slot today. It was in regards to the poor attendance at one of the recent "engagement" meetings to gather resident's feelings about a wide ranging plan for Fairfield. It had poor attendance because people who live here and elsewhere in Victoria are really fed up with our mayor and much of council for not paying any attention to what we want or do not want. You blindly forge ahead with your own agenda (or Lisa Help's one anyway). Why bother going to something that won't make any difference.

If the city's methods of getting input are so deplorable, maybe they should stop what they are doing, including forging ahead, and come up with some other method.

My friends and neighbours are really unhappy with what is going on with this city and its leadership and I am so frustrated that I am seriously contemplating moving. I pay ridiculous taxes for things I definitely do not want and I hate seeing our funds spent to frivolously. Life in Victoria was really good before Lisa Helps and I wish she would just go away. I am also so disappointed in the councilors that I have repeatedly voted in for years. You are ignoring a huge percentage of the population who do not want what this current mayor wants. Read the paper, talk to the people in Fairfield and stop listerning to that vocal cycling coalition.

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Victoria is still a wonderful city, despite all the scars Lisa's caused, so leave it alone and don't fix something that isn't broke.

Personal info

P.S. This was really hard to type as I had a Personal info discomfort to send this.

but it was important enough that I endured some extra

From:	Personal info
Sent:	January 16, 2018 7:38 AM
То:	Victoria Mayor and Council
Cc:	Engagement
Subject:	Fairfield Neighbourhood Plan

Please slow down this process!!

No! You didn't get it right.

I live on St. Charles St. in Fairfield and we need more time for input and consultation from local residents.

Many concerns about the increase in density, can the current infrastructure handle this density? Who pays for upgrades?

What about seismic testing? Fairfield Plaza is built on a slough and any shaking would produce liquefaction.

Why are you suggesting more affordable housing? It's not affordable now and you cannot build all things for all people. Sorry.

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What about transportation upgrades for the increase in density?

We are aging seniors, don't make it easier to leave the car behind. We want to age in place, in this place.

Thank-you,

From:	Personal info
Sent:	January 16, 2018 2:40 PM
То:	Victoria Mayor and Council
Subject:	Fairfield Neighbourhood Plan

To: Mayor Helps and Members of Council

Subject: Fairfield Neighbourhood Plan

I own property in the 1500 block of Brooke Street, which I just recently became aware is located in "sub area 4" in the Draft Fairfield Neighbourhood Plan.

Firstly I would comment on the clear lack of community consultation in a meaningful way, in particular with regard to major stakeholders in the plan, namely those of us who own property within Sub area 4. I did attend the sessions where "dots" were placed on boards but quite frankly those sessions were a waste of time and by the time I was informed it was nearing the Christmas rush so finding time to participate was very difficult. Also, folks who were commenting on various parts of the proposal were from all over the City and included developers just waiting to "pounce" on redevelopment potential. Many of the "strongly in favour" dots for additional housing were put there by developers or by folks who live up island and want to move here NOT by those of us already living here and therefore the true "stakeholders" in all of this. So I would question the legitimacy of the "place your dot" on the board strategy in terms of really hearing from those who live in the community or parts of the community being "planned". One size does not fit all nor does one form of engagement process work for all.

Late fall, I did receive a brochure in the mail and yet there was no mention of nor designation of Sub area 4 on the map therein. In fact, I only by chance heard about Sub area 4 from a neighbour and then began looking through the Plan document to find out more information. It is well hidden, somewhere around page 75 or 76 in what is a huge document and even when you find it, there is not much information forthcoming.

So the community involvement process has been extremely POOR and more time is needed in order that those of us who live in the areas most affected can have an opportunity to truly understand what is being proposed and THEN provide meaningful feedback.

In a meeting last night, the City Planner indicated that the "plan will be revised based on feedback". That is only helpful if folks are properly informed and then only if the forum for feedback is geared to those most impacted by the changes. WE IN SUB AREA 4 HAVE NOT BEEN PROPERLY INFORMED NOR HAVE WE HAD OPPORTUNITY FOR MEANINGFUL INPUT

Given the significance of the changes proposed in our area, I must strongly oppose any part of the PLAN at this point in time and ask that proper consultation take place before any further steps are taken.

The single family homes along Brooke Street are, like mine, primarily on 50 x 120 foot lots. It is a quiet low density single family area where there is a significant sense of community and neighbourliness.

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Most properties , like mine, do not have lanes at the rear and instead abut the side property line of properties either addressed on Stannard , Earle place or St Charles

I strongly oppose the idea of a double row of townhouses in behind these properties, especially when there are no lanes to separate.

The rear yard open space and privacy would be significantly impacted on these properties . Our back yards are our outdoor living space; this is where we relax and enjoy the ambience of our neighbourhood, where large trees exist and attract birds and where a sense of privacy and quiet allow us to escape from the common City noises. This is why we choose to live in this quiet Fairfield neighbourhood and not in or near the downtown core, nor within multi family housing zoned areas. We want to RETAIN our single family ambience and if there is a need to add density then all single family areas should accept some so it is not concentrated in one area, thereby changing the character of that area forever.

Where once there was the potential for say 4 units on 2 sites, this plan envisions 10 units on those same 2 sites. Such a significant increase in density has a HUGE impact on pedestrian amenity, rear yard open space and privacy, tree retention(mature trees will be lost for optimum redevelopment potential and replacement trees do NOT replace), amount of hard surface on properties (hence additional pressure on storm water sewer and run off to adjacent properties) and changes the character of this single family area to an apartment type zone.

This without regard to infrastructure, traffic, policing, sewer, water, power grids, garbage, parks, schools etc. The properties on Brooke Street, would virtually be "locked in " lots, single family designation without potential for anything else, yet surrounded by multi family housing. Property values would be negatively impacted if this should happen. We folks on Brooke Street take pride in our homes. Many of us have lived here for many years and would like to remain in what has become a very cohesive neighbourhood with a strong sense of community. We Do Not Want To Be Pushed Out of Our Homes by Developers !!!

The Planner indicated increased density was in response to folks wanting more "family housing" but I also heard a lot from Seniors who wish to "age in place" and want forms of housing that achieve that goal. 2 1/2 - 3 storey townhouses do NOT allow for Seniors to age in place at all and while they may provide some "family housing" how affordable will it be. All this at the expense of a well established, well cared for single family community.

The Planner also indicated that the PLAN initially allowed for more townhouse development throughout a greater area of what is now single family zoning BUT in response to concerns she indicated that they reduced the areas where townhouse development would be permitted. This is, I assume, how all the density got "shoved" over into Sub AREA 4.

What about the concerns of those of us in Sub Area 4 who knew nothing about it and did not have an opportunity to voice our comments/suggestions.. Mine , for one, would be to go back to the idea of spreading the density out over a larger area. If you want to allow some 4 –plex or townhouse development in some areas, then limit it so that the single family character is still intact and townhouse development, or row house development is allowed here and there as an "exception" and "blends in" with existing single family neighbourhoods instead of CHANGING the character entirely, which is what would happen if all the density is permitted in SUB AREA 4. Spread the density around over a larger area and allow for retention of single family neighbourhood character. SHARE THE LOAD !

We in Sub Area 4 need more information. We in Sub Area 4 need to have our concerns heard and addressed and We in Sub Area 4 want to preserve the overall character of our area.

We are not proposed to change but any such change must be done with respect and with regard to the interests and needs of those of us who LIVE HERE NOW !!

We urgently need your help in this regard.

Respectfully Yours, Personal info

3

From:	Personal info
Sent:	January 16, 2018 10:40 AM
То:	Engagement; Victoria Mayor and Council
Subject:	Draft Fairfield Neighbourhood Plan

Dear Mayor and Council, Planners and other who are concerned,

I want to thank the Sustainable Planning Department for a comprehensive draft plan that is the framework of a workable roadmap for our local neighbourhood. For the most part, the plan has the components and vision that most in Fairfield can support. As in any draft plan, there are parts on which neighbourhood input should be heeded in order to harness the history, experience and observations of those who are closest to and most affected by the proposals.

I urge you to support and incorporate the exceptional and thoughtful recommendations of the Cook Street Village Residents Network concerning the proposals of 'No Density without Diversity' and 'Gentle Density'. While there hasn't been a formal poll in the community, I believe that the Cook Street Village Residents Network recommendations represent a broad-based view of how residents want their community to progress in the next future period.

There is one part of the plan on which, as a resident of sub-area 3, I would like to be heard to offer my particular experiences, concerns and potential solutions. Allowing townhouses in more than one row in sub-area 3, the area east of Cook Street Village, to replace the current housing is not consistent with objectives of having a livable, diverse community with open and environmentally-friendly spaces. Even allowing unlimited townhouses in a single row throughout this sub-area will be detrimental to the neighbourhood because of lack of adequate parking, increased rainwater runoff, decreased open spaces and diminished opportunities for diverse, affordable housing.

Although there seem to be lot size and laneway restrictions for development of townhouses in sub-area 3, this will not be at all effective to stop arbitrary and uncontrolled replacement of the existing varied housing with overly dense and expensive townhouses. The experience of Vancouver shows that developers simply buy up and hold single lots that do not meet the size requirements, waiting for the opportunity to combine them to built townhouses. This has a devastating effect on neighbourhoods, as seen from the Vancouver example. When traveling through the streets of Vancouver outside of the downtown core, one sees almost solid walls of expensive housing (together with advertising for them) where diverse and cohesive communities once flourished. The nature and feel of the different area communities is destroyed, as continuous rows of townhouses replace the single family and multi-family dwellings. The feel of open and green space has almost completely disappeared from those areas.

Experience also shows that townhouses replace affordable units with housing only accessible to higher income persons and don't provide the type of diversity Fairfield needs and struggles to retain. This is in stark contrast to diversity and different levels of affordability that arises from allowing suites and garden apartments within the current housing configuration.

I am not advocating that the plan should forbid townhouses altogether. However, more effective limitations need to be in place. At a minimum, sub-area 3 should be reduced in size. There should be a prohibition against combining lots to create dense townhouse areas. The number of lots on which townhouses can be constructed in any block should be very limited. Finally, there should be no double row townhouses permitted, especially

since these will inevitably aggravate already unworkable on-street parking congestion and rainwater runoff issues.

The City's strategic objectives and outcomes for 2018 include rebuilding trust in terms of meaningful public engagement and City Hall's having meaningful <u>two-way conversations</u> with the public. In its "Engagement Framework", the City has promised to keep the community informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. The promises that the City will work with the community to ensure that its concerns and aspirations are directly reflected in the alternatives developed and that it will look to the community for direct advice and innovation in formulating solutions are ones that residents take seriously and want to see fulfilled.

I thank you for your commitment to incorporate the community's advice and recommendations into the decisions to the maximum extent possible. I look forward to being part of a two-way conversation on the matters in this message.

Personal info

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From:PersonSent:JanuTo:KristiCc:VictoonSubject:Fairfit

Personal info

January 16, 2018 9:18 PM Kristina Bouris; ktinney@victoria.ca Victoria Mayor and Council Fairfield Draft Plan Presentation

January 16, 2018

To: Mayor Helps, Victoria City Councillors, Victoria City Planners

Yesterday evening I attended the Fairfield Draft Plan presentation held in the Fairfield Community Centre. I came away from this important meeting with two impressions.

1. It was evident that all those involved with the communication, consultation and engagement process for rezoning and redeveloping areas of Fairfield and the Fairfield Plaza have failed egregiously. I give only two examples.

- I personally know that more than half of the people living in or adjacent to Sub-area 4 had no notion of what was being proposed for the neighbourhood in which they live. I talked to them. They should have been informed, and not by me!
- ANYONE, including developers and people outside of Fairfield, could have put dots and post-it notes wherever they wanted and thus dramatically impact the neighbourhoods of the residents who actually live in Fairfield.

2. There is a massive disconnect between what the city planners have envisioned and proposed in their documents and what the residents who live in the areas being affected could tolerate or accept.

I finish with two last items. It was shameful that no one from city council attended this meeting. Also, after this meeting, I met with a woman who had an earlier conversation with a city councillor who will go unnamed. The city councillor stated that once the Neighbourhood Fairfield Plan is rubber-stamped by council, the development would not take place over 15 to 25 years - it would be done in 5 to 7 years. Is this true? If so, this is absolutely shocking!

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Sincerely,

From:	Personal info
Sent:	January 17, 2018 9:51 AM
То:	Victoria Mayor and Council
Subject:	Fairfield neighbourhood plan

Dear Mayor Helps and Council,

I am writing to express my opposition to the proposed Fairfield neighborhood plan which is for decision next month.

I am a resident of Fairfield, and while I do not oppose a limited and well planned densification of the area, I do disagree with the rampant and out of control development your plan would allow in my neighborhood. Especially, the densification supported by the plan is not paralleled with an increase of community services in the area, such as a new school to accommodate an increase of students demand, an enlargement of the street to overcome increased traffic, parking areas for new comers and a bigger community center that supports more pre/after school care and family events. There is also no planning for more playgrounds and facilities for the children, as this is a family oriented community. Many more comunity services should be considered and planned for enhancement with a proposed increase in population.

My suggestion is to revisit the plan proposed and reduce the intensity of the densification of the area and provide a parallel plan on how you will enhance community services accordingly to an increase in population.

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Regards Personal info

From: Sent: To: Subject:

Personal info

January 17, 2018 4:59 PM Victoria Mayor and Council Fwd: Fairfield Neighbourhood Plan - draft changes

Mayor and Council, City of Victoria

Re: Fairfield Neighbourhood Plan Draft November 2017.

Our address is ^{Personal info} Fairfield Road and we are writing about the proposed changes to permitted density in our residential block.

Our block is bordered between Fairfield Rd. to the south and Collinson Rd.to the north, and, between Vancouver St. to the east and Quadra St. to the west.

We note the proposed changes include a proposed increase to a maximum 6 storeys from the current 4 storeys.

We vigorously oppose these proposed changes for this block for the following reasons.

- The block narrows considerably as it continues west and does not lend itself to larger buildings at the west end.
- There is an attractive section of single family homes at the west end of the block. Some of these are heritage designated, and some are of heritage interest.
- Fairfield Road is a pleasant, attractive, pedestrian-friendly connector between Cook St. Village, our residential neighbourhood, and the inner harbour, used by locals and tourists.
- Access and egress to parking is already a challenge in our block. Greater density would exponentially add to this problem.

We feel the line would be more appropriate along Collinson Rd. encompassign buildings on the north side of that road as there is already a six story building on the north side of this block.

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Thank you for your consideration,

From:	Personal info
Sent:	January 17, 2018 2:29 PM
То:	Victoria Mayor and Council
Subject:	Fairfield neighbourhood plan

I am a resident of Fairfield in close proximity to Fairfield Village. I became aware of the proposed neighbourhood plan for our area a few days before the deadline. Someone dropped a handout about the plan with the deadline for comments and a quote from a city official saying we don't care about it. I attended the meeting with a representative of the planning committee on Monday, January 15 who spoke to a packed room, standing room only and overflowing into an adjacent room.

Here are my comments:

- people were angry at the lack of information, I included. Why was the proposed plan, even though it was only the first draft, not put on billboards across the area for everyone to see? It would be very easy to add a website address to consult.

-There is very little time for people to process the information and have a dialogue among themselves before responding to the plan. True the plan was presented in mid-December, very poor planning during the busiest holiday season that last until January when people are away or receiving family over the holidays.

-the plan has many unanswered questions to very pertinent issues, such as the marshy soil, the anticipated populations growth, the infrastructure, to name a few.

-parking was also not addressed. Underground parking is not a feasible solution to a very popular grocery store where many seniors shop. It is also close to the ocean? Did the planning committee think of earthquakes and changes to ocean water levels, the marshy soil etc.

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-how will decisions be made about the types of housing allowed? What is the process?

-whatever about the quality of life for the residents in a high density area?

I would ask council to extend the deadline of the survey to allow people to gather and discuss the plan.

Thank you for your attention. Personal info

Sent from my iPad

From:	Personal info
Sent:	January 17, 2018 6:51 PM
То:	Victoria Mayor and Council
Subject:	Fairfield and Gonzales neighbourhood plan

Victoria Council

As a resident and taxpayer of Gonzales for over forty years I would like to tell you that I am very displeased with the changes in the plans for Fairfield and Gonzales neighbourhoods. The densification that will result from the changes will totally change the ambiance and lead to complete bedlam as far as parking and driving are concerned. Please stop the changes to neighbourhood plans! Personal info

From:	Personal info
Sent:	January 18, 2018 11:54 AM
То:	Victoria Mayor and Council
Subject:	Concerns re. Draft Fairfield Community Plan

To Mayor Helps and Members of Council.

I wish to convey my intense disapproval of the draft Fairfield Community Plan, in particular, the proposals for Sub-Area 4 regarding:

- Increased hight limits for Fairfield Plaza (changing from 1 story to 3-4 stories), with additional of residential space and reductions to commercial space and parking.

- Rezoning of adjacent streets to encourage "densification" through construction of townhouses.

We have lived on Stannard Avenue for nearly 30 years, and have invested hundreds of thousands of dollars in our home, in the hope of living here for several more decades. We have stayed largely within the footprint of the original small 1950s house and, like our neighbours in their construction and landscaping endeavours, have stayed within existing zoning requirements.

I do not believe that the proposed densification of streets that have been almost entirely single residence since at least the 1950s will result in any significance expansion of affordable housing. Given the demand-end problem, what it will mean is a proliferation of more densely packed, taller, high-priced residences, with increased congestion, and reduced green space and sight-lines.

I also see no benefit to local residents from the plans for Fairfield Plaza. The existing commercial buildings, with their low profile, do not impinge upon sight-lines - you do not even know there is a shopping centre there until you are right in font of it. With its comprehensive suite of services (groceries, hardware, drugstore, bank, liquor store, insurance, pub, etc.) the Plaza enables local residents to have most of their needs to be met within walking distance. It is a true community centre. With the proposed changes to the Plaza's commercial and parking spaces, I doubt the existing range of services would be commercially viable. Local residents will have to drive to more remote centres instead.

From the feedback received during the survey just undertaken by my wife and two neighbours of residents of the streets adjacent/near to the Plaza, I can say that my concerns are broadly shared. I would not agree that these concerns should just be dismissed as arising from a "NIMBY" mindset. Darn right, these are concerns regarding the threat posed by the plan to the quality of life of my family and my neighbours. It was by expressing similar concerns that Vancouver residents prevented their downtown from being bisected by a freeway, and James Bay residents protected their neighbourhood from a proliferation of high-rises. I would also say that it would not be hard to imagine a degree of self-interest on the part of city planners and council regarding the proposed Fairfield Community Plan, given the increased revenues that would accrue to the municipal budget.

For myself, this is the first time that I have ever felt the need to voice criticisms of municipal services or plans. On this issue though, I feel strongly enough that in the next municipal election I will not vote for any incumbent who has endorsed a plan with the above-noted elements.

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Sincerely,

Rob Gordon

Subject:

FW: Fairfield Neighbourhod plan feedback

From: Personal info Sent: January 22, 2018 10:15 AM To: mayorandcouncil@victoria.ca Cc: Engagement <<u>engage@victoria.ca</u>> Subject: Fairfield Neighbourhod plan feedback

Dear Mayor Help and Councillors,

As a resident of the Fairfield area for 10 years I've been following the development of the Fairfield Neighbourhood Plan with interest. I've now attended a Public Open House and a presentation at the Fairfield Community Centre, as well as reading the material posted on the City website.

I have some serious concerns with Fairfiled Neighbourhood Plan. According to the documentation online and discussions with the planners, the plan has been developed by engaging with the community, but it's not clear that you are specifically engaging with the residents or businesses of Fairfield. Participants in in the discussions were not asked to provide evidence that they were resident or in business in Fairfield. Similarly, anyone could access the online survey by searching for the City of Victoria website and the URL. In theory, someone from Russia with no connection to Fairfield could provided feedback and you wouldn't know.

Leaving aside about how the plan is being developed. It is not clear why the plan is being developed nor what the objective of the plans is. On the City of Victoria website, I did find a link to the "Fairfield Visions & Goals" and "Emerging Plan Direction" but these are not included in the main Fairfield Neighbourhood plan. Even then, some of them appear to be contradictory. How can there be more open spaces if the plan also allows for greater population density?

The plan is particularly focused on housing, especially "affordable housing". There is no explanation what this means. To me, this means the cost of housing relative to income but there is no justification provided with the plan as to why this is an issue in Fairfield or why it should be addressed in Fairfield, as opposed to other areas in the region. Also, there is no indication in the planning documentation that any detailed analysis has been done or is planned to assess the impact of the plan on infrastructure, for example impact of changes of population density on sewage, public transit, traffic management, parking, schools, medical services etc. Nor is it clear how the Fairfield plan relates to other regional development plans.

In my opinion, the Fairfield Neighbourhood plan and the associated engagement is seriously flawed. It has been poorly conceived and executed. Given that there are municipal election this year, the council and the Mayor have not given me confidence that they deserve my vote to be re-elected.

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Regards,

From:	Personal info
Sent:	January 22, 2018 10:15 AM
То:	Victoria Mayor and Council
Cc:	Engagement
Subject:	Fairfield Neighbourhod plan feedback

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Regards,

From:	webforms@victoria.ca
Sent:	January 22, 2018 4:32 PM
То:	Victoria Mayor and Council
Subject:	Mayor and Council email

Personal info

From: Email

Reference : http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html Daytime Phone : Personal

Dear Mayor and Counsel:

I live at Personal info . in sub area 4 where you plan on increasing the density of my neighborhood from .25 to .85 . I moved here to Fairfield 5 yrs ago into a new house that I had built because the neighborhood was quiet, low density, traffic volume low and the plaza had everything that I need as I get older. Now you and your counsel want to destroy all that by increasing the density by 3 times. You want townhouses along one side of my street likely adding another 150 people on my street alone not to mention the cars that come with that increase in density. Then the number of people living in the condos that you propose in and around the plaza. Why would you want to destroy a neighborhood like this? There is already a problem with cars trying to enter Fairfield road from Stannard Ave. I'm absolutely opposed to any increase in density here on Stannard Ave.

and around the Fairfield Plaza. You really need to listen to the residence and re think your community plan. Thank You

Mr.Personal info

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

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IP Address: Personal info

From:	Personal info
Sent:	January 23, 2018 12:05 PM
То:	Victoria Mayor and Council
Subject:	Feedback on draft Fairfield Gonzalez Plan

Dear Mayor and Council:

I have reviewed the latest draft of the Fairfield and Gonzales Neighbourhood Plans and would like to register my feedback:

- These plans do not represent my vision for Victoria. I disagree with the level of proposed densification, which unnecessarily alters the character of each neighbourhood. I support sensitive development that increases the sustainability and livability of our communities and benefits residents.
- I believe these plans are predicated on incorrect assumptions about projected growth figures for Victoria and a misconception that simply building units will solve perceived issues with housing. The issue is not solely with the number of housing units but with the lack of understanding by staff of how to address the all the complexities of housing, including variation in housing stock and diversity in housing forms and the lack of an adequate Community Amenity Contributions to sustain any level of increased development. Victoria planning appears to have missed out on the key learnings from other municipalities' housing experiments. There is almost a willful rejection, ignorance or disinterest in what has worked and what hasn't in other cities.

Victoria needs true vision in these plans. In their current state these plans perpetuate Victoria's reputation as an economic backwater. We have a unique opportunity at this inflection point to build a strategic, viable plan that will enhance our city and put an end to the unsustainable cycle of tactical thinking, which has lead to an intolerable level of variance and rezoning requests. Judging by the beating the relatively new OCP is taking lately, it is obvious we need more measured and more informed planning. Let's not take the easy way out by using legacy thinking. Let's take this bull by the horns and meet the challenge.

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Thank you for your attention,

From:	Personal info
Sent:	January 24, 2018 4:55 PM
То:	Victoria Mayor and Council
Subject:	Gonzales neighbourhood plan

Hi there

I live in the Gonzales neighbourhood and I am not liking what I see and hear about plans for densification. I love my neighbourhood. I am not opposed to change or moderate development but the rate and pace of development proposed in this plan is unreasonable.

Habitability of Fairfield will be diminished. We do not want to see the rampant and out of control development which has happened in Vancouver.

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I just went up to Gonzales Hill and was alarmed to see flagging tape and development plans being put in place for a chunk of property which juts into the park. We live in a sweet neighbourhood because people care about the level of development and care about the foot print of housing on the green space.

Listen to the people who live here, and care about the green space around them

Prom: ^{Personal info} To: City of Victoria Mayor and Council



Personal info

January 170, 2018

RE: Proposed Fairfield Local Area Plan for Ross Bay Village

Dear Mayor and Council,

Further to my letter of January 14, 2018, on Monday evening I attended a meeting regarding a draft Fairfield Local Area neighborhood plan. The audience was greatly dismayed at what has been proposed in that draft plan.

The word "bafflegab" comes to mind in reading the draft plan. There's no clarity on what exactly certain words are intended to mean, such as make the community "strong". Fairfield, as a community, is already that so what does that word actually mean? It is important to keep in mind that there are residents living in existing homes. The plan is cavalier in how they are to be treated.

There isn't any part of the Fairfield area that is not going to be seriously impacted with proposals intended to dramatically increase the intensity of development in the area. At this rate, like in Vancouver, with the proposed "up-zoning" in certain areas of Fairfield developers will start the land assembly process virtually dispossessing existing residents of their neighborhoods.

Just a few additional points, in part based on input at the meeting:

- How is this consistent with the Official Community Plan (OCP) which states that Fairfield should be preserved in its current state?
- The loss of two lanes on lower Cook Street for bike lanes will only add to traffic congestion and create further gridlock as well as discouraging visits from other parts of Fairfield or the City. For example, why would anyone go to those shops if moving around the area is a challenge and there is no place to park?
- Apparently, there has been no proper analysis of demography, rate of increase of population, and where in the City development should best occur (apparently downtown according to the OCP). Who on Council is driving the outcomes in the draft plan? Certainly not the residents of Fairfield!

As previously noted, we object to the dramatic increase in density proposed for all Fairfield areas...the so called "up-zoning" which will have a "knock down effect" of driving people out of those areas, into smaller and smaller spaces, at higher and higher prices. The creep into the Fairfield neighborhood needs to stop, otherwise there's won't be any neighborhood left!

If this plan is for the next 25 years, why is there such a tight timeline for completing it and what is the rush to develop it in the first place? Should not the existing OCP guide land use changes, and not the other way around? The 2016 census showed there were 3500 purchased but unoccupied condominiums in Greater Victoria. Are the developers expecting Council to "strengthen" communities so they can make even more profit at the expense of the existing neighborhoods and their residents? Is that what is driving this? It would be most unfortunate for the existing residents if that were true.

And finally, my husband and I frequently walk along Dallas Road by Ogden Point, along with hundreds of other people. We drive there and park first and it appears most other people do too. We are amazed that you and your staff apparently think that the loss of any existing parking along Dallas Road would be acceptable.

Sincerely_ Personal info

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

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Puge 172

From Personal info To: City of Victoria Mayor and Council



Personal info

AN 1 B 70%

January 1411, 2018

RE: Proposed Fairfield Local Area Plan for Ross Bay Village

Dear Mayor and Council,

I write on behalf of my husband and myself in objection to what is proposed for the Ross Bay Village area in the context of the Fairfield Local Area planning process, which proposes to dramatically increase the intensity of development in that area of Fairfield.

As long standing citizens of the City of Victoria, we have been greatly dismayed and discouraged by the City's actions in re-developing areas of the City in a manner that is wholly insensitive to the characteristics of those areas. Overall, we are concerned with the rather piece-meal approach in which yet another streetscape in any part of the City is under siege by yet another development proposal and in which only lip service is paid to existing zoning, land use and planning requirements resulting in relaxations of setbacks, height restrictions, increased density, etc. At some point, fatigue and cynicism sets in. And, we don't want a repeat performance for the Ross Bay Village area or for any area of the City for that matter.

When first arriving to Victoria (several decades ago), and unlike what was then happening in Vancouver (and continues to happen there), Victoria had managed to maintain a low profile with open vistas and attractive neighborhood areas. This due to the actions of then Mayor Pollen. As a result those areas remained, at least until recently, comfortable, approachable and convenient, including James Bay, Fairfield, Fernwood, Downtown, etc. However, under current City administration and especially in the last few years, the City has been re-developing at such a pace that it is scarcely recognizable and frankly what is being put in place has, is and will greatly depreciate the City's architectural and physical landscape. Views are lost, sunlight is lost, green space is lost, sense of openness is lost and the overall sense of the City's historical past is overshadowed by rather "architecturally challenged" building. While there may have been some increase in population, not to warrant that scale of development; many of the new spaces are empty, held as investments and remain unaffordable to most.

Also, more and more intensive development along with the City's various traffic related initiatives (e.g. two way bike paths on one way streets being particularly illogical) have snarled up traffic patterns, created wind tunnels, caused streets to be cast in shadow, greatly constricted accessibility for buses, made areas inaccessible for movement of goods into shops or for discharging persons from taxis, buses etc., all of which are making downtown very unattractive and particularly inaccessible in many ways. As a place of work and business, downtown must be accessible to commuters, by all manner of traffic. Many come in by car because that is the only effective and efficient way to come into town. And, parking is required for them. Access by cars and buses must be maintained because that is how the great majority commute. Relatively speaking, very few are able to come in to town by other modes. While we may now walk into work, this hasn't always been the case. We are concerned that what we are seeing demonstrated throughout the City is the tyranny of the few over the many.

A key example for us was when emergency vehicles were obliged to park on the sidewalk at the Mondrian (Johnson at Cook) because there's no parking for them or for anyone dropping someone off at that corner. Ditto for the development at the Juliet or the development in the 600 block of Broughton Street. This lack of parking and its effects on accessibility are being repeated throughout the City. How someone with mobility challenges negotiates access to certain of these buildings is beyond us as there is literally no place to discharge them safely at those locations. Yates Street is developing into an urban jungle of high-rises.

This phenomenon is only being made worse on many of the downtown streets (and creeping into other neighborhoods) as more and more highrise buildings go up often with little requirement for parking or for preservation of green space. Let's stop pretending that people don't drive

Puge 02

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of Sustainable ...

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cars. At a certain age and stage in life most citizens will drive a car and need to park it. Families require cars for day to day activities, such as shopping, taking children to activities, picking people up from medical or other business appointments, etc.

While walking into work every day, that walk has only been made worse by now having to also cross bike lanes. No one ever discusses the risks that cyclists (who often don't follow the rules of the road) pose to pedestrians. When traveling in Scandinavia, this point was brought home when a pedestrian was hit by a cyclist in front of us.

Bottom line: We don't want to see this repeated throughout the City to the ruin of existing historical neighborhoods that are low scale, accessible by car, walkable and family friendly. What is proposed for the Ross Bay Village area will kill what that area currently offers in the way of low scale, accessible, amenities for the neighborhood. The City does not need a repeat of Shelbourne Street's series of never-ending townhouse complexes with very little parking, no easy access to services, and a recipe for future "grid-lock".

What do we object to? We object to the dramatic increase in density proposed for that area, so called "up-zoning", which will have a "knock down effect" of driving people out of those areas, into smaller and smaller spaces, at higher and higher prices. We don't want a repeat of the apartment building complex recently built across from Ross Bay cemetery which at 4 stories is totally at odds with its context. Similar comments might be made for the corner of Fairfield Road / Moss Street redevelopment. The creep into the Fairfield neighborhood needs to stop, otherwise there's won't be any neighborhood left!

Sincerely, Personal info



Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

From the desk of: Personal info

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January 30, 2018

Dear Mayor and Council,

Re: Gentle Density with Diversity: CSVRN Response to the Draft Local Area Plan

This letter is to introduce you to the work of the Cook Street Village Residents Network (CSVRN). Many of you have met with CSVRN members and have read the papers posted on our website (www.CSVRN.com) – we thank you for taking the time.

The CSVRN was created because of serious shortcomings in the process that created the draft land use plan for Fairfield that will come before Council next month. We have no complaint about the diligent City staff who have been working on the plan; our concern is with a flawed planning process, which provided very few opportunities for the community dialogue necessary to build consensus around the plan.

CSVRN is not a NIMBY organization: we support growth that enhances the community and pays special attention to the needs of modest income individuals and families. Our concern is not to oppose the draft plan, but to stimulate community dialogue around the plan and to collaborate with the City to improve the plan. To that end, we have recruited over 150 members, hosted two public forums with over 60 attendees at each, held four kitchen table discussions with 20 participants at each, created a website with four detailed papers on the draft plan and invited online feedback from the neighbourhood resulting in 74 comments.

We have summarized the results of our engagement, in the enclosed report "Gentle Density with Diversity: CSVRN response to the Draft Plan."

The concerns we have heard from residents which have not been addressed in this draft of the plan include lack of community amenities planned, loss of the urban forest and associated benefits, lack of planning for transit, social instability due to pace of change, unnecessary loss of character due to unimaginative approach to density and no real commitment to protecting neighbourhood diversity to name a few.

The planning process to date has consisted primarily of unilateral decision-making and consultation, not the collaborative process promised at the outset of the project¹. To build neighbourhood support for the plan, we want to work collaboratively with the City in four areas:

¹ Project Plan for the Fairfield Gonzales Neighbourhood Plans specifies a co-planning model in which community members or groups have the option of delivering parts of the plan themselves. It also specifies that the level of public engagement will be 'collaborate' in the first 4 stages of plan development - all stages before the public hearing.

- Identify housing growth targets covering current to 2041 (corresponding to the OCP) so we can work constructively on figuring out where to plan growth, as to both location and form. If we don't know what the housing growth target is, then no planning, zoning or other land use policies make any sense, because they are not grounded in real numerical projections. Further, the first objective of the project plan governing this process (which was approved by council in June 2016) is to "Involve and engage citizens in determining the best way to achieve established citywide housing growth targets and other objectives." If we don't know how much housing we're planning for, we cannot help determine where it should go and what form it should take.
- Use Gentle Density to meet our growth needs. We have widely circulated a document describing and detailing the Gentle Density concept (a number of you on council have also seen it), and it has met with broad-based support as a growth strategy appropriate to the entire Fairfield area.
- In collaboration with Cook Street Village Residents Network & the Merchants Association, produce an integrated Cook Street Village Design that uses whole-systems thinking and clarifies design of the street, the boulevard, the sidewalks and setbacks, lighting, etc. We do not support the proposed silo'd approach with the parks department improving boulevards, engineering department designing bike lanes and developers improving (or not) the public realm in bits and pieces. This piecemeal approach will fail to resolve the conflicts over land use, and will fail to deliver the appealing, highly functional village we all desire. We need to look at the village as a system, and how it is experienced by residents, visitors, business owners and employees recognizing that all elements impact each other. We request that this integrated design be prioritized before finalizing any work on parking, guidelines for buildings, bike lanes, etc. We are fully engaged in facilitating broad-based neighbourhood consensus on important design elements via our two papers 'Built Form for Cook Street Village'' & ''Safe and Slow Cook Street Village.''
- We want housing that is affordable to the range and the diversity of local incomes, and that protections be made to renters who will be displaced by developments stimulated by this plan. The neighbourhood plan should include an objective 'no net loss of rental housing' to ensure continued diversity of people can live in Fairfield. We believe that the Gentle Density approach is more likely to produce housing for a range of incomes, given ultra-high land and new-construction costs as well as the attractiveness of condominiums to speculators. We have identified several policy levers and actions within the powers of municipalities that the city could readily implement and have included it in our paper 'No Density without Diversity" which several of you have already read.
- In order to address the issues noted above, we request an extension to the current timeline for completing the plan. We believe the best and strongest Neighbourhood Plan will emerge from a real collaboration between the city and neighbourhood leadership. We are willing and able to

partner with you to ensure that the process is successful for all interests, and results in a Fairfield as livable in the coming years and decades as it is now.

We recognize that the additional effort and time required to produce a better plan for Fairfield will delay the completion of plans for other neighbourhoods that are eager to have their own local plans. But we believe that completing the Fairfield Plan along the lines suggested above will enable the City to learn important lessons that will allow planning for other neighbourhoods to proceed more quickly, more efficiently and with less controversy.

We would be happy to provide any more information about the CSVRN that you may require.

We look forward to working collaboratively with the city of Victoria on the next iteration of the Neighbourhood Plan.

Sincerely,

Maureen Applewhaite, Shirley Barry, Samantha Beare, Nicole Chaland, Leo Chaland, Marne St Claire, Lorne Daniel, Karen Dellert, Carrie Fuzi, Susan Feilders, Cory Greenlees, Joan Hester, Lawrence Horwitz, Christi Howes, Sherry Kirkvold, Freda Knott, Mandy Leith, David Lennam, Linda MacNayr, Richard McGuigan, Sylvia McMechan, Jane Mertz, Gene Miller, Caroline Mitchell, Ted Relph, Jane Reside, Ken Roueche, Siobhan Robinsong, Karen Rowantree, Diana Smith, R Forrest Smith, Alexandra Stewart, Ron Stewart, John Tylee, Bill Weaver, Libby Weiser

On behalf of the members of the Cook Street Village Residents Network

Enclosed: Gentle Density with Diversity: CSVRN response to the Draft Plan CC: Jocelyn Jenkins, Jonathan Tinney, Andrea Hudson, Kristina Bouris

Gentle Density with Diversity: CSVRN Response to the Draft Local Area Plan

Summary

This report:

- 1: Identifies the evidence from the 2016 census that development since 2011 in Victoria outside the downtown core is happening much faster than the OCP anticipated, and involved gentle density increases in residential areas rather than developments in urban villages as the OCP proposed.
- 2: Recommends deferring the report to Council about the draft Fairfield Neighbourhood Plan until the 2016 census and related data can be carefully analysed.
- 3: Recommends gentle density as the preferred form of densification for Fairfield.
- 4: Recommends for Cook Street Village: a) modification to the proposals for the urban form of Cook Street Village that will help to strengthen the objective in the draft plan to "Keep the eclectic, unique feel of the Village;" b) modifications to transportation on Cook Street through the village to make it a complete, safer, slower street, that meets the needs of pedestrians, businesses, parking, and cyclists; c) modifications to ensure the best possible uses of the boulevard and sidewalks through the village.
- 5: Encourages and recommends ways of making Fairfield more affordable and diverse, with particular attention to the use of community amenity contributions and to the recommendations of the federal National Housing Strategy.
- 6: Recommends more engagement with the community concerning environmental and climate change issues.

1. Where we are now

The planning process has been going on for almost two years and the distance between the City's proposals and the community's desires seems to be growing. Or at least, growing clearer.

This is not a reflection on the work of the diligent planners assigned to the Plan, but the result of a poorly conceived, or perhaps rushed planning process. Among many concerns about the planning process, two in particular stand out:

- Lack of relevant data from the City. We need evidence based and data driven policies
- Lack of opportunities for meaningful engagement. Especially dialogue, constructive approaches to conflict, and collaboration between all stakeholders

Fairfield is a proud community that likes the way it is now, but also supports appropriate growth. Growth is important for, among other considerations, the continuing business success of Cook Street Village, the heart of the neighbourhood. The community supports growth that:

- Safeguards the community from becoming primarily an enclave for well-off retirees: we need affordable housing, especially for young families
- Safeguards the physical beauty of the neighbourhood and the eclectic charm of Cook Street Village, and emphasizes the physical differences between this quiet residential community and the bustle of an ever-expanding downtown

But how can a dialogue and collaboration take place between the City and residents, and among residents, if they have no idea about how many new residents in a neighbourhood are anticipated or residences required to meet City projections? Individual residents and the Fairfield Local Area Plan Working Group have repeatedly asked for that information and have been told it doesn't exist. This not only strangles dialogue, but also breeds distrust.

Understanding the City's data projections is particularly important because the recently available 2016 census results suggest growth patterns are different from those anticipated when the OCP was crafted. For example, over 35% of the OCP projected 30-year growth for neighbourhoods outside the Downtown Core was achieved between 2011 and 2016. At this rate, the 2012 - 2041 OCP target for these neighbourhoods will be achieved by 2026. There were relatively few major projects in those neighbourhoods during the 2011-16 period, which suggests that most of the growth came from small projects (often referred to as "gentle density").

This data raises two key questions that go to the heart of residents' concerns about the planning process:

- Why do we need significant up-zoning in Fairfield if the areas outside the Downtown Core are already well ahead of OCP projections of growth?
- Why is there so much emphasis in the Draft Plan on higher density projects, when it appears that gentle density can accommodate much, if not all, of the population growth required to achieve OCP goals without disrupting the look and the feel of the neighbourhood?

2. How we can move forward

<u>Recommendation 1:</u> Defer reporting to Council on the Draft Plan until:

- There has been a thorough analysis of the 2016 census results and other relevant data, by neighbourhood, showing growth rates by type of development
- Based on that analysis, a credible estimate has been made of the number of new residences needed in Fairfield (and each of the other neighbourhoods) to meet the OCP targets
- An estimate has been made of the number and type of new residences likely to be built in Fairfield by 2041, area by area, if the proposals in the Draft Plan are enacted

Once this necessary information is available, there can be collaboration among residents and between the City and residents, to see how the City's targets can be achieved in a way that:

- Leads to a more balanced and resilient community, with more young people and more moderate-income families
- Encourages new housing that impinges as little as possible on the look and feel of the neighbourhood
- Displaces the least number of modest income residents in the community

The Cook Street Village Residents Network (CSVRN) would welcome the opportunity to work with the City to stimulate this necessary dialogue.

<u>Recommendation 2:</u> The City, in collaboration with post-secondary institutions and other partners, monitor and analyse the local housing market at the neighbourhood level, and report annually to each neighbourhood on progress toward creating more affordable housing and reaching OCP 2041 goals.

A collaborative approach would put necessary resources behind the Development Monitoring Initiative promised in the City's Victoria Housing Strategy. The new federal National Housing Strategy allocates funding for research, which could provide further resources.

The CSVRN would welcome an opportunity to work with the City on developing better data series to help Fairfield residents and businesses better understand the changes going on in Fairfield and other neighbourhoods.

3. Gentle density – the best density

"Gentle density" is a term for density that is created by sub-dividing existing houses or lots, adding laneway houses and separate suites, and building (single row, not stacked) townhouses and house-plexes that maximise the use of existing single family house lots, of which there are numerous examples in Fairfield. From a community perspective, this is an ideal form of densification, because it:

- Minimizes destruction of existing buildings and displacement of tenants and therefore protects existing affordable housing
- Maintains the look and feel of the neighbourhood
- Can provides affordable rental accommodation
- Opens up home-ownership to families that otherwise would be excluded from homeownership without a mortgage helper
- Supports aging-in-place and multiple generations living together
- Can be less costly to develop rental housing, and therefore more affordable, because it does not necessarily require new land purchases

There are already many examples of successful gentle densification in the neighbourhood. (See images below.) At CSVRN meetings, there has been consistent support for the idea that gentle

density is overwhelmingly preferred to other sources of growth, and the Draft Plan is applauded for the steps it proposes to encourage more gentle density.



We believe there is potential for far more gentle density, in part because owners of traditional houses face major challenges in developing their properties. Unlike developers, they lack the ability to readily navigate City approval and other complicated processes, including those mandated by the Province.

The stock of traditional housing in the city is a major asset, not just for owners and their neighbours, but also for the city as a whole. It therefore justifies support from the City. Community discussions, including input from City Councillors, have identified three possible ways of supporting the owners of traditional houses who wish to add to the stock of affordable housing through applying gentle density techniques:

- Establish an expert, full-time gentle density "concierge" position at City Hall to help traditional homeowners interested in gentle density with information and navigation through City processes
- Give priority to gentle density projects in development approval processes
- Provide financial support to traditional homeowners interested in gentle density who make specific commitments (e.g. to keep rents below a certain level, to limit rentals to persons who do not own a car)

The community recognizes that work is required to ensure that gentle density policies mesh with other City policies, including parking and urban forest policies, but believes these issues can be resolved.

<u>Recommendation 3:</u> The City work with community experts to quantify the potential for meeting City housing targets through encouraging gentle density. Ensure that all parts of Fairfield that have significant gentle density potential are zoned to allow it.

<u>Recommendation 4:</u> The City work with owners of traditional houses to develop and implement effective policies to incentivize increases in gentle density.

<u>Recommendation 5:</u> The City establish and fund the position of "Gentle Density Concierge" (or a more appropriate name), give development approval priority to gentle density projects, and create a fund to provide assistance to gentle projects that meet affordable rent targets.

The Draft Plan proposes that the area west of Cook Street Village all be zoned for four-storey apartments. The CSVRN strongly opposes this rezoning – the traditional houses and diversity of housing types in this area are an important part of the attractiveness and success of Cook Street Village, in part because they provide an inviting, short connection between the Village and Beacon Hill Park. A well-attended "pizza with a planner" event focused on this area was unanimous in opposing this proposal.

<u>Recommendation 6:</u> Delete the section of the Draft Plan entitled "West of Cook Street Village Sub-Area" on p.59, including paragraphs 7.1.8 to 7.1.11. Amend paragraphs 7.1.12 and 7.1.13 to make them applicable to all of the West of Village Sub-Area. In addition, in these paragraphs, replace the word "Encourage" with "Incentivize" and reference the possibility of a gentle density concierge and financial support for providing additional units of affordable housing.

The Draft Plan proposes that the area East of Cook Street Village be zoned to allow townhouses and in the large area known as sub-area 3 (which has deep lots and lane-ways in some cases), double-row townhouses. This has been met with sharp resistance from the neighbourhood.

For any townhouses to be acceptable here, more effective limitations need to be in place. Assembly of lots should not be allowed. The number of lots on which townhouses can be constructed in any block should be very limited. Finally, there should be no double row townhouses permitted. Instead of townhouses facing the laneways, the city should develop specific guidelines to allow 2 or perhaps even 3 storey lane-way homes.

Townhouses have been suggested as an welcome form of gentle density in the correct location. For example, residents recommended ground oriented townhouses to the developer of Aragon (on Pendergast Street) and the developer of Empressa (on Burdett Street).

5. Making Fairfield more affordable and more diverse

The community that the CSVRN represents seeks to be diverse, balanced and welcoming to people of all income groups. From an income perspective, the community is quite balanced. Average incomes are close to the city average, with incomes in the north of the neighbourhood about 10% lower, incomes in the south around Cook Street Village about 10% higher, and incomes in the lower density east significantly higher.

From a demographic perspective, the community is not so balanced: it has significantly fewer residents under 25 years than the rest of the city and more residents 60 years and over. It needs to attract and retain more young families.

From the perspective of affordability, the neighbourhood faces a major challenge – it is mainly unaffordable and getting more so at an alarming rate. For rentals in the Cook Street Area, CMHC reports:

- 2789 private apartments for rent in 2017 (excluding rentals in strata buildings), a drop of 31 from the previous year. Only 615 (22%) had two bedrooms and only 29 (1%) had more than two bedrooms.
- The vacancy rate was 0.0% for 3+ bedroom apartments; 0.4% for two bedroom apartments (compared to a city average of 1.6%)
- Average rents were \$1264 for two bedrooms (city \$1321), \$1735 for 3+ bedrooms (city \$1715)
- Rents increased 4.0% in 2016, a further 7.0% in 2017

For house sales in all of the city of Victoria, VREB reports for December 2017:

- The benchmark single family residence value was \$790,000, up 7% from a year ago, and 49% from five years ago
- The benchmark condo apartment value was \$429,000, up 21% from a year ago and 64% from five years ago

The highest rates of household formation are in the 65-74 years age group. Developers often focus on this demographic, which strongly prefers ownership to renting. It includes both local residents who are downsizing from single family dwellings and retiring baby-boomers from parts of Canada with harsher climates. Both these groups have above average incomes, which allows developers to sell them more luxurious condos with higher margins. The most recent developments in and around Cook Street Village fall into this pattern, and residents are concerned that the Draft Plan, unless modified, will alter the income balance in the community, and worsen the demographic imbalance, without providing more housing for younger, average income local families.

Developers often argue that the types of development they prefer are needed to meet local demand, but the data suggest otherwise. The 2016 census reports that nearly 3500 houses in the city, 7% of the total, were not occupied when the census was taken (perhaps in use as vacation rentals, secondary residences or investment products). A recent study by Dr. John Rose estimated that for every 100 new households created in the city between 2001 and 2016, 113 new housing units were created.

Fairfield, and the city as a whole, does not have a shortage of housing: it has a mismatch between the types of modest family residences that residents desperately need and the upscale residences or small apartments that developers prefer to build.

The City's June 2016 Housing Strategy is targeted at family (i.e with kids at home) households with annual incomes between \$20,000 and \$60,000. This is exactly the group that CSVRN would like to have the Draft Plan target, together with policies for implementation. An important

element of the Strategy is to "Establish clear targets for affordable housing types, tenures and incomes," but this work, initially scheduled for Q4 2016, has not yet been done.

A staff report to City Council in November 2017 outlined the direction City staff would like to take with regard to inclusionary housing, which encompasses policies for both community amenity contributions (CACs) made by developers to the City, and the number of non-market (i.e. subsidized) units developers are required to include in their projects. The report was not detailed, but it has some promising possibilities, as well as some major problems.

A major concern in the community has been the level of CACs paid for development projects; many were upset that the 55-unit development at Cook and Oliphant paid no CACs. It is understood that the approach to CACs proposed in the November 2017 report to Council would have them calculated according to the zoned density of a property, not according to the OCP-implied density, and that this would significantly increase payments. Also welcome is the proposal's emphasis on increased transparency.

But the proposed approach to designated non-market units seems unduly favourable to developers. First, it would only operate when the rental housing vacancy rate falls below 3%. The critical shortage of housing for young families is not cyclical; it has existed without pause for a decade or more, and will continue to exist for at least another decade. Second, the proposed policy is "to encourage applicants...", not to require them, to provide between 10 and 20 % of new units to be non-market. Third, a "simplified fixed-rate base fee" is proposed as an option "where integration of non-market units....is not possible." Leaving aside the subjective issue of whether integration is possible or not, and recognizing that every project is unique, a better approach would be to value the benefit of not providing non-market units to the developer and to charge the full amount of the benefit. Or even 110% of the benefit, as a way of encouraging provision of non-market units.

Another concern not addressed in the staff report to Council is the size of non-market units. With only 22% of all market rentals in Fairfield having two bedrooms, and only 1% having three bedrooms, it seems essential that at least 50% of all non-market units provided should have at least two bedrooms. The Draft Plan proposes that developer contributions be focused on affordable housing (9.1.2), but to attract families it may be necessary for some funds to be directed to child care facilities.

Comparing the staff proposal to the affordability requirements for financial support under the federal National Housing Strategy (placetocallhome.ca, p.12), announced the same month as the staff report came to Council, the Victoria proposal seems threadbare:

City staff proposalNational Housing StrategyTime coverage when vacancy rate below 3% all the time
RequirementEncourageMandatory

Projects covered	new projects	new and renewal/repair
% units required	10-20%	30%
Rent reduction unknown, typically 10%		at least 20%
Length of timeunknown, typically 10 years		minimum of 20 years

The federal document also sets a 25% energy reduction requirement (while Victoria currently has no climate change-related requirements) and notes that it "will priorize projects that exceed mandatory requirements."

The City is currently studying ways to maintain the city's existing stock of affordable housing. The study will produce an inventory of the existing stock and recommendations on regulations, policies and incentives to protect the stock. Also underway are studies to investigate sustainability and seismic upgrades to the affordable rental stock, and to improve tenant housing quality through setting standards of maintenance for all residential properties in the city.

The City is also considering a city-wide tenant relocation policy to address the impact on tenants when they are displaced by renovations or redevelopment. Basic protection for tenants is provided by Provincial legislation, but many municipalities supplement this through specific bylaws. These bylaws can only be mandated in the case of redevelopment of a property, as opposed to demolition or renovation, but they also serve as a guide to owners and developers who wish to provide protection on a voluntary basis. The Draft Plan references a tenant transition strategy where rezoning is proposed (9.1.6).

Better tenant protection was a theme that came up repeatedly in CSVRN meetings. Residents would prefer tenants to be well protected regardless of the cause of their eviction; if current legislation does not allow this, the City could, in conjunction with other sympathetic municipalities, seek to have the Provincial legislation changed. The current City proposal is for evicted tenants to receive two months rent in compensation, one month more than the Provincial legislation requires. This may be reasonable for short-term tenants, but seems less than generous for tenants of 10 or 20 years, or more.

The large number of four storey, 40+ year old, apartment blocks in the northern part of Fairfield is an important part of Fairfield and a crucial component of the city's affordable housing stock. The CSVRN applauds the Draft Plan's proposed designation of a special Rental Retention Sub-Area that encompasses these buildings and provides special provisions for their protection, which include:

- replacement of existing rental units on sites of four or more rental units, with increased density, will only be permitted if the number of units and bedrooms is maintained and secured with a housing agreement
- up to 6 storeys and a floor space ratio will be allowed with additional affordable housing being provided over the life of the building

The Draft Plan notes that additional policies may be considered for the Rental Retention Sub-Area and the CSVRN proposes:

- requiring housing agreements that limit rent levels for all redevelopments
- extending the "no net loss of rental units" provisions of 8.1.2 (p.74) to sites with two or three existing rental units
- making the Sub-Area a demonstration area for introducing and evaluating new and innovative approaches to rental retention

The CSVRN favours experimentation with other approaches to affordability. Many municipalities are experimenting with different forms of lower cost housing, such as Yobi Microhousing in Seattle. Housing with no parking could be a possibility along major transit routes. If the "no net loss of rental units" provisions of 8.1.2 prove effective in the Rental Retention Sub-Area, they could be applied in other areas with significant numbers of aging rental units.

<u>Recommendation 7:</u> The City focus its affordable housing efforts in Fairfield primarily on young families with incomes between \$20,000 and \$60,000

<u>Recommendation 8:</u> As the City finalizes its inclusive housing strategy, it take a more aggressive approach than that outlined in the staff report of November 2017, in order to create more affordable housing. In particular, the City should seek higher CACs and the provision of more non-market rental units for longer periods of time.

<u>Recommendation 9:</u> The City should seek ways to provide mandatory support to all evicted tenants, not just those displaced by redevelopment. Compensation should be graduated according to length of tenancy and significantly higher than two months rent for long term tenants.

<u>Recommendation 10:</u> The City consider using the Rental Retention Sub-Area as a demonstration project area and work with the community to develop more measures to retain/renovate the affordable housing there, including a "no loss of rental units" approach. If the "no loss of rental units" approach is effective, consider extending it to other parts of Fairfield with significant clusters of aging rental properties.

4. Strengthening Cook Street Village

Cook Street Village is not just the heart of Fairfield, but also a regional and tourist attraction, and a place of calm respite for denizens of downtown. The Village's unique attractiveness stems from the balance achieved among three elements: the built form, the transportation system and the boulevard.

4.1. The Built Form (on private property)

The Draft Plan recognizes the importance of the Village in its ninth Community Design Principle (p.57) "Keep the eclectic, unique feel of the Village." This principle is expanded in both the Draft Plan and the Draft Cook Street Village Design Guidelines. In general, the community has responded positively to the Plan, but rejects the core tenets of the Guidelines.

The Guidelines call for a "sense of enclosure" along Cook Street (1.a), a "street wall" of up to 10 metres, and new buildings to be "generally aligned with adjacent building." (1.d) This is the exact opposite of what exists in the Village and gives it its charm. It completely disregards the Draft Plan's Goal 3 ("Encourage design that fits in with the neighbourhood") and the Community Design Principle quoted above. And most important, it is the complete opposite of what the community wants: a Village that emphasizes – not diminishes - its difference from downtown.

As expressed in CSVRN meetings, the community would like to see more specificity in the Guidelines (while retaining some flexibility), and also the incorporation of key design elements into the Draft Plan itself, where it anticipates they will be less likely to be disregarded.

<u>Recommendation 11:</u> With regard to elements of the built form on private property, the CSVRN recommends:

- Height. The height limit of four storeys/13.5 metres/44 feet in the Draft Plan is strongly endorsed. Specificity regarding the structures that are permissible above this limit would help avoid confusion among residents
- Frontages. Lengthy frontages are inconsistent with the existing pattern in the Village, and were a major source of concern with a recent development application, but have not been addressed in the Plan or the Guidelines. A requirement that frontages over 20 metres must be broken up by significant changes in setbacks, pedestrian walkways, public mews or other design features, should be added to the Guidelines
- Underground Setbacks. These were strongly endorsed at a CSVRN meeting, because of their impact on tree health and on reducing flooding, but are not addressed in the Guidelines. An addition to the Guidelines is required, but setbacks need not be linear – they could be tailored around the locations of existing/planned trees.
- Street level setbacks. The essence of the Village's attractiveness is its walkability, which requires generous sidewalks. The need for broad sidewalks will only increase as different forms of electronically driven devices proliferate and as housing units continue to shrink in size. The Draft Plan supports generous sidewalks (Goal 2 "improve walkability.... and the public realm"; Goal 4 "Establish high-quality, vibrant public spaces; second community design principle on p.57 "Widen sidewalks and create better spaces for pedestrians"). The Guidelines reference setbacks of 1 to 3 metres ("...portions of the front façade should be setback 1 to 3 m"– 1.e; "encourage buildings to be setbacks, to be closer to their customers, while others favour larger setbacks that allow them space to display their products. Street furniture positioning could be used to bend sidewalks towards businesses that want their customers closer to their storefronts. CSVRN members favour a mandatory 2

to 3 metre setback, with a proviso that setbacks on new developments be different from those on adjacent buildings to maintain a diverse streetscape.

- Street Wall Setbacks. Residents strongly prefer openness to the proposed "sense of enclosure." They seek major differences between adjacent buildings, and therefore propose street walls should differ in both height and setback from adjacent buildings, subject to a maximum height of 10 metres.
- Upper Storey Setbacks. The Guidelines propose a 2 metre minimum setback, but residents are concerned that this could reduce sunlight on the sidewalks and make upper storeys more visible. An increase in the minimum to 3 metres, and encouragement of diversity in setbacks is preferred.
- Business size. Residents favour small, local businesses, which typically require smaller footprints than larger companies. They endorse the footprint limitations in the Draft Plan and Guidelines (Plan policies 7.1.6 and 7.1.7, p.59; Guidelines 2.i and 2.j) but seek minor rewording (Exemption only for grocery stores, not for "businesses associated with a grocery store".) They also suggest an addition to encourage creation of spaces for very small stores and movable sales carts.
- All development proposals include 3-D images and comprehensive shadow analysis.

4.2. The Transportation System

The success of the Village depends on the success of its merchants, which in turn depends on the ease with which customers can get to the Village. The transportation system is particularly important because so many of the people who frequent the Village come a significant distance to do so.

While local residents usually walk or bike to the Village, some of the Village's business owners report that most of their customers arrive by car. Improvements in transit and bike lanes will improve their mode shares, but the car will remain the dominant form of transportation to the Village for at least a decade. Cars give rise to four issues: lack of safety due to unsafe speeds, undermining of the quiet ambience of the Village, land-use conflicts over parking on both public and private land, and carbon emissions.

One of the most frequently heard complaints at CSVRN meetings was about traffic speeding through the Village, despite the posted speed limits. Residents want a street design that is "sticky", where cars move slowly and pedestrians linger. They endorse the concept of a "complete street" (7.2.13).

Some residents have suggested more signs ("Cook Street Village – slow down") but these are unlikely to help much and are opposed by others. More helpful could be more crosswalks, and corner bulb-outs, narrower lane widths and removing the centre turning lane. (7.2.9). The Draft Plan calls for "Gateways" at the northern and southern ends of the Village, which could potentially slow traffic with speed bumps and textured coloured paving surfaces. Powerful over-engi-

neered flashing signs at crosswalks are not welcome because they would disrupt the ambience of the Village.

None of the issues surrounding safety are discussed in the Draft Plan.

Businesses in the Village believe their success depends in part on more businesses being accommodated in the Village, in order to have a broader offering for shoppers. This would mean a greater demand for parking spaces. Lack of parking is already a major concern for merchants, who have been seeking some relaxation of the "residential parking only" designations on the streets that lead into the Village. Parking demand peaks on weekends, especially on Sundays. There are some private parking spaces in the Village that could be accessed if arrangements can be made with their owners.

Meanwhile, the Draft Plan calls for "no net loss of off-street parking" (7.2.14, p. 62) while residents support a different policy of "no net increase in parking." This impasse can only be resolved through development of a comprehensive parking strategy which is supported by data; the Draft Plan envisages such a strategy being developed in 2018 or 2019.

Closely related to the issue of parking is the City's policy on bike lanes, because the construction of bike lanes through the Village could result in loss of the parking spaces of most value to merchants: those directly in front of their businesses. Some businesses are believed to be already planning to leave the Village because they fear the impact of loss of parking to accommodate the bike lanes. The Action Plan in the Draft Plan notes that bike lanes through the Village will be completed in 2020-2027, but many residents believe this locational decision may not be final. The impact on parking of bike lanes through the Village will depend on their width. No timing has been set for finalization of the bike plan for the Village.

It is imperative that parking issues be resolved as soon as possible, since they impact both existing businesses in the Village and the parking requirements of new developments. There has been no substantive discussion of the issue in the community and there is little guidance in the Draft Plan.

There is one bus route through the Village, but buses run infrequently and have limited impact on visitation to the Village. There is excellent bus service from downtown to the Cook Street/Fair-field Road intersection, about a block north of the Village. As transit ridership grows, it will be important to find ways to increase visits to the Village by bus, including the possibility of extending the Village north to Fairfield, as was recommended in the Fairfield Community Plan that predates the current OCP.

One intriguing possibility raised in the Draft Plan is the longer-term possibility of an active transportation link west from the Village to link up with trails through Beacon Hill Park (3.3.1., p.26-7) Such a link would be an important economic benefit to the Village and will hopefully be

considered as part of the long-term plan for Beacon Hill Park referenced in the Draft Plan at 4.4.1 (p.36).

Traditional street design uses hard curbs and other solid barriers to separate pedestrians, bikes and cars. But jurisdictions are increasingly experimenting with removing hard barriers and allowing different forms of transportation to share the right of way, often using retractable bollards for use when necessary. The City has incorporated elements of this approach on Government Street and Broad Street. There is strong support in the community for this more flexible approach to achieving safety and slowness. It is typically less expensive that the traditional approach and provides more useable space for street fairs, civic celebrations and the like.

The CSVRN has requested guidance from City transportation planners to better understand these issues and their interrelationships, but has been told the transportation planners do not have the resources to do so.

4.3 The Boulevard

Residents support the Draft Plan's call for sidewalks with a minimum width of 3 metres and 5 metres where possible. (7.2.19) They have strong, and sometimes contradictory, views on priorities for the boulevard through the Village. The most often heard requests are for:

- Care and maintenance of the tree canopy, seen by many as the Village's most important distinguishing feature (4.13.1, 4.13.3,7.2.4, 7.2.5)
- More permeable all-weather surfaces to reduce mud in winter and dry dirt in summer
- Recognition of the Lekwungen people, in consultation with them. Possibilities include art installations, interpretive signage and signage linking the Village to important Lekwungen sites in Beacon Hill Park and along Dallas Road.(12.1.1)
- A diverse variety of enhancements (benches, table surfaces, bike racks, raised planters) designed for beauty and whimsy, with artistic rather than utilitarian signage
- Patio and display space for merchants and the possibility of space for business carts.
- New, innovative, pedestrian-friendly lighting to make the Village more attractive and safer feeling at night and to encourage longer business hours

Many residents would like a gathering space in the Village (7.2.8, 7.2.10). But financing such a place would require a long wait and a very substantial increase in the community amenity contributions (CACs) imposed on developers – the development underway at Cook and Oliphant is paying no contributions at all. With this in mind, residents are increasingly attracted to the minimal cost alternative of a street design without curbs where the entire street, from building to building could be closed on occasion for festivals and other civic events.

There has been, to date, very little public discussion of the many inter-related issues regarding the boulevard and transportation in and out of the Village. Residents were initially promised a design charrette for Cook Street Village, but all that transpired was a two-day design workshop spanning several areas of Fairfield in which participation of members of the Fairfield Neighbourhood Working Group was limited to 3.5 hours over 2 days. This was followed up by a public pin-up session.

What is required as soon as possible is collaboration and substantial process such as an integrated design process or a charrette to discuss all the above issues, between the City and the community, and among community residents and businesses. Under the silo'd approach outlined in the Draft Plan's Action Plan, different inter-related elements of the public realm along Cook Street will be addressed at different times, with different processes. Divisive issues like parking could be thrashed out repeatedly – as part of this Plan, then again in the bike path planning process and again in the parking management study. This makes no sense.

<u>Recommendation 12:</u> Before approving the Draft Plan, the City:

- Collaborate with the Cook Street Village Residents Network & the Merchants Association, to produce an integrated Cook Street Village Design that uses whole-systems thinking and clarifies design of the street, the boulevard, the sidewalks and setbacks, lighting, etc.
- Establish a program, with timelines, than shows how the various issues will be addressed in a systemic, efficient way.
- Identify and implement immediate actions to address the most pressing problems (safety, parking strategy, engagement of the Lekwungen people)
- And, make appropriate adjustments to the Draft Plan

6. Climate Change, Municipal Natural Assets, Urban Ecology

Issues relating to natural assets in the neighbourhood – climate change, parks and the urban ecology – were topics of vigorous discussion at each of the CSV meetings. There has been considerable disappointment that these issues were not given more consideration in the Draft Plan.

It is a particular disappointment that Victoria does not require all multi-unit residential and commercial developments to meet a LEED silver standard, the standard that the city now requires for its own civic buildings, and the standard used by other cities such as Seattle and Vancouver for all large developments that require rezoning. This would be consistent with Goal 2 in Chapter 11 of the Draft Plan to: "Promote and encourage sustainable building design and green infrastructure."

<u>Recommendation 13:</u> After the completion of the Fairfield local area plan, or earlier if at all the possible, the City undertake some community engagement process to hear the concerns of Fairfield community members about environmental and related issues that they had hoped would be addressed in the Draft Plan, but which now will have to be addressed by other City initiatives.

7. Urban Forest

In February 2013, Council approved the Urban Forest Master Plan which has a goal to protect, enhance and expand the urban forest.

The urban forest is beloved by Fairfield and is a significant part of the heritage, culture and natural ecology. Residents have noticed that large trees are regularly removed for new developments. Approximately half of the urban forest is on private property.

An urban forest walk on March 25th 2017 was organized by a member of the Fairfield Neighbourhood Working Group, Nicole Chaland, with parks staff, Rob Hughes and Greg Staniforth. Attendees learned from the parks department that if a private property owner would like to remove a "protected" tree on his or her property to build a new house or apartment building, they have a right to do so. To remove a protected tree, they are required to give the City a \$700 deposit which can be refunded if they plant 2 trees. The intent is to have two trees planted for every protected tree that is cut down, but in practice, many developers simply forfeit the deposit.

Parks staff also explained that when you remove a large tree for a building, you not only lose a large tree, you lose a place where a large tree can grow.

The urban forest is a natural asset that provides municipal services such as rainwater treatment, carbon sequestration, air purification and biodiversity. The forest also provides shading in the summer and extends the life of asphalt. Large trees provide more value than small or medium trees. Evergreens provide the same benefits as other large trees but on a year round basis. Conifers need to be properly positioned for sight-lines. The parks department communicate that confers are a hard sell on boulevards which makes the preservation of conifers on private land even more important. Parks staff communicated that "it matters" that we don't have a plan to maintain conifers.

The parks department plants and removes about 250 trees per year, about 20 are lost to storm damage and the rest are lost to decline, death and decay. With a reported loss of trees on private property due to developers forfeiting their deposit, instead of expanding the urban forest, we are at risk of shrinking the urban forest.

The tree protection bylaw needs to be updated to better protect trees. The planning department communicated to the neighbourhood working group that the tree protection bylaw would be updated soon.

<u>Recommendation 14:</u> Update the tree protection bylaw in 2018. <u>Recommendation 15:</u> Implement the recommendations of the urban forest master plan in 2018. Stewarding the public realm for a safer, slower village – Cook Street Village Residents N... Page 1 of 17 Committee of the Whole - 01 Mar 2018



STEWARDING THE PUBLIC REALM FOR A SAFER, SLOWER VILLAGE

Cook Street Village: Stewarding the public realm for a safer, slower heart of our neighbourhood *by Lorne Daniel, Nicole Chaland and Emmy Marshall-Hill*

Summary

A Cook St Village residents' working group came together on November 5th to discuss "public realm" improvements in the village. This paper captures and expands upon that discussion. The comments apply to the draft Fairfield Neighbourhood Plan (November 2017) with a focus on section 3 Transportation and Mobility, and section 7 Urban Villages (especially pages 57-63 on Cook St. Village).

Public realm is essentially everything between the private property lines: the street, curbs, boulevard, sidewalks, seating or other amenities. The group discussed the look and feel of the public spaces, desired amenities, and the

physical design of Cook St (and relevant intersections). The "Community Design Principles" on p. 57 reflect, for the most part, residents' perspectives.

This paper introduces details and specifics for achieving the community design principles.

The most significant proposals in this paper is for the Neighbourhood Plan to include concrete objectives to reduce vehicle traffic over the 25 year period of the plan and to make design improvements to Cook Street that would slow traffic. Vehicle traffic reduces safety and quality of life, and makes places less welcoming to children and the elderly.

Many residents who live in and around Cook Street Village walk to the Village on a daily basis and weekly. Residents would like Cook Street in the Village to be much safer for pedestrians. It is widely observed that traffic moves much faster than posted speed limits. Residents prefer the city take a design approach to reducing vehicle speeds. It is especially important to plan and design for fewer vehicles as the plan calls for more residents. We envision a future with fewer vehicles on the road, not more.

Residents want to "Design for Slow"

The Neighbourhood Plan calls for Gateways to the Village (page 58, 61). We see this as an opportunity to slow and calm traffic. Residents have indicated a preference for a "Slow, Safe, Inviting Environment" in Cook St. Village. This should be prominently and explicitly promoted to visitors with gateway signage at Southgate and at May Street that says (for example) "Welcome to Cook St Village – a Slow Zone."

This is not a matter of posted speed limits as much as it is about the physical design of the street space.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... Page 590 of 868 http://csvrn.com/cook-street-village-stewarding-the-public-realm-for-a-safer-slower-heart... 2018-01-31 The intent is for the village be a "sticky street" – a place where people want to linger, to shop, to eat, to visit with neighbours, to meet new friends. This happens best when everyone is moving more slowly; a certain amount of 'congestion' (of traffic and people) is a good thing for villages like Cook St. Village.

• Plan reference: 7.2.7 and 7.2.8

Vehicle Parking & Private Vehicle Use

The Village requires reasonable access to vehicle parking for people who need to drive to businesses and services. However, as a future-looking plan, the new Fairfield LAP needs to note that moving people on foot, on bikes, on mobility devices and on transit is a higher priority. These forms of transportation are more environmentally sustainable and their use eases vehicle congestion and parking demand.

Car share, bike share, and autonomous vehicles will further reduce the need for private vehicles. Furthermore, residents envision a future which there are fewer vehicles making the Village quieter (imagine listening to the birds walking down the street), safer (imagine children playing on the boulevards), with less pollution (imagine a deep inhale of ocean air in the Village). Already a very high proportion of people who live in the Village and surrounding area use a vehicle – for the most part – to get out of town while choosing to walk or cycle within the area. Residents therefore request that the Neighbourhood plan set clear targets for reducing the proportion of trips made by private vehicles and that they be built into 5, 10 and 20 year horizons. For example, vehicle use might be reduced by 5% in the first 5 years, 10% in 10 years, and 20% in 20 years.

The city has prioritized a parking management strategy for Cook Street Village in 2018-2019 (page 104) and we urge the city to include a clear policy for no net increase in parking, and to connect this policy to design guidelines for multiresidential buildings.

Parking in the village can be more efficiently used and managed. At any given time, there is ample available parking – in pay lots (behind Rexall), in private lots behind businesses (especially Oxford Foods & the Pub at different times of day and night), as well as underground commercial parking in the building at Sutlej and Cook.

The parking strategy should negotiate shared used of private lots during business hours.

With an increase in ride-sharing and autonomous vehicles, we can anticipate a near future where parking on side streets could be managed to allow short term (perhaps 1 hour) parking during the day and Resident Only in the evenings.

Plan reference: section 3.7 and 7.3

• opposed to item 7.2.14 (a) "achieve no net loss of on-street parking for business or customer use" – we believe that this is inconsistent with giving higher priority to active transportation modes and will unduly compromise non-vehicle modes now and in the future.

Street Design

We strongly support plan direction to design Cook Street Village 'as a complete street that safety accommodates all modes' (page 62) and would like to see this in list of short-term actions. The redesign of Cook Street to slow vehicle traffic is a high priority for residents. The street design impacts the design of new developments and should be prioritized over a parking management strategy.

Residents suggest that policy 7.2.9 be updated to include exploration of narrower vehicle travel lanes, with textured paving surfaces to encourage slow travel. Additionally, the plan should evaluate the centre turn lanes: some are now used regularly for commercial vehicle unloading, which could possibly be better served by improved loading zones – perhaps on private property.

Consideration should be given to using a paving stone or stamped asphalt and no traditional concrete curbing, to create a relatively flat 'people space' on the street. Steel bollards could be used to delineate pedestrian crossings, parking areas, and to separate bike lanes from vehicles. With a permeable surface treatment, this street treatment could run slightly closer to the existing boulevard trees.

A recommended design for AAA bike lanes through the Village is to have them at the same height as the boulevards, with attractive vertical steel bollards protecting them from vehicle parking or driving lanes.

Plan reference: 7.2.9 and 7.2.13

Recognizing Lekwungen in Fairfield

Many places in Fairfield were used regularly by the Lekwungen people, also referred to as Songhees and Esquimalt. The Lekwungen name for roughly the same area as Fairfield is Chlicowitch.

We support the plan's proposal to engage the Songhees and Esquimalt First Nations should be invited to determine the method of their engagement and share their thoughts and ideas on how the traditional Lekwungen lands and uses of this area would best be acknowledged and honoured. (page 98) We request that this show up in the action plan in the next one to two years.

Street murals, carvings, art installations and interpretive signage could be added to public spaces in the village to make visible Indigenous places in Fairfield. We also urge the city to consider how land-use planning practices can be modified to become a meaningful act of reconciliation. Easy walking access to both Beacon Hill and Dallas Road Bluffs (which is actually park of Beacon Hill Park) is an integral part of the Cook Street Village experience. Clover Point and Beacon Hill are both important sites to Lekwungen and we see a possibility in the future for co-management of these parks with access to the land providing opportunities for cultural renewal.

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• Plan reference: 12.1.1

Boulevards

While it is important to maintain the health of the boulevard trees, the 'grass' areas of boulevards are often mud in winter and dry dirt in summer. Residents support the plan direction for boulevard improvements which is to vary treatment with some boulevards planted with rain gardens (page 62) and other boulevards employing rain permeable all-weather surfaces to allow mini-plazas such as in front of Big Wheel.

However, residents note that mini-plazas need signs such as 'All are welcome to sit here' to help communicate that the boulevards are part of the commons (public space) and there is no need to purchase anything for the right to sit and enjoy. Signs should be artistic and poetic as opposed to utilitarian and authoritarian.

There should be variety in the boulevard enhancements (benches, table surfaces, bike racks, raised planters) so that the effect remains eclectic and interesting. Residents do not support a uniform design treatment for each section of boulevard or uniform furnishings – rather, they want spaces that are individually inviting.

• Plan reference: 7.2.16 and 7.2.17

Sidewalks

The plan calls for a minimum sidewalk width of 3 metre (almost 10 feet) and residents support this. (page 62) Wide sidewalks like those at the corner of Sutlej and Cook (screenshot below) are preferred. Buildings should be set back enough to allow businesses some display or patio space without encroachment onto the sidewalk proper.

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• Plan reference: 7.2.19

Benches

More sitting and informal gathering areas in the village would support its role as a social space. Benches on boulevards are good but residents would like a variety of spaces of different designs – for example, the new sitting space at Cook and Mackenzie (adjacent to Big Wheel Burger) has seating and 'table' space for food and drinks.

Gathering Place(s) and Plaza(s)

The Neighbourhood Plan calls for a public plaza to be negotiated in exchange for allowing additional density. The city should clarify that the plaza will become the property of the City of Victoria and not be a quasi-private space such as the gathering places in the Atrium on Yates Street. (page 62)

The village needs one or more public plazas, and a variety of temporary gathering / festive spaces. The City should identify a space that can be converted into a permanent public plaza.

In addition, Cook Street itself should be designed with temporary car-free closures in mind (walkable surfaces from property line to property line, without formal curbs, encourages this). Residents would also like the side streets from Oscar to Chapman to be considered for temporary or regular car-free public use. The idea is not to close the entire side streets, but a short section where the side street intersects with Cook. This could be used for festival style booths, kiosks, activity centres and such during special events.

Plan reference: 7.2.10

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Trees in the public realm

The plan calls for the continued protection, replacement and maintenance of the canopy of horse chestnut trees on Cook Street and this is supported by residents. (page 39)

The plan could be strengthened by ensuring the policy for stepped back upper floors (above the 2nd and 3rd floor) of buildings on Cook Street is sufficient to allow light into the sidewalk and boulevards during all seasons.

- Plan reference: 4.13.1 and 4.13.3
- Plan reference: 5.1 Future Land Use Summary Table

Lighting Design in Cook Street Village

We would like the city to plan for new lighting in Cook Street Village that would result in the Village being an inviting place to visit at night, more human-scale than utilitarian, and reduces light pollution and electrical pollution.

Illustrative Photos

Example of existing sidewalk design at Sutlej and Cook that provides wide space allowing for multiple uses (business, bike parking, walking, mobility scooters).

Illustration of bikeway at sidewalk height, adjacent to a treed boulevard.

Illustration of removable steel bollards that can be used to temporarily or on a regular schedule close off vehicle traffic to create people space.

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15 Replies to "Stewarding the public realm for a safer, slower village"

John Vanden Heuvel DECEMBER 4, 2017 AT 4:29 PM

Certainly and whole heartedly support the idea of a 'slower' Cook Street Village. I live on Heywood, with a 30km speed limit, yet it seems Heywood is used as 'short cut' from Southgate to Park Blvd, to by pass the Village. Most vehicles definitely go much faster than 30km ! 30km is nice and slow ! Might even ask the city to make Heywood a one way street. (One way – Park Blvd > Southgate) Keep up the good work !



Kim Hardy

DECEMBER 4, 2017 AT 11:03 PM

This is a wonderful summary of how, as a Cook Street Village resident, we would like to see the Village improve. It is already a wonderful hub of activity with many assets and this can be built upon with the summarized recommendations above. By calming traffic and encouraging slow methods of transportation while cultivating public resting and community building space, Cook Street Village will be a destination not only for residents, but for the entire city. Thank you to the CSVRN for making our vision known!



Jane Ramin

DECEMBER 8, 2017 AT 11:40 AM

As a destination for the entire city, people will still want to drive to the village (and park). And as the density in increased in the village itself increases there will be more vehicles in the village even with biking and walking, etc. Only with more frequent transit into the village will vehicle traffic be reduced from what it might be otherwise.

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The proposed sharing of parking on side streets (1 hr during the day, and residential parking in the evenings) should not restrict residents from parking during the day, as many people work are home and /or use other forms of transport during the day. And where else are they to park during business hours if limited to 1 hour. Maybe special resident permits could be provided, or continue with the current system of licence plate registration. This may be intended, but it is not stated. Parking signs along one side of Vancouver (north of southgate) restrict parking during daytime hours and allow parking only in the evening. The need to move a vehicle every morning (and to where?) is unacceptable to make spaces available to near by commercial uses. Also if traffic is slowed / diverted from Cook St. its impact on sidestreet must be considered. A proper parking study (especially of the area between Cook Sy. And downtown)should be done by the city rather the piecemeal assessment currently proposed in the LAP. Since addressing a problem on one street will only move the problem to another street.

I look forward to what the CSVRN will propose for the area west of the village (particularly south of Southgate as well as in any other areas where there are currently single family homes. The current LAP proposal to allow multi unit buildings (of 4-10 storeys) across large areas is unacceptable. Current zoning should remain, with any redevelopment proposals requiring rezoning being considered on a case by case basis.

Thanks for your hard work towards making Fairfield and the village a great place to be, going forward. (I am currently out of towns, so can't attend the next scheduled meeting). Jane

Ted Relph december 9, 2017 at 10:19 pm

These are great suggestions for making Cook Street a complete street through the village, one that is slower and safer. They reinforce and give substance to what is proposed in the neighbourhood plan. I particularly like the ideas of textured, permeable paving, and finding designs that will allow both Cook and the side streets to be closed for special occasions. It would be helpful if the City could negotiate the use of private parking lots for general village use (and remove the charge on the Oliphant lot behind the post office).

I think more pedestrian crosswalks are required (especially one between Oxford

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and McKenzie, and another at the southern gateway). These will help to slow traffic. But I am not convinced that it will be necessary to reduce on street parking. In addition to the proposals for making Cook Street Village slower and safer. However, it will be necessary to consider the effects of slower traffic on side street that will probably be used to by-pass the village.

I would like the neighbourhood plan to make it a green urban village, where all new developments for multi-unit residential and commercial buildings have to meet the same LEED Silver standard that the City of Victoria requires for civic buildings. This would reinforce the suggestions here for permeable surfaces, car sharing, and active transportation, as well a policy recommendations in the draft plan about protecting the tree canopy, and the role of the village as a gateway both for Beacon Hill Park and the waterfront.



Nicole Chaland

DECEMBER 10, 2017 AT 6:23 PM

On December 3rd, we invited the community to discuss this proposal and many other ideas at the Cook Street Activity Centre which almost 60 people attended. The notes are organized under the headings convergence and divergence.

CONVERGENCE

Full support at the table of slowing down traffic.

Use of elevated crosswalks agreed by everyone.

Also, each crosswalk should have pedestrian control (flashing lights and audio for sight impaired?) and proper lighting. All agreed.

Signage (Welcome to Cook Street Village) should be lighthearted, have personality and remind people to slow down.

Better lighting in the Village and on the side streets. Downlighting, to create ambiance and reduce light pollution. And not lighting that shines into second storey (apartment) windows. Create ambiance and keep the area alive at night.

Keeping the tree canopy should be a priority along Cook Street.

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Public spaces, like the benches in front of Big Wheel are excellent.

"Spilling" the Village commercial (specifically outdoor seating for restaurants) around the corners from Cook onto side streets (like the pub has) as a transition from residential to commercial.

Getting rid of the Robbins pay parking lot behind the drugstore should be a priority.

Changes to resident parking on side-streets needs to happen in lock step with changes to driveway guidelines on private properties. Driveway building is difficult within city guidelines. One resident on Oliphant said he wanted to build a driveway, but was told he could only build it beside his house, not in front and he didn't have the setback room for approval. This meant he had to park on the street.

DIVERGENCE

Some people believe the patio seating has encroached on public land. The pub and Starbucks and other places have seating outdoors along the street that is Intrusive and invades public space.

One fellow advocated for Oliphant to be dead-ended at Cook Street. There was not agreement.

Parking! One person at the table didn't want any changes to resident-only parking on side streets. Others didn't agree.

ron and alex stewart DECEMBER 11, 2017 AT 9:43 AM

Please consider the disabled, who need parking in order to unload a walker or wheelchair in order to shop.

Also believe that centre lane as exists works quite well for both turning and for commercial vehicles loading/unloading. lets keep it.

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Sid Tafler

DECEMBER 21, 2017 AT 10:57 AM

The city is contributing to the problem by approving development with inadequate parking that is difficult to access, such as the new development at Cook and Oliphant. Many visitors to the CSV who don't live in the area will still want to access the Village by vehicle.

Crin Roth DECEMBER 21, 2017 AT 12:58 PM

I love the vision of a safe, slow, relaxed Cook Street Village going into the future. It is a Village of families with children, retirees and others choosing the gentle lifestyle and elderly people who have lived here many years. The working group has come up with many good suggestions for this to happen.



Jamie Kyles

DECEMBER 21, 2017 AT 5:18 PM

Forecasts of the demise of privately owned vehicle use are, in my opinion, wildly exaggerated. Folks will drive their electric vehicles and then privately-owned self driving vehicles because they value convenience. I do NOT agree with trading parking spaces for for low income housing in new developments.

'Density with diversity' sounds great but seems a questionable objective on some of the most expensive real estate in the city.

Better crosswalk lights (as on Cook N of Pandora) and enforcement of the 30 km speed are good ideas ... BUT ... if we continue putting vehicles on a 'road diet' with wide bike lanes through the village etc etc, motorists will simply bypass on residential streets (which already happens to some extent).

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the most expensive real estate in the city.

Better crosswalk lights (as on Cook N of Pandora) and enforcement of the 30 km speed are good ideas ... BUT ... if we continue putting vehicles on a 'road diet' with wide bike lanes through the village etc etc, motorists will simply bypass on residential streets (which already happens to some extent).

" The suggestion to make Heywood a 1 way street is unwise. This is a street like any other, despite running along the edge of Beacon Hill Park. It provides a legitimate egress from the Cook St Village area towards downtown. As such, and particularly in view of plans to constrain vehicular travel on Cook St via dedicated bike lanes etc, Heywood should be treated no differently from other north/south routes in Fairfield."



Jamie Kyles

JANUARY 10, 2018 AT 3:38 AM

With a speed limit already set at 30 kph, there is no need for complex proposals to further 'slow things down' through the village. The issue is simply one of enforcement. If one implements all the suggested proposals to impede vehicle traffic, the result will simply be to squeeze traffic to parallel residential streets. People will continue to value the convenience of personal vehicles, be they electric or self driving and we should not be planning around the Mayor's silly dreams that 40% of city trips will be by bicycle within a couple of decades.

S J

Sherry Kirkvold

JANUARY 15, 2018 AT 4:57 PM

Thank you for what are many great ideas. I support many of them. A few that I am not keen on are the gateway signs – this is not the Cook Street Shopping Centre, it is a community village that also draws people in from the wider community. I am also hesitant about the proposed lighting, though happy to see that reduction of light pollution is being considered. I am especially concerned that since the commercial area has been extended by the Cook/Oliphant development that more lighting will be occurring in that area. Life has gotten so much better since we got residential parking on my street. As I am in one of the first places that people will

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park after turning off Cook St., giving any of that up even for limited time periods will go back to being unable to park near my house, sometimes not even on my street.

And it has been mentioned that people will be more and more travelling in electrical vehicles (I do) it would be nice to see a charging station(s) in the village with perhaps a 2-hour parking limit. This can be a pay or free station depending on its installation. Maybe where the Robbins lot is now. I also support the comment above to make this a "green" village with environmental standards for buildings and facilities. Sorry I can't attend the meeting tonight.



Anita Colman

JANUARY 15, 2018 AT 8:04 PM

I appreciate the time and effort put in by the planning committee. However, I don't see the need to slow down traffic on Cook Street. The many traffic lights and pedestrian crosswalks already achieve this. I ride my bike and walk but also use a car. There is a scarcity of parking spaces . New development should include parking behind or below the building or residents will need to take up street parking spaces.

The majority of residents in Cook Street Village are renters without a yard. Is there space in the village for a community garden? It would also be a natural place for neighbours to meet.



Sara Chu

JANUARY 26, 2018 AT 12:10 PM

Again, public transit is mentioned but not really discussed. Right now the service to Fairfield as a whole is poor. The # 3 runs every half hour at most times and stops in the evening. The #7 is the only other bus through the area. James Bay gets a lot more service. Cook St in the Village may become too crowded for buses so we need some creative rerouting. But we need more bus service over all. Many seniors cannot walk or ride bikes to town and back so we need to talk about transit not just bikes and walking. Would small community buses help to link us to the main bus lines downtown? They use them in Langford.

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Cindy Swoveland JANUARY 26, 2018 AT 4:52 PM

As one who lives a short walk from the Cook St Village, I am not in favour of further decreasing parking in the village! Our little street has residents only parking in the daytime but parking on the street is hard to come by. One of the apartments on our mixed housing block has started charging for parking spots, so those people (residents) are on the free street. On the weekends and evenings, we get people going to the village. Parking is a necessity for the great majority of people and will continue to be for some time to come. As for the idea that some street congestion is necessary for a great street atmosphere? Really? The village now is very nice to walk about in. Crossing the street at one of the several crosswalks is a piece of cake! Create a traffic jam in the village and it will not be nice at all. As for gathering space, why can't we just do what Oak Bay does...close the street off to through traffic for a once or twice a year public gathering? No ripping out curbs necessary. If you narrow the lanes and do all the traffic calming measures you are suggesting, you will ruin the neighbourhood businesses who rely on more than just local foot traffic for their livelihoods. Most of your other papers showcase really good ideas. This one doesn't.

Doug Curran JANUARY 26, 2018 AT 4:57 PM

All of the goals for an improved public realm within the Cook Street Village are important and laudable. What is missing is the economic muscle and vision to make it a reality. For almost any urban redevelopment plan such as this, lacking a sudden windfall of public money, the mechanism to achieve the traffic calming aims and design devices required to make a "total street" is likely only going to arrive through a compromise driven with a developer, coupled with a hard-nosed municipal staff that fearlessly engages with vision and a perspective of residents as the client – not the developer- and drives a workable bargain that creates social and real value for all concerned.

In Victoria we don't have those compnents. We have an ideologically driven Council with little understanding of development economics, a local development

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community that has held sway over a poorly informed Council and planning staff led by a man who sees developers as the client and the public as merely a noisy hindrance to be deflected and disparaged. I recognize this because I've experienced the opposite and seen results that produced an integrated and resident-driven plan that provided safer calmed streets alongside connected green spaces. For all of its pretensions of being a progressive, mid-sized city, Victoria is hide bound and poorly led. Apparently there is little to no appetite to actually look abroad or widely and select from the best. Somehow it is viewed as necessary to timidly attempt to reinvent the wheel.

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NO DENSITY WITHOUT DIVERSITY: HOUSING AFFORDABILITY

By Nicole Chaland and Sonia Theroux

The authors put forward the following ideas for the members of the Cook Street Village Residents Network to consider and discuss. Please post comments below. Ultimately, our goal is to identify areas of interest which the members will support. This doesn't mean we need to agree on everything, just that we have found a certain number of items we all support. These areas of interest will then be presented to the city as widely supported by the residents. We encourage readers to acquire their own copy of the draft local area plan to familiarize themselves with the issues.

INTRODUCTION

The protection and development of housing that is affordable for local residents is a high priority for residents of Cook Street Village. Residents have expressed a concern about Cook Street Village becoming 'an enclave for the rich' and are looking for leadership from the city in two essential areas: ensuring Cook Street continues to accommodate mixed income levels, and that action be taken to ensure an increase in demographic diversity in our neighbourhood.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... http://csvrn.com/no-density-without-diversity-housing-affordability/ 55% of people who live in Fairfield rent their home. 19% of households live on low income. 15% of households have children (compared to 19% of households city-wide). *(source: page 18 & 20 of the Fairfield Profile)*

The Neighbourhood Plan sets the table for new construction and potentially intensive redevelopment of the 14 blocks that make up and surround Cook Street Village while making no requirements for affordable housing, and providing no protection to renters in this area.

A large portion of older rental housing in and around Cook Street Village is found in secondary suites, carriage houses and converted character homes. Older rental housing is less costly than newer rental housing.

Newer apartments – those built after 2005 – rent on average for \$252 more than apartments built before 2005. (source: Rental Market Report 2017)

From October 2016 – October 2017 the number of rental units in the Cook Street Area decreased by 31.

There is a popular belief that adding density leads to lower housing costs, and new evidence shows that this belief needs rigorous examination. Recent studies show that there is a surplus of housing in Victoria. Over the past 15 years, for every 100 new residents, we have added 113 units of housing.

(source: The Housing Supply Myth)

Density can provide benefits to cities and neighbourhoods for business and transit customers, for example. But density needs to be thoughtfully managed to deliver significant benefits to neighbourhoods. It is the Neighbourhood Plan that needs to lead the way, despite this being a time of rapid real estate development. Developers do very well (research the top donors in the last provincial election for a hint at how well). Now is the time to ramp up requirements for this development, whether it be for green buildings or affordable housing.

Our response to the draft Neighbourhood Plan is below.

A good rallying cry for this neighbourhood may well be 'no density without diversity.'

WHAT IS IN THE DRAFT NEIGHBOURHOOD PLAN?

The draft plan has some modestly encouraging language around rental and affordable housing such as:

- 1. Rental Retention Area
- The rental retention area is approximately from Southgate to Rockland, along Fairfield Road and Cook Street. Please refer to the map on page 73 of the Neighbourhood Plan.
- The rental retention area currently has a large portion of rental housing for the City of Victoria and many 4-storey purpose built apartment buildings.
- The rental retention area allows redevelopments up to four stories. It is unclear if 4-storey redevelopments are required to be rentals.
- Residential buildings up to 6 stories will be considered where rental replacement or rental retention is secured.
- Tenant transition strategy applies to rezoning only and only within the rental retention area.

2. **Density bonus** contributions directed towards on-site rental units and/or affordable housing.

- 3. Inclusionary zoning will be studied in 2018.
- 4. Rental retention study will be completed in 2017.

5. **Gentle Density** (i.e. secondary suites in more houses including duplexes and more house-plexes) in traditional residential areas, which may become rental housing, or enable aging-in-place.

6. Affordable Housing Definition

On page 87, the plan says: "Affordable housing is defined as housing that falls within the financial means of a household, and where total costs do not exceed 30% of a households annual income."

WHAT IS OUR RESPONSE TO THE DRAFT NEIGHBOURHOOD PLAN?

Rental Retention Area (page 73 & 74)

- Strengthen the rental retention area by requiring housing agreements for all rental redevelopments. Housing agreements will require replacement rentals to be rented at affordable housing levels.
- In addition to the rental retention area, we would like a policy of no net loss of rental housing for Cook Street Village. (plan reference 8.1.1)
- Support the retention of all rental units, not just units on sites of four or more rentals. (plan reference 8.1.2)
- Require a tenant transition strategy for all demolitions of rental housing. (plan reference 8.1.2.3 and 9.1.6)

Affordable Housing Definition

We would like the affordable housing policies to be directed to benefit lower income households, and to that end, propose the city demonstrate how lower income households will benefit from affordable housing policies.

Inclusionary Housing

Inclusionary housing is a term that refers to requirements that all multi residential buildings include a certain percentage (at least 10%) of units of housing which are affordable.

The Neighbourhood Plan states intent to study inclusionary housing in 2018. We would like to be a demonstration neighbourhood for inclusionary housing and feel it is an essential tool to ensure we remain a mixed income neighbourhood.

We would like the city to reference the Cowichan and Duncan Local Area Plan as a best practice.

The Cowichan/Duncan plan states that multi-residential buildings will be supported that "provides opportunities for strategic intensification that supports housing affordability and/ or affordable housing objectives. It defines affordable housing as mortgage/rent/housing costs being no more than 30% of income. (page 63, 64 and 82)

Read the North Cowichan plan here.

Childcare facilities in Cook Street Village

The Neighbourhood Plan articulates that density bonuses in Cook Street Village will be used to create a plaza. However, some residents feel that bonuses should be directed to childcare facilities in the Village. Land could be used more efficiently by allowing temporary road closures so that Cook Street itself becomes the plaza.

Cook Street Village: A model neighbourhood for affordable housing innovation

Fairfield would like to be a demonstration neighbourhood for inclusionary housing, and new built forms such as bed and breakfast style homes that allow seniors to age-in-place (i.e. large bedsits with common kitchens and living rooms).

Consider new types of less costly housing: smaller units, units like bed and breakfasts with shared or fewer facilities (eg ovens).

Please refer to Yobi Microhousing for potential ideas.

Significantly reduce parking requirements for new multi residential buildings along transit routes and in Cook Street Village

Underground parking is expensive; current estimates say that each parking stall costs about \$40,000 to build. In some 50 unit buildings in Cook Street Village

underground parking could cost \$2 million. Removing that cost makes the provision of affordable housing more viable.

Parking is incompatible with the neighbourhoods vision of the future: affordable, natural and walking oriented. Parking increases the amount of water going into storm drains, reduces the number of large trees and birds, and is simply unnecessary for the majority residents of Cook Street Village, given 55% of residents walk, cycle or take transit to work. This isn't to say that some people will continue to *need* to use a car, just that the majority don't.

See page 18 of the neighbourhood profile for commuting statistics:

24 Replies to "No Density without Diversity: Housing Affordability"

R Forrest Smith DECEMBER 14, 2017 AT 3:50 PM

With respect to parking, there are three kinds of parking: commercial, residential and visitor parking. I think Visitor Parking requirements should not be reduced but perhaps increased to provide space for car share vehicle parking. Visitor parking provides spaces for health care providers, support service providers, and visits from aunt Mary from Calgary and these needs are not significantly influenced by the availability of alternative personal transportation modes. So my suggestion is when looking to reduce parking, attention should be on the Commercial and Residential parking provisions.

So suggest the text be adjusted to reflect the need to keep Visitor parking at the rate of at least one for every ten units as provided for in Article 252 of the BC Strata Act and that the resulting need be rounded up and never down as is proposed in the current Victoria by-law and most recetn update.

Note on the CBC this morning they talked about cost of underground parking in Surrey at \$30-40,000 a spot and seven years ago when I was dealing with this issue cost was \$20-25,000—so suggest \$25-30,000 might be a safer estimate/guess, not over estimated and still significant.

Claire Jackson DECEMBER 15, 2017 AT 8:51 AM

Some thoughts in no order:

Diversity should be in housing types, owning as well as renting and should include housing for families/children, otherwise this will become a community of older people with no diversity of ages.

School population will decline. Aging in place should not be a focus. There are a plethora of apartments being built downtown and in the immediate area already so it is not necessary to add more in Fairfield.

As pointed out, increase in density can occur which is more in keeping with the character of the area.

Upgrading and supporting conversions and maintenance of existing stock into multi unit where feasible should be supported and promoted.

-Related to the above, should we make some sort of statement re the use of existing secondary suites and entire houses for short term vacation rentals that were once used for long term rentals and have been removed from that pool. I know the city is working on this but there are a fair number of local examples of folks who have gone down this road. (on a personal note I think that the 30 day minimum is too low for these units now to be dealt with under the Residential Tenancy Act)

-Don't know about the affordability issue especially if the goal of 30% of income on housing is the definition My feeling is that Fairfield will not be affordable for lower income folks especially families with kids. How much focus should we put on this issue?

-I disagree with the concept that going to work is the main use for a car. I agree that the use of transit, bike and walking is ideal but many people do not work within the range where these options are possible. Work is not the only focus for a rounded existence and what about retirees? Practical, realistic parking has to be addressed. We are not a big enough city to live a complete and varied life within the city environs.

Thanks to the organizers of this group!



Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

http://csvrn.com/no-density-without-diversity-housing-affordability/

DECEMBER 17, 2017 AT 8:58 PM

Parking is already becoming scarce in the village. I understand underground parking drives up the cost of units, but developers should provide parking lots around new buildings for tenants' vehicles.

I support a daycare center. Diversity means young families, as well as retirees.

I ride my bike and like to walk but I don't see the need for a plaza closed to traffic. Cook Street has wide sidewalks that accommodate pedestrians.

What about Victorian's first when it comes to renting or selling? Give priority to those who live in Victoria and are trying to stay here.

For me, bottom line is limit growth. Keep Cook Street Village a village.

Gwyn Thompson

JANUARY 11, 2018 AT 12:28 PM

I disagree with your assertion that the sidewalks in Cook Street Village are wide. They may have started out that way, but are now cluttered with coffee shop tables, sales racks, bus shelters, sandwich boards, and electrical posts. Persons with mobility issues may have difficulty negotiating these obstacles. And persons with mobility aids themselves take up more room than a single person. If we want to support pedestrians of all stripes, those sidewalks need to be wider.

Crin Roth

DECEMBER 21, 2017 AT 12:49 PM

My concern when new developments replace older very affordable buildings is that the rental tenants lose their home of sometimes 30 years or more. Somehow those older tenants whose home and way of life will be jeopardized need to be protected so that they can continue to afford to live in the Village, their home. We need to be their advocates.

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Jamie Kyles

DECEMBER 21, 2017 AT 5:35 PM

I absolutely disagree with the stated objective of reducing parking and vehicle use (and I cycle every day).

* Merchants in Cook St will not flourish if their only customers are 'walk-ins'.

* Parking is already a great frustration in the area and allowing developments without attendant parking for each unit is simply begging for problems to worsen in the future.

* Forecasts of dramatically reduced vehicle ownership are questionable at best. People will continue to value the convenience of owning their own vehicle – even self driving models.

* It is silly to try and implement your definition of affordable housing in one of the most expensive communities in Victoria. Land values alone – which are quite a bit greater than value of homes built – should make this obvious.

* Secondary suites should only be allowed if folks have parking spaces in front of (or behind) their houses. On streets such as Linden there is already a bit of a 'dogfight' for parking near one's home.



Bruce Elkin

DECEMBER 29, 2017 AT 11:11 AM

Excellent ideas. Much of our planning is based on myths, and you do a good job of demolishing some of them, important ones. I am all for "no density without diversity." And for more affordable housing. My rent takes nearly 50% of my monthly income. I'm pushing 75 years old. I live in a wood-frame, 60's apartment, in which, on rainy days like today, I hear the constant drip, drip, drip that the landlord has refused to fix over the last 3 or 4 years. Heat, which is included in rent, is iffy, so I have a small ceramic heater to keep the temp comfortable for my old bones. I'm afraid to push the landlord, for fear he'll figure a way to evict me. I sincerely hope that the Victoria's council and planners give much more than lip service to your excellent ideas. Thank you.



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JANUARY 3, 2018 AT 10:25 AM

I hope that Victoria's city council and planners adopt your proposals. I especially like the principle of "no density without diversity" and the proposal to adopt "gentle density."

Judy Lightwater JANUARY 9, 2018 AT 7:27 PM

Affordable housing can be addressed in cook st. village and in every development that is allowed to be built in Victoria. We have to get over the notion that housing is a privilege. It's a right, the city can make sure every development does something to contribute to affordable housing or it simply won't be approved, and if it's not approved, it won't be built, and it it's not built then the existing use will continue. This is not a terrible or even undesirable outcome, it is not necessary for new development to take place.

It is a privilege that the city allows if its criteria are met. the problem is the city has almost no firm criteria except for single family residential changes, which they make much more difficult that multi-family new development.

The city can, as other cities have, do some of the following:

- 1. require solar ready construction on all new buildings
- 2. require LEED construction

 allocate 5% of units to be purchased at cost by CRD/BC Housing and managed by Pacifica, CRD or another non-profit as non-market rental units in perpetuity
 demand setbacks that are similar to those on Rockland and so many other multiunit buildings in Fairfield

5. demand underground parking and height limits, as well as bicycle storage

The City can do whatever it wants. If developers don't like it, they can build somewhere else. Development is not inevitable.

Thanks for allowing me to throw in my two cents.



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JANUARY 9, 2018 AT 7:51 PM

On December 18, a dozen members of the Network, together with Councillors Pam Madoff, Jeremy Loveday and Ben Isitt, discussed this proposal and found agreement on the following points some of which are included in the proposal and some which will be added to the next revision:

– As an overarching principle, we want no net loss of rentals. Amend the current Official Community Plan (OCP) bylaw which protects rental buildings of 4 units or more to include all rentals.

 Include policy and programs to retain and protect existing rentals, including houses and secondary suites, especially in the area west of the village (Cook to Heywood) and north of the village along Vancouver, Burdett, McClure, etc. There is a lot of housing diversity here which is why we are a mixed income neighbourhood.

- The rental retention area is a good idea, but the policies need to be strengthened to protect rentals and ensure replacement rentals are affordable.

- We want the city to show up as a partner with us to help achieve our vision to continue to be a mixed income neighbourhood. We want assurance that we are working together towards this goal.

Include metrics on change in percent of renters, as well as changes to income groups, in the City's annual OCP reporting.

- Given the limited number of land-use tools available to cities and their limited impact on creating real affordable housing, we want to be designated a model neighbourhood for housing innovation and for the city to create programs to create tools such as social finance, social innovation, co-ops, co-housing, and land trusts.

- To the above point, add a 'housing innovation partnerships' position to staff.

– If we dramatically reduce parking for a new building, require affordable or rental housing in exchange.

– Absolute yes to gentle density. Read Gene Millers proposal (on this website under topic papers) for gentle density to learn more what this means. For many young families, buying a home with a secondary suite is the only way they will ever enter the real estate market. Gentle density can add more rental housing and more attainable home-ownership. (Gentle density requires a parking transition plan). - No agreement on what to do about parking, but we want to explore the notion of a parking transition plan for the whole neighbourhood rather than a commercial parking strategy for the Village businesses.

– Affordable 2 – 3 bedroom units should be a part of any mix of developments to ensure families can move to Cook Street Village.

- Regulate and incentivize triple-bottom line developers.

- There are other areas members want us to continue to work on including:
- Writing a bold aspirational statement in the local plan.
- Getting more meaningful statistics and telling the story of those statistics better.

– Sharing stories of people who have lost their homes to redevelopment or renoviction to bring some humanity into this planning process.

Leo Chaland JANUARY 9, 2018 AT 9:23 PM

I agree with the no density without diversity position. I believe that there needs to be affordable family housing in the Cook Street Village area.

Certain types of tax rebates, remission or outright forgiveness for a defined period of time could be made available to developers of affordable housing for low income families and for the building of affordable rental housing. As an aside, pressure and gentle but unceasing reminders to the federal government that they once played a significant role in expanding and sustaining rental housing and need to do so again. Ditto re provincial government.



Jamie Kyles

JANUARY 10, 2018 AT 3:31 AM

I feel that 'no density without diversity', although a catchy title, has no place in developments on some of the most expensive real estate in Victoria.

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Sandy Powlik

JANUARY 10, 2018 AT 9:39 AM

Thank you for debunking or at least bringing to one's attention some myths, especially about density and affordability. Cook St. Village is a beautiful and diverse community – let's build upon what's great about it with protection and innovation in mind.

–YES: rental retention WITH strengthened policies that "protect existing rentals and ensure replacement rentals are affordable."

-I like this: "We want the city to show up as a partner with us to help achieve our vision to continue to be a mixed income neighbourhood... we are working together towards this goal."

– YES: let's get INNOVATIVE and COLLABORATE with 'housing innovation partnerships'

Karin Knowlton JANUARY 10, 2018 AT 11:19 AM

It's a scary time to be a renter. I rent an apartment in the Gonzales area and a small commercial space in Cook Street Village. I've never felt more vulnerable!! As a single person with a fluctuating income I fear the day my landlord decides to sell..and who could blame him! \$\$\$ And as I watch the Cook Street Village change ..and become even more unaffordable for small businesses...I know my time there is almost up. Heavy sigh. Here's hoping council with work with you on some of these issues.



Patrick Skillings

JANUARY 10, 2018 AT 12:16 PM

The difficulty of providing affordable housing has been a problem for many decades. The answer is not allowing other municipalities to provide that housing such as Langford and thereby exacerbating our existing transportation corridors. I think that people of vastly different financial where with all can and do live together

in harmony. However separate social housing enclaves and walled exclusive communities do not promote social cohesion. People usually get jobs from people they know hence folks living together with different levels of income can be very helpful for social mobility.

I think that the only realistic way to promote affordable housing is to pass municipal bylaws that provide for 10 % of new multi family units to be actually affordable. (not slightly less than market is good enough). People wishing to purchase or rent in these new buildings must have jobs and contribute to our city's productiveness. Absolutely no folks with drug problems would qualify.

A list would be maintained & names drawn from a lottery (bingo style so it can be recorded for fairness) to fill available new rentals. Those that qualify to purchase the ownership units cannot resell for a period of 10 years. They would be able to sell after that time and effect a large profit that would be promote the program. Hopefully lower income folks such as retail clerks, waitresses, and construction workers would benefit from this program.

Obviously a 10% drop in profitability will cause a drop in the value of developable land. That is a small cost to existing land owners who have benefitted in an existing enormous increase in value for their land. But it would provide a realistic possibility for people to gain some ground in our ever increasing real estate market. We are blessed with a wonderful city and we should try to increase everyone's chance to ensure a viable economic future

Patrick Skillings

That will mean that land sold



Judith Kelsey

JANUARY 10, 2018 AT 2:43 PM

I have read the comments above and found some people have said what I would say if I were as articulate. Thank you to Anita Colman, Crin Roth, Judy Lightwater, Sandy Powlik and Karin Knowlton. What would I add? Only what we all know. This "plan" is both too late and too early. "Too late" in that huge developments have begun that go against our community's wishes, and "too early" in that vital information, as indicated in the introductory comments, has yet to be gathered (e.g. demographics and income studies that determine the present and projected state of "affordability" especially for renters, traffic and parking studies that more

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accurately reflect present and projected needs for residences and businesses). But "the plan" is out there. At least we are fortunate enough to have people like the CSVRN doing their best on our behalf to align that plan with our nebulous "vision" for this precious place we call home.



Sara Chu january 10, 2018 at 6:14 pm

If City Council can't or won't control commercial rents then we are doomed to lose the "character " of Cook St. Only high end boutiques and coffee shops will be able to afford to be there. We'll be like Yorkville in Toronto. It's not a community at all. We will lose the grocery shops and things like Pic a Flic, which has been an icon in the area for decades.

As for parking, at the meeting i attended about the community plan I was told by one of the people attending, that we don't need to talk about buses since no one rides them. And the folks running the meeting seemed to accept that and we did not talk about transit. As far as I can tell, there are only 2 buses that come to the Cook St area. The # 3 stops after about 6:30 pm and nothing comes down Cook St until the # 7 changes to its night route at around 8:30 pm. Yet I read that James Bay has half a dozen buses that go into the area and there is a plan to upgrade their service even further to help students. Why is Fairfield so poorly served? If we had a decent bus service we wouldn't need so many cars, would we? Would it help to use smaller buses, like the "community buses" that operate for example in Langford, to link us more easily to major bus routes that leave from downtown?

But adding bus service to Cook St wouldn't help that much unless the rest of the transit system was overhauled. We need to improve the whole system if we want to get people out of cars.

Victoria in general needs new management of our transit system if we actually want to cut down on cars. The new management should be required to ride the bus system extensively for several months as a prerequisite. There used to be talk of rapid transit to Colwood/Langford but we don't hear about it any more. If it were to happen we would need to overhaul the present system and have a major transfer hub by Uptown where the rapid transit was supposed to start and end. Right now the major hub is low on Douglas St. There have to be good connections between

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the bus system and any rapid transit system. If our entire system was improved, and if Cook St were better served, more people would not use cars. So traffic in Cook St is a problem related to the bigger picture of traffic in Victoria.



Paul Gilbert

JANUARY 11, 2018 AT 10:24 AM

When visitors descend on us, one of the most common positive comments is about the diversity of people in the Village. It is a matter of joy and pride that we share this place with friends at all ends of the economic and social spectrum. I think its what gives Cook Street Village its magic. Without a stable supply of affordable rentals, increasingly exclusive gentrification would make this a very boring community. Let's keep the magic.



Good Analysis.

I would note that page 23 of the draft Local Area Plan sets medium household income in Fairfield at about \$46,000/year. This means that the average family can afford to pay \$1150/month for rent or mortgage plus taxes and utilities. Nothing is currently being built, or proposed, in Fairfield that would suit the average Fairfield family. Who are we building for?



Suzanne Nievaart

JANUARY 12, 2018 AT 12:48 AM

There need to be affordable housing options for single parents and their kids. There aren't any considerations for this group on the current housing market. All housing is geared for either dual income households or single people without children.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... http://csvrn.com/no-density-without-diversity-housing-affordability/ Options can be co-housing, sharing, etc. Affordability in combination with sufficient bedrooms/space for little people to develop into fullsome members of society.



Freda Knott

JANUARY 12, 2018 AT 2:06 PM

On the whole, I agree with the report. It sums up well what is needed for the middle and low income earner.

I like the idea of the "bed and breakfast" style residences for seniors. This could also include students even though the area doesn't have a lot of students.

Public transportation improvement is essential if the amount of parking spaces is reduced.

New developments must have room for displaced renters at a comparable rent to what was paid before displacement.

These are just a few of my thoughts.



Jeff Smith

JANUARY 13, 2018 AT 8:42 AM

The concepts in your report and ongoing work are good. With the upcoming civic election next fall we have the hope of a new mayor and some new councillors and the barrier to retention of affordable rentals and gentle density could be removed. The current council and mayor have been hoodwinked by developers on a weekly basis and good affordable rental properties have been demolished to make way for high end condos. The mayor and council that vote for the rezoning applications that allow this to happen often do so because the developer promises to keep some units in the new building for rental purposes. Hoodwinked again! Mayor and Council also love to barter "amenities" that the developer will provide, such as a bike rack or a sculpture, in exchange for including less than one parking space per unity in the new development. Until we have a Mayor and Council that support the concepts of the residents, instead of the developers from out side the community, it will be difficult for local vision to guide how the community grows. I remain hopeful that next fall we may end up with a new Mayor and Council that are more astute, can see through the developers tricks and vote with local residents in mind.

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Paul Schachter JANUARY 16, 2018 AT 8:04 AM

Allowing townhouses in more than one row in sub-area 3, the area east of Cook Street Village, to replace the current housing is not consistent with objectives of having a livable, diverse community with open and environmentally-friendly spaces. Allowing townhouses in a single row throughout this sub-area will be detrimental to the neighbourhood because of lack of adequate parking, increased rainwater runoff, decreased open spaces and diminished opportunities for diverse, affordable housing.

Although there seem to be lot size and laneway restrictions for development of townhouses, this will not be at all effective to stop replacement of the existing varied housing with over-dense and expensive townhouses. The experience of Vancouver shows that developers simply buy up and hold single lots that do not meet the size requirements, waiting for the opportunity to combine them to built townhouses. This has a devastating effect on neighbourhoods, as seen from the Vancouver example. The nature and feel of the different area communities is destroyed, as solid rows of townhouses replace the single family and multi-family dwellings. Experience also shows that townhouses replace affordable units with housing only accessible to higher income persons and don't provide the type of diversity Fairfield needs and struggles to retain. This is in stark contrast to diversity and different levels of affordability that arises from allowing suites and garden apartments within the current configuration.

I don't advocate forbidding townhouses altogether. However, more effective limitations need to be in place. At a minimum, sub-area 3 should be reduced in size. There should be a prohibition against combining lots to create dense townhouse areas. The number of lots on which townhouses can be constructed in any block should be very limited. Finally, there should be no double row townhouses permitted.

Cindy Swoveland JANUARY 27, 2018 AT 7:21 PM

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... http://csvrn.com/no-density-without-diversity-housing-affordability/ It is really important that the area provide more rental housing that is affordable. Developers should be required to provide a percentage of their units as low rental... not rewarded for doing so with taller buildings (ie. the idea that developers can buy a 6 story building in the area for a few more low rent units). I think the concept of b&b style homes is a great one...not just elderly people but young single people could benefit from these. It is when we get to the issues of parking that I part ways with the authors. The Cook St Village is not just for us, the residents. We are not a walled enclave. We go out to other neighbourhoods for some of our activities (for which we often need cars). People from other neighbourhoods come to visit us; people come to our restaurants; people come to the wonderful children's playground in Beacon Hill Park; people come to walk along Dallas Rd and then up to Cook St for a coffee and treat; people come to some of our unique shops. These people mostly arrive in cars – cars which need to be parked. Please do not suggest that they use neighbourhood streets. It is true that some residents do not own cars and have no need for parking in their buildings. However, most people do own cars and need parking spaces. The current idea of having fewer parking spots in new buildings is problematic. Where do the people who can't get parking or don't want to pay extra for it actually park? On your street? On mine? Small streets like mine, only a couple of short blocks from the village are already packed with parked cars. Without a significant improvement in public transportation, people will still use cars and still need places to park them. To some, this is considered old thinking, but I believe it is realistic thinking.



GENTLE DENSITY: A LAND USE PROPOSAL FOR FAIRFIELD

by Gene Miller

The author put forward the following ideas for the members of the Cook Street Village Residents Network to consider and discuss. Please post comments below. Ultimately, our goal is to identify areas of interest which the members will support. This doesn't mean we need to agree on everything, just that we have found a certain number of items we all support. These areas of interest will then be presented to the city as widely supported by the residents. We encourage readers to acquire their own copy of the draft local area plan to familiarize themselves with the issues.

"Gentle Density" is a proposal to facilitate all future residential density in Fairfield by capitalizing on and drawing inspiration from the existing features and strengths of Fairfield, which have clearly defined and sustained one of Victoria's outstanding communities.

It rejects the call for high densities as expressed by multi-storey and taller buildings, and favours scrapping the zones that permit these, even in the corner of Fairfield closest to downtown; observing that there has been, and continues to

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be, a tremendous proliferation of multi-storey development (high-rise and midrise) in a significant portion of the downtown core, roughly View to Caledonia, Douglas to Cook, and cautioning that neither the city nor the public has had, or will for several years have, any opportunity to measure its physical or social impacts on the city.

It questions the fallacious planning argument, made explicitly and implicitly in the draft plan, that higher densities are either needed or advised to support various commercial nodes in Fairfield (Cook Street Village, Fairfield Plaza, etc.), noting that under current densities businesses in these nodes and elsewhere in Fairfield are well patronized and, presumably, viable right now and, contrarily, will not suddenly be made viable if ringed with some higher density developments.

It contends that existing three- and four-storey apartment buildings have done nothing to support or improve the character, appearance, street feel and sense of community in Fairfield, but quite the opposite; and that more would be worse, not better.

It challenges the fundamental assumption in the draft plan that more large and/or tall buildings represent either the only or best way to deliver density to Fairfield, or to achieve city long-term growth targets.

Instead, it proposes new land use guidance and blanket zoning for Fairfield under the rubric, gentle density—that is, increases brought about by the addition of one or more suites in existing houses; the conversion of entire existing houses to suites; and the creation of one-lot-scale new developments providing everything from a duplex to as many as 12 suites in one house-like structure consistent in architectural presentation and scale with residential Fairfield as it is now.

By our estimate, Fairfield consists of roughly 150 blocks, 100 of which are candidates for gentle density. The other 50 have parks, schools or businesses on them, or are already completely taken up by 3- or 4-storey multi-unit developments.

The remaining 100 or so candidate blocks each have four "faces" or street frontages, for a rough total of 400 (acknowledging that street frontages vary in length and number of lots). If each street-frontage was a receiving area for 10 new residential units either all in one building or distributed among several, this alone would allow Fairfield to grow by 4,000 dwellings (all sizes and types) over the next 25 years, with relatively little change to neighbourhood character and appearance. While 4,000 may not be an upper limit, it is itself four times the city's 25-year growth target for Fairfield, which is 1,000 units/2,000 people, or an average of 40 dwellings/yr.).

This proposal emphasizes that a surprising amount and variety of this so-called gentle density already exists on many of Fairfield's streets, proof that it is viable and successful; that it has sustained and energized, rather than harmed or torn, the physical and social fabric of Fairfield; that it stands as living proof of the workability of such an approach for further/future housing delivery; and that it should be encouraged by policy and flexibly managed with commonsense rules.

Does this gentle density proposal have every detail worked out, every 'what-if' and question answered? Of course not.

The matter of lot size and dimensions, especially for new, bare land development, needs study and consideration. Parking requirements, on-site and street-side, need study and a practical, flexible, realistic response. The application and approval process (as-of-right throughout Fairfield, perhaps, but subject to appropriate conditions and terms) needs study. And a carefully crafted city-monitored test case or two would be required to assess the implementation of the gentle density concept on a pilot basis, learn from experience, and make appropriate adjustments before wholesale policy adoption. And it is crucially important to engage the community and various stakeholders in a conversation about this gentle density approach to Fairfield land use. It seems, on the surface, as if it would have broad-based appeal, but that can't and shouldn't be taken for granted.

This note simply outlines an idea. Hopefully, it will have sufficient merit to justify more rigourous study and further elaboration. In particular, we encourage you to carefully and observantly walk the streets of Fairfield to study the wide range of gentle density examples already in place: a duplex here, a basement suite or two there, new four-, six- and eight-plexes on single lots, multi-suite conversions of older character homes. It's a good thing and, in our view, you can't have too much of it in Fairfield.

Please post comments below. You can email the author at gene@newlandmarks.com

The following photo gallery was compiled by Ken Rouche and shows the type of gentle density that already exists through the neighbourhood and the kind of that this proposal hopes to encourage.









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14 Replies to "Gentle Density: A Land Use Proposal for Fairfield"



Tyler Ahlgren

DECEMBER 19, 2017 AT 7:55 PM

Can we explore the idea that finding ways to accommodate growth without considering the real life impacts might not be the best way to look to the future? CSVRN seeks to retain the character and qualities that make it a valued place by residents and visitors. The City seems to be promoting a plan which maximizes the growth and building of every corner and street for which a plausible rationale can be developed (Ross Bay Village, Moss and Fairfield, May and Moss, etc), which

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residents are then required to comment on, or oppose. But is this really sane planning?

We all want "quality of life". Our homes are one of the only places in our lives where each of us can create that life experience. Where we invest most of our financial and emotional resources. Because "quality of life" means different things to different people, a city's neighbourhoods look and feel different. Some want the "condo life", with no obligations to a garden, and here in "The City of Gardens", many others love to create and tend beautiful gardens.

As an example, Cook Street Village possesses attributes obviously admired and valued by a great number of people. Changing it to fit some future possibility or aspiration obviously threatens what people have come to value. In the commercial world, there are many examples where companies tried changing successful products and designs, and found the public did not support the new designs, and products.

Conversely, the world is full of examples of areas, buildings, and settings the public understands should not be changed, no matter what. Do we really want to just "follow procedure", and end up building out once desirable areas into the now undesirable places we see in towns and cities everywhere?

Gentle Density is a FAR more appropriate approach to increasing housing opportunities, than the wholesale reconfiguration of an existing neighbourhood as envisioned for Fairfield Village/shopping plaza in the City's LAP. In this "plan", the entire area for blocks is to be completely changed into a multi-storied townhouse complex, completely changing the existing character of a significant area of Fairfield.

But, is the City (and others) interested in changing the process from "How many ways can we find to rationalize maximizing density in Fairfield (and other areas of Victoria)", to "What is the maximum number of people that can be accommodated by the assets and resources Fairfield has, and still retain the qualities everyone values about Fairfield (or any other area of wonderful Victoria!)."

Isn't the goal of "planning" to look ahead, investigate, analyze, and anticipate potential undesirable outcomes, and develop plans to create the best outcomes possible?

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Shouldn't we be working for what will retain what we like and want, instead of talking about what we will accept from a list of options we find undesirable?

Mayor Helps tells us this Local Area Plan is about what Fairfield residents want. Is that the same as "what residents will accept, as proposed by City Planning"?



Sid Tafler

DECEMBER 21, 2017 AT 10:40 AM

I agree with the basic principles and thank the author of the Gentle Density document. I do not see the perspectives of the many people I know in Fairfield in the city's LAP draft. The document should be co-written by city staff and community residents. Fairfield is a very successful community and the density expansion most people support is already being realized in all corners of the community. Gentle density yes, wholesale revisioning and disrupting the community no.



Crin Roth december 21, 2017 at 12:40 pm

I wholeheartedly support the Gentle Density document adding quiet density without changing the character of the Village and surrounding area- thank you for this . The photos provided by Ken Rouche showing appropriate ways to add density are excellent and show how possible Gentle Density is. I do not support new 4 storey developments in the West of Cook Street Village Sub-Area (west of Cook Street to Heywood, Park St. north to Southgate). I support

the retention and re-use of existing traditional residential houses and character in this Sub-Area following the Gentle Density proposal.



I tend to agree with this 'gentle density' approach, subject to including rules about available parking spaces for each unit.

I agree with Sid Tafler's observation that, despite nice sounding words from our mayor, the density aspects of the community plan actually reflect her vision for the urban future. One sure way to screw up the current very pleasant ambiance of the village is to have 4 story (or higher) buildings crowding the street.

Shirley Avril DECEMBER 23, 2017 AT 7:56 AM

Yes please!! City planners must work for and with us. Find developers who can live with a bottom line that aligns with gentle density. And please do not pretend that there will someday be a population that will not need parking. Reduction of on-site parking requirements and lack of monitoring of illegal (yellow line, drive way aprons, and non-residential parking) has made many intersections and driveways a genuine danger for pedestrians and bicyclists.



Janet Pelley

JANUARY 3, 2018 AT 10:27 AM

I endorse the proposal for gentle density and ask that city councillors and planners support it as well.



Carrie Fuzi

JANUARY 5, 2018 AT 12:43 PM

I support gentle density as well. Based on the numbers the city has projected for the amount of people who will move into Fairfield over the next 25 years gentle density will cover the amount of new housing needed. Gentle density will also help keep the character of the neighborhood. The residents of Fairfield want more public engagement in this plan.

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Jamie Kyles

JANUARY 10, 2018 AT 3:33 AM

I agree 100% with gene Miller's suggestions. In fact, his perspective is largely a recognition that this is, to a large extent, happening anyway, right now.



M. Vonfintel january 10, 2018 at 9:34 am

I think it's very important to preserve the character of the Fairfield area as this is what makes it a unique part of the city. We do not need a copy of downtown. Gentle density seems a good solution and one I prefer. Tall buildings do not add to the feeling of community in my opinion.

My other concern for this area is that the small businesses in the Village will not be able to survive if new buildings replace what is here (i.e. Pic-a-Flic.) We are in danger of losing amenities. An area with just residences and no commercial access would not be as vibrant or as safe. The more activity, esp. in the evenings, the safer and more interesting/appealing the neighborhood, I think.

Patrick Skillings JANUARY 10, 2018 AT 11:41 AM

Victoria is a beautiful city. If you look around our community you will find neighbourhoods blighted by large rectangular boxes providing more rental & condo housing that do achieve higher density but at the expense of architectural beauty. Miller's gentler density clearly provides for smaller more livable living spaces that maintain neighbourhood character and often add to the existing beauty rather than subtracting from it. Our streetscapes are significantly damaged by large building blobs in single family neighbourhoods.

That is not to say that higher density through large multi storey buildings in existing high density areas such as Harris Green & Downtown (those industrial neighbourhoods north of Paul's on Douglas towards Hillside might be considered)

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are inappropriate. Density is necessary for a city's economic viability. (Miller once advocated higher downtown density in order to diminish panhandlers but that hasn't been born out). However architectural standards should promote beauty through diversity & uniqueness. Beauty adds to a community's spirit and creativeness and makes for a happier way of life for our citizens. I salute the Jawls for their efforts in creating buildings that are unique and beautiful that will leave our city more beautiful.

So existing functioning livable communities such as Fairfield, Fernwood, Vic West, Rockland, James Bay, & others must be maintained carefully with gentle density and 5 storey block zoning is not gentle.

Let's be creative and supportive of many smaller ideas melded into our existing landscapes rather than imposing large 1970 style apartment blocks that take away the beauty that we so much need in our daily lives.



I endorse the gentle density proposal as outlined in this document. I encourage the city council and planners to support it as well.



Lynn Taylor

JANUARY 10, 2018 AT 4:24 PM

If we envision a diverse, inclusive and socially sustainable future for our community, we must move forward with a gentle density model. The economic and social effects of gentrification on Cook St village are already upon us, and we must move quickly to ensure that we do not lose any more affordable residential and commercial space.

The scale, architectural presentation, and diversity that makes our community unique must be preserved in any plan for future development.



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JANUARY 11, 2018 AT 10:59 AM

For me, not only do I wish to see our neighborhood maintain its sense of community by keeping development to a gentle minimum, but I also would like the city to become a lot more sensitive to maintaining the visual aesthetic that makes Fairfield special. If we are to avoid the destruction of historic skyline, I'd like to see a limit on the number of flat-top houses in any given street. Pitched roofs and period style are a big part of the areas character and charm whereas post-modern, re-constituted toasters stylistically neuter the beauty that has taken one hundred year to grow. Yes, lets give more people a chance to live in these lovely tree lined surroundings, but lets not fall prey to many developer's desire to build ugly boxes because they are cheaper. Nick Bantock



THOMAS (TIM) DAVIS JANUARY 12, 2018 AT 3:39 PM

Almost none of these apartments are affordable under the rule that the cost of housing shouldn't be more than 30% (used to be 28%) of family income (used to be of the highest income family member's income). Canadians achieved this goal in the early 50s and selfish planners and developers have done it in. The apartments are designed and costed to be sold to outside speculators and "investors". They are destroying our city.



BUILT FORM IN COOK STREET VILLAGE

By John Tylee

The form and size of buildings in Cook Street Village ("the Village") has been the contentious for years; village residents generally prefer smaller buildings, while developers and some Village businesses prefer larger ones.

The Fairfield planning process has produced some goals, principles and policies for Cook Street Village in the Fairfield Neighbourhood Plan, pages 57-59, ("the Plan"), and draft design guidelines for the Village ("the Guidelines").

The built form proposals in these documents have been discussed at three events organized by the Cook Street Village Residents Network (CSVRN): two inhouse events with about 20 people in attendance at each, and a public meeting attended by about 60 people. This paper outlines the responses to the City's proposals developed at these events.

The Village serves not just the local neighbourhood, but also residents from all over the city – and, indeed, the region – as well as tourists. Two particularly important groups from outside the neighbourhood are downtown residents and tourists. For tourists, as well as residents from outside Fairfield, the Village is an attractive venue for refreshments and shopping that is close to two highly

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popular leisure destinations: Beacon Hill Park and Dallas Road. For the rapidly growing downtown population, the Village is a short, enjoyable walk away from the bustle and concrete of downtown to a more traditional, calmer, smaller scale retail experience. To continue to be attractive to these two groups in particular, it is critical that the ambiance of the Village, as articulated in both its built form and in its public realm, reflect a sharp contrast to downtown.

Part of the charm of the Village is its eclectic collection of buildings of very different sizes and styles. The Plan recognizes this in its ninth Community Design Principle (p.57 – "Keep the eclectic, unique feel of the Village").

But it is almost impossible to create a set of design rules that fosters eclecticism and diversity. Most developers interpret design rules in the same way – the way that maximizes their useable space – and the result is often a boring collection of practically identical buildings. The challenge therefore is to build some flexibility into built form policies and guidelines, while encouraging developers to use this flexibility to create uniquely designed, sustainable buildings rather than focusing on the maximum useable space allowed.

The Cook Street Village Residents' response to the Plan has generally been one of support, but its response to the Guidelines has been less positive. In particular, residents endorse the following overall changes to the Guidelines:

- More specificity, while still allowing some flexibility to encourage a diversity of styles
- More emphasis on creating a physical environment that is the antithesis of downtown
- Upgrading the legal status of the guidance in the Guidelines, perhaps by incorporating key elements into the Plan, since some recent development proposals appear to ignore the Guidelines

In considering built form, there are a number of elements to consider:

• Height

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- Frontage
- Setbacks from the Cook Street-facing lot line: underground, at street level, at storeys above street level (the "street wall"), and at the upper storeys
- Businesses

Building Height

The City's Official Community Plan (OCP) allows for up to four storeys in the Village, except in strategic locations, where six storeys are allowed. A letter signed by the Director of Planning has deemed all locations in the Village as strategic if they provide more housing.

Residents have argued consistently for years, including in meetings organized by the CSVRN, that the upper limit should be four storeys, which emphasizes the difference between the Village and downtown.

Some Village businesses seek more than four storeys, arguing that their customer base is declining. This seems at odds with available data. The Fairfield and Gonzales Retail Demand Analysis done for the City in 2017 notes "Cook Street Village is a vibrant retail village evidenced from its high lease rates and low vacancy." (p.1) The Plan anticipates a significant increase in local residents, while growth in downtown residents and tourists remains strong.

The four-storey limit is endorsed in the Plan (p.59 – 7.1.1 and 7.1.2). There has been some concern that height should not be determined simply by number of storeys, because developers are tending to build increased height in each storey. A height limit of 13.5 meters or 44 feet is endorsed in the Plan.

There has also been discussion of what features might be allowed above the height limit. Small structures necessary to service elevators make sense, but a discussion among Cook Street Village Residents endorsed a ban on lattices and similar structures that to all intents and purposes look like walls from the street.

Frontages

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... http://csvrn.com/built-form-in-cook-street-village/ This issue is not addressed in the Plan and only obliquely in the Guidelines, where it references two buildings on a single site (4a). But in a recent development application, an overlong frontage was a major concern of both residents and the City's Design Review Committee. Lengthy frontages are inconsistent with the pattern of the Village, which features mainly short frontages or, where longer frontages exist, separate buildings or strong design features to give the appearance of short frontages. The Plan's Goal 3 endorsed this direction: "Encourage design that fits in with the neighbourhood character."

The Plan's Goal 3 should be implemented by adding a short section to the Guidelines that provides specific guidance on the need for short frontages, if necessary by creating two linked buildings.

Setbacks – Underground

Underground setbacks are not mentioned in the Plan or the Guidelines and a number of recent developments appear to be built right up to the property lines, allowing almost no permeable space on the site. This is a major problem from the perspectives of flooding and ensuring sufficient space for trees to flourish. The Plan's fourth Community Design Principle (p.57) reads "Protect and renew the street tree canopy."

Discussion among Cook Street Village Residents resulted in a strong endorsement of adding a section on underground setbacks to the Guidelines. Setbacks to accommodate street trees need not be linear, but could be tailored to accommodate existing trees and spaces where additional tree plantings have been planned.

Setbacks – Street level

The essence of the Village's attractiveness is its walkability, and walkability requires generous sidewalks, to accommodate not just pedestrians, but also wheelchairs, prams and a variety of electrically driven devices that are beginning to proliferate on sidewalks. As more people live in multi-residential buildings, and

units within these buildings become smaller, the need for highly walkable streets is only going to become stronger. In addition, wider pedestrian spaces support sustainability by encouraging walking and, for those with mobility issues, travelling along sidewalks.

Parts of the Plan support generous sidewalks: Goal 2 ("Improve walkability... and public realm"), Goal 4 ("Establish high-quality, vibrant public spaces"), second community design principle (p.57 – "Widen sidewalks and create better spaces for pedestrians") and third business vitality principle (p.57 – "Encourage front patios, display areas, seating and other semi-private space in front of businesses").

The Guidelines appear ambiguous about street level setbacks. Guideline 1.e says "Buildings with commercial uses should generally be built up to the sidewalk. However portions of the front façade should setback 1m to 3m from the front property line...." Guideline 2.g says "Where ground floor commercial uses are proposed.....encourage buildings to be setback a minimum of 1m to 3m from the front property line."

In setting these requirements, the Guidelines reference the need to accommodate patios, courtyards, seating areas and outdoor display areas for commercial uses. CSVRN discussions also mentioned the need to accommodate landscaping and street fairs, as well as utilities such as sandwich boards, waste bins, magazine racks, lighting and small carts selling goods. Also relevant is the Plan's sixth Community Design Principle (p.57 – "Improve village bike facilities and bike parking.")

Cook Street Village Residents strongly favour a mandatory 3m street level setback. This would preserve in perpetuity sufficient space to accommodate continuation of the Village's patio culture, an important element of its attractiveness, and the anticipated growth in pedestrians.

The size of setbacks is an important consideration for retailers. Those requiring patios or space to display their products on the street favour large setbacks, but

others favour smaller setbacks to reduce the space between sidewalks and their storefronts. This latter concern can be addressed by street furniture design that bends sidewalks toward storefronts where appropriate. Designing the public realm in this way provides diversity and another differentiator from downtown. In addition, as different types of business move into spaces along the street, the street furniture can be adjusted to better accommodate their sidewalk needs.

Many residents favour the creation of an outdoor gathering space in the Village for special events and activities, which is endorsed by the Plan's first Community Design Principle (p.57 – Create a new public gathering space in Cook Street Village) This would require significant expense, since the City would have to acquire the necessary land; it would therefore be a long-term project at best. Other residents have suggested that a more realistic option with potential for short-term implementation would be to remove raised sidewalks and accommodate special events and activities through short-term closures of Cook Street. If this latter approach is taken, 3m setbacks at street level would enhance the amount of space available for special events.

Setbacks and height of the Street Wall

The Guidelines call for buildings to provide a "sense of enclosure" along Cook Street (1.a) and for "the front façade of new buildings…. be generally aligned with adjacent buildings (1.d). They also "recommend" a maximum height of 10m. for the street wall.

Providing a "sense of closure" with street walls aligned with neighbouring properties is the antithesis of what currently exists in the Village, and contrary to the Plan's Goal 3 ("Encourage design that fits in with the neighbourhood character"). It would also make the Village more like downtown, whereas many residents seek a built form that stresses the difference between a highly walkable residential area village and downtown with its high street walls. Cook Street Village Residents generally support diversity in setbacks for street walls.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... http://csvrn.com/built-form-in-cook-street-village/ The setbacks for street walls are to a significant degree determined by the setbacks for sidewalks, though some variation is provided by the amount, typically 1-2m, by which the street walls overhang the sidewalk. Larger recesses of the sidewalks provide better weather protection for pedestrians and business customers, a goal mentioned in the Guidelines (2.c)

Some residents have suggested that the maximum height of street walls should be less than 10m to allow more sunlight on the street, consistent with the third community design principle (p.57 – "Maintain the sunny and open feeling of the streets"). Cook Street Village Residents favour of a variety of heights in street walls, with a maximum height of 10m, and support a Guideline to this effect.

Setbacks – Upper storeys

The Guidelines (1.c) provide for 2.m minimum setbacks; others have called for much larger setbacks, to increase the sunlight on sidewalks and to hide the upper storeys from the sight of pedestrians on the street (another manifestation of residents' aversion to having buildings that create "a sense of enclosure.")

Cook Street Village Residents call for some diversity in upper storey setbacks, out of concern to ensure buildings along Cook Street look different from one another.

Business size

Residents are generally in favour of small locally owned businesses. The City has no power to regulate business ownership, but it can have a very significant impact on the types of businesses found in the Village through its regulation of the size of commercial spaces: larger companies and non-local companies typically require larger footprints than local companies. The Plan and the Guidelines endorse this direction (Plan p.59 – Land Use and Urban Design Policies 7.1.6 and 7.1.7; Guidelines 2.i and 2.j) though one of the other Guidelines (2.e) seems to work in the opposite direction by requiring a minimum depth of 10m.

Cook Street Village Residents strongly endorse the approach in the Plan and Guidelines, but also seeks more specificity. There is support not just for smaller

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

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commercial footprints in general, but also for very small footprints that might be used, for example, by pop-up businesses. The exception for grocery stores makes sense, given the community's needs, but should be for grocery sales only, not businesses "in conjunction with a grocery store" (Plan p.59 – Land Use and Urban Design Policy 7.1.7 and Guideline 2.j).

Cook Street Village Residents have a strong interest in attracting more people who both live and work in the community. This in turn translates to an interest in encouraging development of different types of live-work spaces, as well as in making requirements of developers to include in their projects amenities such as high performance wi-fi that would be of value to those able to work from home.

Other issues

There are many other items relative to the built form of the Village that are outlined in the Plan and the Guidelines, but have not been addressed in this paper. These have the support of the community, and we thank the City planners for articulating them.

Summary

Cook Street Village Residents cherish the unique features of the Village, the things that distinguish it from downtown and from other parts of the city. They support densification and development in the Village, but insist that such development strengthen, not destroy, the attractiveness of the Village.

The proposals above are offered as a way to accommodate development without threatening the things that make Cook Street Village such a unique and wonderful place.

8 Replies to "Built Form in Cook Street Village"



Bill Weaver

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

JANUARY 2, 2018 AT 10:04 AM

Excellent. Embraces all the points that make a city human.



Sarah Petrescu

JANUARY 3, 2018 AT 12:02 PM

From FB: I agree Dave. I'd like to see the fave local businesses survive and get dibs on revamped spots at comparable rents — like the liquor store seems to have done. I'm not opposed to density but affordable housing should be a priority. Why not have charity or community associations partner with developers to create buildings with a mix of social and market housing, like what the Greater Victoria Housing Society does.



David Lennam JANUARY 3, 2018 AT 5:13 PM

One of my worries is that new buildings that are (because they all are) condo on top, business on the bottom, will lease their ground-floor commercial space at a rate much higher than current shop owners are paying for older and smaller buildings in Cook Street Village. That means those stores will be shuttered and chain stores that can afford the new rents and leases will move in. Goodbye Pick-A-Flick, Kay's Korner, John the green grocer, the hair salon and whoever else isn't operating a high-volume operation. The same principal applies to housing. If all the rental apartments are converted to expensive condos, where do 50 per cent of the people living in the Village live?



ron and alex stewart JANUARY 10, 2018 AT 12:27 PM

Most of the recommendations are great. Setbacks are very important and should be varied to avoid a "wall" effect. Maximum height should be about 10 meters. Should

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an applicant require a larger footprint than now allowed, let them go elsewhere. Also, do not run bike lanes thru Village. Divert to Vancouver St. The centre lane used for loading as well as turning works well. Leave it alone. Remember the disabled people who have to cross street and do not need to somehow jump a curb.



Crin Roth

JANUARY 12, 2018 AT 12:57 PM

Ron and Alex, I like and agree with what you have said.

And, John, you have said it all, my friend. I could just reiterate what you have said, but you have covered how we feel regarding Built-Form for the Village. Thanks for your efforts.



Cory Greenlees

JANUARY 22, 2018 AT 5:02 PM

I strongly agree with the priorities expressed in Built Form in Cook Street Village. Height, frontage, setbacks and size of businesses are crucial to maintaining the small village character of Cook Street Village. A four story maximum for new developments should be enshrined in the new Fairfield plan. Even better, other options for increased density should be explored.



R Forrest Smith

JANUARY 25, 2018 AT 2:28 PM

I agree we do NOT want a "sense of enclosure" on Cook Street. Part of the beauty now is the openness provided by low rise, mid-rise-old, new, middle age, residential repurposed structures etc. "It is the variety that provides the spice/life of Cook Street Village. This would be lost with a "walled in sense of enclosure" particularly with all walls 1/3 the width for the adjacent right away. Variable set

back would not mitigate this sense of enclosure. To me this is an issue of "Streetscape" and this is huge when it comes to the feel of my Cook Street Village. For some good ideas Google Design Guidelines Urban Villages and take a look at https://web.toronto.ca/wp-content/uploads/2017/08/9775-Forest-Hill-Village-Urban-Design-Guidelines.pdf



Cindy Swoveland JANUARY 27, 2018 AT 6:53 PM

Very good points. Why in the world would someone want a "sense of enclosure" while walking down Cook St (or, for that matter, any street)? Cook St is so nice to walk along on a sunny day! The sun reaches down to you! A street of taller buildings would be like a tunnel...no sun, no fun. Outdoor tables and patios are what makes Cook St live, though I wish we could sit at more of them with our dog. We are not downtown, we are a neighbourhood. We do not wish to be part of downtown, we wish to remain a neighbourhood.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...



JANUARY 24, 2018 BY NICOLE CHALAND

A Watershed Moment for the Fairfield Neighbourhood Plan

When I arrived at the FGCA on January 15th for the meeting about the local area plan, I was surprised to see 150 people. There were people standing outside the building peering in through the windows. I was asked by the meeting chair, David Biltek, to take notes. I noticed no City of Victoria Councillors were in the room and the city staff in attendance had pre-arranged commitments which required them to leave 90 minutes before the meeting finished. Out of respect for the people who attended, I am publishing their comments as a transcript of the event.

- The FGCA has asked for an extension.

– One person wants the city to slow down so people can read the local area plan, figure out what it says, meet & then talk with neighbours, and then figure out a response.

– One person says that there should be no rezoning if immediate neighbours oppose it.

– The majority of people who live on Standard Street were unaware of the local area plan, they are not well-informed.

- One audience member asked for a show of hands to see how many people want the process slowed down. The majority raised their hand. A Watershed Moment for the Fairfield Neighbourhood Plan – Cook Street Village Reside... Page 2 of 12 Committee of the Whole - 01 Mar 2018

- Is the OCP being followed as a guide for the LAP?

- How many new residents are you planning for?

Kristina answered from 45 – 50 per year, and also said we're decreasing the height in Cook Street Village. I don't have a number. We don't plan that way.

– One participant clarified that there is 10% growth planned for all the areas outside the downtown core including Fairfield.

- Why cram all the people into Fairfield?

– I'm shocked. I attended a planning session in the summer. This is a bait and switch. Everything is densified and there is no planning for traffic.

One participant reflected back that half the people are talking about process.
 This is not a dialogue. This is old fashioned. It's a broke down process. [This comment was met with large applause.]

 Another person introduced himself as a retired planner. He said you're opening up Pandora's box. You will be able to build anything in traditional neighbourhoods.

- There is no density calculation, so what is the plan to deal with traffic?

– When you issue permits for townhouses you must plan for accessibility. There is a new 6-plex at the bottom of Humbolt and no-one with accessibility issues can get in. How did this happen? There are building codes and provincial regulations.

- What is the decision-making for this local area plan? I know you have a survey, but how do you know where that respondent lives? If you are planning on changing my street, why do you ask people who live in another part of town what they think? How do you factor in what the people who live here think? – Regarding the OCP, it was only during the Cook and Oliphant experience that we learned 6 stories was allowed in Cook Street Village. We thought this process was going to rectify those problems.

- The open houses are propaganda.

– I live in Fairfield Plaza. Not Ross Bay Urban Village. [This comment was met with large applause.]

- How many character homes will be left?

- I added my name to the city's mailing list, but I've never received an email.

- Why didn't the city use the news media to inform people?

– All the trees on Pendergast will be lost with the new development. Why can't we figure out how to save some trees?

I want to thank the community members who have been putting up notices,
 door-knocking and flyer-ing. Because if it wasn't for the flyer I received yesterday
 I would know nothing about this.

– This is the first time I've had to address the local area plan. No, it isn't lovely to find out.

– I don't like having this plan resting over my head. It is a massive change for my community. I don't know if I should leave or not.

- Will this seek amendments to the OCP?

A: Yes.

- What's stopping a developer asking for variances?

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2018-02-09

A: The board of variance approves variances, but the community does not need to be informed. The community is only informed during a rezoning. [this has been corrected.] See: http://www.victoria.ca/EN/main/city/mayor-councilcommittees/other-boards-committees/victoria-board-of-variance.html

- How many new homes? What's the projected population?

– What are the limits to growth? It seems the underlying assumption is that there are no limits to growth. What I haven't seen is seismic risk and climate change risk. Coastal cities worldwide are dealing with this head-on. What is the capacity of our infrastructure?

– How many more people will be using sewer, infrastructure, stormwater? Who pays for that?

You can assemble two lots to build double-row townhouses on my street.
 When I went to an open house, the planners didn't even know the name of my street. They throw concepts out. And you have to do all the work to find out the impact on the community. This is the process.

- There is no talk about affordable housing. Who will live here?

– I live on St Charles and a developer wants to assemble 2 lots and build 3 houses with many variances. I believe the developer is motivated by the draft local area plan.

– The developers of the Pendergast project said that they are following the draft local area plan.

- All rezonings go to a Community Association Land Use committee.

– Why is this only a housing plan? What's the impact on transportation? Why is there a disconnect between housing and transportation?

– The transportation plan for Richardson is to narrow the street, install speed bumps and divert traffic to side-streets.

– Transportation is a major concern with a planning increase in population.

– I spent 5 days with this plan. On page 14 it says "The neighbourhood plan will largely be accomplished through private development."

– There are 7 pages on Cook Street Village and 2 pages on Fairfield Plaza

– Sub-area 4 is first mentioned on page 76. Page 76 is a huge issue for our street. The fact that you have to wade through 76 pages to find it is unacceptable. Sub area 4 is north of Fairfield Plaza up to Richardson St.

- There is no indication in the brochure about densification.

- What would make this better going forward?

 People are concerned about increasing costs. Increased density brings increased need for public amenities such as parks, social services, recreation centres. The community amenity contribution and density bonus policy are giving away density.

[I emailed the following speaker to clarify his comments at the meeting and this is what he provided.]

"As of September 30th, according to the industry analytics, the City of Victoria alone has 4,780 multi family units either in process or under construction. To help mitigate the added costs of public amenities (parks, recreation centres, social services/neighbourhood programming) that arise due to the added population density, many municipalities negotiate a Community Amenity Contribution (CAC) to help defray these increased public costs, on a flat rate formula for each square foot of new residential development. This negotiated rate can vary, from \$6/sq. ft. in Port Moody, to an average of \$20/sq. ft. in the District of North Vancouver. Unfortunately, due to Victoria's earlier zoning practices, coupled with the poorly-designed and applied Community Amenity Contribution (CAC) Policy, this city will in most cases collect none, or very low CACs, despite its unprecedented push on new residential housing. Indications are for only a few hundred thousand dollars in total. City Hall has provided no projections for potential CAC returns.

If Victoria had in place the straight-forward, flat-rate policy of Port Moody, the CACs available could look like this; Average unit size 650 sq. ft. X \$6/sq.ft. X 4,780 = \$18,642,000. While Victoria's Development Services department can cite many causes for the abysmally low returns from their current CAC regimen (purportedly under review), it remains that political lethargy, coupled with a poorly-applied methodology, will leave. Victoria taxpayers with increased costs moving forward and no policy plan able address the shortage of recreation facilities, parkspace, community programming, even schools required due to the increased population within a more dense city." Doug Curran

- Staff are at behest of the developers
- Council is not doing its fiduciary duty.
- There is no talk of the public realm in this plan.

– Developers build to the edges of the property line and the community gets nothing in return.

– I'm from the Northwest and the options in the survey were 1) cram it all into the north west 2) cram it all into the north west and 3) cram it all into the north west.
You can build up to ten stories on one side of Quadra and up to 6 stories on the other side of Quadra. This will force renovictions in the Northwest.

- What will happen to my property taxes when I have to pay for all the new infrastructure to accommodate this growth?

http://csvrn.com/2018/01/24/a-watershed-moment-for-the-fairfield-neighbourhood-plan/

2018-02-09

– As I listen to the comments from the planning department and the comments from the community it is like each are living on two different planets.

– Fairfield could be described as ingenious improvisation. You walk by houses that look like single family homes and they have 9 mailboxes. This should be the methodology for accommodation more growth.

- How can we partner with the city in suggesting HOW we will meet housing growth targets if the city will not state how much housing we are planning for?

– There are no affordable units in this plan. Who will live here in the future? Will I be able to live here in 25 years?

– I live on Burdett where a 44 unit apartment building is planned across the street from single family homes. We would happily welcome townhouses here.

– The OCP explicitly states 'maintain population of Fairfield' so which is it, are we following the OCP or are we changing the OCP? (page 143 of the OCP)

- Council has dictated that the majority of growth will go to Fairfield.

- We are from Sub area 4 and we want meetings about the plans for this area.

– The city has a housing growth target even if the target is 'as much growth as possible'. They need to put their cards on the table.

"Change is disturbing when done to us, exhilarating when done by us."

Rosabeth Moss Kanter

🖻 BLOG

8 Replies to "A Watershed Moment for the Fairfield Neighbourhood Plan"

Kim Hardy

JANUARY 24, 2018 AT 1:46 PM

Wow. Thanks to everyone who came out to the meeting to represent our community! And thanks to Nicole for taking and share these important notes and comments. There are many of us who have been down with the flu this January and it's reassuring to know my thoughts were relayed at the meeting and there is a permanent record of what community residents think. I hope we are heard and our thoughts incorporated moving forward.

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Bertram Cowan

JANUARY 24, 2018 AT 3:56 PM

Very well written and clear. Thank you to the note taker. I'm amazed that no one from Council was in attendance – who is our Councillor? We should ask the question why they were not at this community meeting.

We were unable to attend and will try very hard to go to the next meeting. We should insist that our Councillor be in attendance and that city staff show us the courtesy of staying for the entire meeting.

Again thanks for the notes – I appreciate they are in "bullet" form which make them easy to read and follow.



Sara Chu

JANUARY 24, 2018 AT 4:29 PM

So far the community planning process has lacked transparency and does not seem to care what local residents think or want. I hope this meeting will be the beginning of a more respectful and honest process. Shame on City Council.



Diana Smith January 24, 2018 at 5:32 pm

This is the time for us to come together in Fairfield, to shape the future we want, in collaboration and with the political and civic planning process. The current draft plan is inadequate – we can't settle for it.



Jim Masterton January 24, 2018 at 7:57 pm

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Traditional residential areas are going to be subject to all sorts of density experiments....townhouses, duplexes,fourplexes, garden suites etc which will destroy the character of those areas. Zoning will count for nothing. Yet, despite the greatly increased density, the plan has no figures to estimate future populations. Extra population creates more demands on local parks, schools, traffic circulation yet the plan is totally silent on this important planning point. Very concerning.... like flying completely blind. Is this the kind of planning we deserve?

Tyler Ahlgren JANUARY 24, 2018 AT 9:00 PM

I hope the City Council pays close attention to the extent of the interest by our neighbours at this event. "There were people standing outside the building peering in through the windows."

Many others, seeing the crowd, turned around and went home.

I hope the council members and City staff read the comments made by our neighbours.

" – I want to thank the community members who have been putting up notices, door-knocking and flyer-ing. Because if it wasn't for the flyer I received yesterday I would know nothing about this."

The City may try to spin a few survey numbers to make it appear they have achieved adequate community engagement, but our door-to-door surveys have revealed very few residents are aware of the LAP process, the implications, or of meetings held.

With every property now valued at close to a million, or above, the ramifications of poor planning is huge, if only financial implications are considered. But our homes are far more than dollars and cents. Anyone doubting the special qualities of Fairfield as we know it today, need only take a drive around the CRD, and see what options exist to replicate it.

We cannot allow "change", just for the sake of change. Are these same planners proposing densified development of Banff National Park?

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As much as we need to plan for the future, we also need to include plans to preserve and protect.

It's called PLANNING!

I thank those that walked our streets, knocked on doors, had conversations, and provided flyers. That is what "community" is about. We do care.

Edwards JANUARY 24, 2018 AT 10:45 PM

It is unfortunate to define bonuses for public amenities as something that is needed for the future! Services must be in place BEFORE adding Density. Our Current Density is Already TOO MUCH!

Fairfield's, Gonzales and Rockland's community services which include Hospitals and Schools cannot accommodate the residents they currently have. The City removed the Hospital where Mount St. Mary's is located. Poor planning, under the current elected, eliminated one school at Pandora and Vancouver and dropped the enrolment of another school at Vancouver and Burdett.

New residents to Lower Vancouver Island prefer to move into communities where they have doctors, emergency services in a timely manner and schools which can accommodate their children. West Shore planned for new schools and is near the VG Hospital for emergencies.

The City must focus on fixing current problems not burdening their constituents with excessive emergency waits, loss of classrooms or full schools. Current city planning discriminates for only the healthy and childless!

2

Carrie Fuzi

JANUARY 25, 2018 AT 11:46 AM

As a resident of Fairfield I strongly urge the council to listen to the people who live in this neighbourhood. Most residents were not aware of the Draft Fairfield Plan.

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They also were not aware of the survey that was sent out. It was sent out on a postcard and came as junk mail which most people don't read. The city should have sent it out in an envelope like our utility bills or property taxes come out in. I remember hearing from my neighbour about it a few days before the cut off date as she was involved with the local planning. I walked through the neighbourhood and asked anyone I saw if they were aware and not one person was. This speaks to how poor public awareness was. We now see a movement happening as people are becoming aware through residents who care about the community. This is not about no density it is about gentle density in areas with traditional housing. Gentle density will allow secondary suites, house conversions, duplexes and multiplexes. There are great examples in our area already of how when done thoughtfully they blend into the neighbourhood. Townhouses are considered a part of this but to me they aren't gentle density especially when they are considered more financially feasible for developers when lots are combined for larger developments. Double row townhouses are being proposed in Sub Area 3 and 4 plus in two small areas east and west of Cook Street Village where there are laneways. If you look at 451 Chester there is an example of these. They will be allowed to be 2.5 stories high in most areas of Fairfield and 3 storeys in other areas. Single row townhouses are allowed in all Traditional Housing areas on corner lots. In Sub Area 3 and 4 again they will be allowed anywhere. I applaud the 150 people who came out to the meeting and know they represent a large amount of concerned citizens in Fairfield.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ... Page 658 of 868 http://csvrn.com/2018/01/24/a-watershed-moment-for-the-fairfield-neighbourhood-plan/ 2018-02-09 City of Victoria Planning Department

Re: Fairfield Neighbourhood Plan Draft November 2017.

Our address is 936 Fairfield Road and we are writing about the proposed changes to permitted density in our residential block.

Our block is bordered between Fairfield Rd. to the south and Collinson St. to the north, and, between Vancouver St. to the east and Quadra St. to the west.

We note the proposed changes include a proposed increase to a maximum 6 storeys from the current 4 storeys. We vigorously oppose these proposed changes for this block for the following reasons:

- The block narrows considerably as it continues west and does not lend itself to larger buildings at the west end.
- There is an attractive section of single family homes at the west end of the block. Some of these are heritage designated, and some are of heritage interest.
- Fairfield Rd. is a pleasant, attractive, pedestrian-friendly connector between Cook Street village, our residential neighbourhood, and the inner harbour, used by locals and tourists.
- Access and egress to parking is already a challenge in our block. Greater density would exponentially add to this problem.

We feel the line would be more appropriate along Collinson St. encompassing buildings on the north side of that road as there is already a six story building on the north side of that road.

Thank you for your consideration,

(State Council President VIS 32.45) 200

Martin Young Strata Council President 936 Fairfield Road Victoria, BC V8V 3A4 Phone^{Personal info} Those attending the meeting today on January 18, 2018 with City Planners are homeowners on Oliphant Avenue and are advocating a change to the current draft of the Fairfield Neighbourhood Plan which sets the vision for the next 20-25 years.

We are compelled to advocate that all homes along Oliphant be designated "Urban Residential" from "Traditional Residential".

The attached letter with about <u>30 signatures shows compelling support for the "Urban Residential" OCP</u> <u>designation for homes along Oliphant</u>

Key rationale for the Oliphant OCP Designation to be "urban Residential":

- Majority of homeowners and renters in and around Oliphant Avenue support the greater urban density – see Map 1
- The attached list of people in favor of the urban designation are not only Oliphant residents but are nearby neighbours who don't have a vested interest in the outcome but have applied common sense to urban planning
- Those who signed supporting "urban Designation" are varied retired, young, old, social workers, a few renters and a few developers
- Map 1 shows homes on or close to Oliphant in support the "Urban Designation". (Not all residents were available for input)
- Nearby lands to Oliphant Avenue are already going to 3-6 storey developments: 1041 Cook (Cook and Oliphant) - 55 units approved - rezoned 986 Heywood - 21 Units approved 1014 Park Blvd - 8 units approved and built - rezoned 324 Cook St (Cook and Pendergast – "Pic a Flic") – 50 units – in progress
- Sound Urban planning principles support the Urban Residential OCP designation along Oliphant
- Aging population needs to walk to amenities
- Younger population wants affordability
- Greater density does allow more affordable housing compared to single family ownership lots
- Oliphant Homeowners in favor of less density (the "traditional residential" OCP designation) are few and predominantly living on inner lots buffeted from development
- Lane access on both sides of Oliphant allows for more creative development
- Within the past 7 years, ownership of 4 of 6 Oliphant homes (South side) changed and these previous owners were in favor of greater density.

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OCP Designation Change: Oliphant Avenue within the Fairfield Neighbourhood Plan to "Urban Residential"

- Preventing greater density leads to urban sprawl, greater pollution, less amenities and less affordability.
- The future for the inner city is condos...

MAP 1: shows support for Urban Residential (UR) Designation

(NOT all homes were canvassed but due to time restrictions and residents not home)

Blue Triangle denotes homes in favor of the Urban Residential (UR) designation:

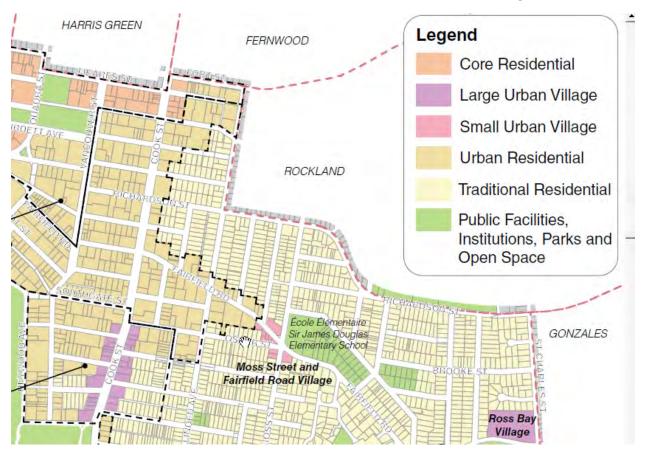


NOTE: Not all residents who signed the letter of Support are shown on the above Map.

<u>MAP 2</u>

Map 2 is from the latest Fairfield Neighbourhood Draft Plan and shows the homes along Oliphant would be surrounded by higher density lands...

Map 2 shows that the "Urban Residential" OCP designation now applies to all lots west of Cook; East of Vancouver; North of Park Blvd and south of Fort Street EXCEPT ON OLIPHANT – wrong!



Personal info

Jan. 11, 2018

Kiristina Bouris Senior Planner

Re The Fairfield Neighbourhood Draft Plan

At the last Open House, you had said I could send a letter re my concerns about the Draft Plan. The delay has been due to a number of city events and work on a document, This letter has two main points., so another letter will follow.

The Draft Plan's hub densification destroys whole streetscapes, landscapes and trees.

1.The "hub theory" is being tested in the Fairfield and Gonzales Neighbourhood Plans and the residents would have to live with consequences afterwards. This theory, popular now, may give way to the next one soon. The idea is that hubs should have greater density and heights.

Victoria is a historic city which had a good number of character and heritage streetscapes, much already eroded. Older hubs have diversity of older buildings and raising density brings new heights with expensive condos/suites. Just four stories can mean the loss of whole streetscapes, along with trees and landscaping, as developers clear land to build bigger "boxes." Could hubs work better in an entirely new town?

The social effects of putting height at hubs in Vancouver have raised questions. A newspaper account told how a planner noticed that some of those towers of condos,(all sold) lacked life and lights, with a number of absentee owners. (Try checking the Humboldt Valley here.)

Taking 1970s teacher training, I noticed that education had fads which came and went, like "The Open Concept with Team Teaching." A large room with a carpet and three grades seemed to imitate the multi-grade country school. Noise and distractions led to the end of the experiment..

In this case, however, the problems afterwards were the extra costs of renovation and reorganization. The building itself was still available. Here in Victoria, the opposite would be true; The next generations would not have a chance to see what was there before to appreciate our history.

The Draft Plan diminishes heritage protection to a tiny per cent of what we have.

2. Care of heritage and character buildings has a contrasting situation. Fairfield and Gonzales have streetscapes with diversity housing of different periods, most rented in "gentle densification." The lack of protection for these places is shocking and opposite to the energy of the push to new. The small number of tiny heritage conservation areas was a shock. This planning tool came out while I was studying conservation. We discussed conservation areas as suitable for large areas, like much of Fairfield.or a number of Gonzales Arts-and-Crafts streets.

My constant request remains the logical step of city funding for a survey of streetscapes by a knowledgeable third party, e..g., Hallmark or the Heritage Foundation, for Fairfield and Gonzales. The report could make recommendations.

Personal info

CC: Mr. J. .Tiinney

May 17, 2016

Mr. Karl Robertson President, Empressa Properties

Via email: Personal info

Re: Proposed Condominium Project at 1120, 1124 and 1128 Burdett Ave, Victoria BC

Dear Mr. Robertson,

Thank you for taking the time to meet with myself and a small group of neighbors on Saturday March 19, 2016 regarding the above noted proposed development. We appreciate you taking the time to provide more details and background on your project for those of us that live on Burdett and in the surrounding neighborhood.

Many of us, like my wife and I who have lived on Burdett for 24 years, are pleased to see the interest in our street and your stated desire to enhance the community. The three houses at 1120-28 Burdett form the entrance to our neighborhood. We believe that improvements to those properties can be made that will be both beneficial to the neighborhood and profitable to you as a developer.

However, after meeting with us to show us your plans and to hear our comments and concerns, it appears that you intend to ignore the opinion of the community and force your vision for the neighborhood on to those of us who have lived and paid taxes in this neighborhood for many decades. As stated during our meeting, the community believes that contrary to your statements, the size and massing, density, height, building setbacks (front, rear and sides), and off-street parking of your proposed development are not in keeping with the desires of the community or the Official Community Plan (OCP).

During our meeting you repeatedly stated that a 4 story building is already allowed under the current zoning and that the OCP calls for 4 to 6 story multi -unit residential buildings on this site. We believe that you have misinterpreted and or selectively taken sections of the zoning requirements and OCP out of context to convince the community that this is a fait accompli and that there is no point in opposing your plans for the site.

This is further reinforced by your statements that you have been working with the city to develop your plans for the site and this is what the city wants and is directing you to build. This is completely contrary to the current zoning and OCP and is not what the community wants or needs.

It is also noteworthy that until our meeting of March 19, 2016 you had not spoken to a single resident of Burdett Ave with regard to your development to obtain any community feedback or suggestions.

The current zoning of 1120, 1124 and half of 1128 is R1-B single family zoning and the remaining half of 1128 is zoned R3-AM-1. The OCP designates the three lots as Urban Residential. These lots are directly across the street from lots that are zoned R1-B Single family

and designated as Traditional Residential in the OCP. It should also be noted that aside from the apartment building located at 825 Cook Street and the rear parking lot for that building, the entire south side of the 1100 block of Burdett Ave is zoned R1-B single family and designated Traditional Residential by the OCP.

As such the 3 lots located at 1120-28 Burdett Ave function as a transition from the Urban Residential designation to the Traditional Residential Area and the size, height, mass, setbacks etc should reflect this transition. This can only be accomplished by increasing the setbacks and stepping down in size from the max envisioned for an urban residential area to approximate that of the Traditional Residential area. Your proposed development provides no transition between the two land designations, nor does it recognize the traditional single family homes and designated heritage homes directly opposite.

The R1-B zoning currently present on 2.5 of the 3 lots allows for a maximum of 2 story residential buildings not 4. The R3-AM-1 zoning present on 0.5 of one of the 3 lots does allow for buildings up to 4 stories, however, the max permissible height is 12m and this zoning also requires a minimum front set back of 10.5 m for this height.

As noted in your Development Proposal Community Meeting Notice, you are asking for variance relaxation on height as well as front, sides and rear set back but no details including measurements were provided in the notice. Although I do not recall the exact proposed side and rear set back I believe the renderings quickly flashed up on a screen at the community meeting show a proposed height of approx. 15 m and a front set back of only 7.5 m. The current R3-AM-1 zone, which is applicable to the eastern most half of 1128 Burdett, restricts buildings to 1 or 2 storeys where the front set back is only 7.5M as you have proposed. For a 4 story building with a maximum height of 12 m, the current zoning requires a minimum front set back of 10.5 m. As such although you claim your building is only 4 stories, at 15 m tall it is actually the height of a 5 story building and you are only proposing to provide the required setback for a 1 to 2 story building.

As for the OCP, Section 6: Land Management and Development, Figure 8: Urban Place Guidelines, states that the built form for Urban Residential designated property shall be:

"Attached and detached buildings up to Three Storeys.

Low-rise and mid-rise multi-unit buildings up to approximately six storeys."

It also lists the Uses as:

"Ground-oriented multi-unit residential.

House conversions.

Low to mid rise multi-unit residential.

Low to mid-rise mixed-use along arterial and secondary arterial roads.

Home occupations.

Visitor accommodations along Gorge Road and in pre-existing locations."

Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of Sustainable ...

Letter to Karl Robertson - Empresa Properties May 17,2026

As such, a mid–rise multi-unit residential building is only <u>one</u> of the potential built form and uses envisioned for a property designated as Urban Residential in the OCP. This built form and use is a broad-based vision for Urban Residential in general across the city as a whole and does not take any specific factors about the site and its location/orientation with in the Urban Residential designation area into account. In fact Section 6.3 clearly states:

"While the designations described in policy 6.1 and Figure 8 establish the **general** pattern of land use, it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land. Within each designation, there will be a range of uses, densities and built forms. Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local area context and will include, but not be limited to consideration of:

6.3.1 Consistency of proposal with all relevant policies within the OCP;

6.3.2 City policies; and

6.3.3 Local area plans."

As such section 6.3.1 and 6.3.3 would indicate that Section 21: Neighborhood Directions of the OCP must be taken into consideration when determining decisions about use, density and scale of building for an individual site. This is contrary to your opinion that, because a 4 to 5 story building is one of many possible built forms that may be permitted on your site, that it should automatically be approved.

The Vision for Fairfield in the citywide context, as stated in the OCP indicates that the majority of the multi-family housing stock be located in the western portion of the neighborhood. Fairfield is bound by Douglas Street to the West and St Charles to the east with Cook Street forming the natural boundary between East and West. 1120-28 Burdett is located on the East side of Cook Street and is therefore not in the area envisioned for any significant portion of multi-family housing stock in the community and therefore does not justify approval of a 4 to 5 story building.

The Neighborhood Directions section of the OCP also indicates the vision for Fairfield is as a <u>transition</u> from the Downtown Core Area to established Traditional Residential areas. As noted earlier above, the property directly across the street from 1128 Burdett is designated as traditional residential as are the rest of the properties that front on to Burdett street east of that. A transition from the urban Core Area to Traditional Residential Area would suggest a gradual stepping down in height, density, and mass as well as improved setbacks as you move across the Urban Residential Area from Core to Traditional Land Use Area.

Your proposed development provides none of this required transition and in fact proposes to place a building with the greatest density, height, and massing as well as the smallest setback contemplated in the Urban Residential land designation at the extreme edge of that designation, directly abutting a traditional residential area with much lower density, height, and massing.

Section 6.3.3 local area plans would also indicate that the City of Victoria's Suburban Neighborhood, Excerpts Relating to Fairfield Report also needs to be considered and complied with during any rezoning or change in land use.

The three lots at 1120, 1124 and 1128 are identified in that report as being in the Conservation and General Residential Area. The policy developed in that report states:

"CONSERVATION AND GENERAL RESIDENTIAL AREAS

(1) Conserve heritage buildings and traditional residential streetscapes (architecture and landscaping).

(2) Maintain viable population levels within the capacity of established public services (schools, parks, utilities and bus routes).

(3) Encourage improvement in the quality and lifespan of existing housing stock.

(4) Adapt existing housing stock to meet the varied social and economic needs of residents (duplex, apartment, boarding, rooming, housekeeping apartments, rest homes and child care).

(5) Consider rezoning in instances of deteriorated housing and undeveloped land, where infill development or redevelopment is appropriate, e.g. small lot single family

dwellings, duplexes and small scale townhouses."

Based on this policy, the existing traditional residential streetscape should be maintained by conversion of the existing housing stock to meet the needs of the residents, or possibly redeveloped with duplexes or small scale townhouses. This policy does not appear to support or allow the demolition of existing traditional residential buildings or the redevelopment of the site with a condominium building that requires new site specific zoning or variances for height, front, rear and side setbacks, parking, and traffic volumes as identified on your community meeting notice.

The vision as stated in section 21.5.4 of the OCP would suggest that the site is more suited for a smaller development such as ground-oriented Multi-unit residential uses based on house conversions and/or attached or detached buildings of two or three stories with a TFSR of 1.2 or less - not the TFSR1.8 you are proposing.

It should be noted that even where a property in an Urban Residential Area is not abutting or close to a Traditional Residential Area, the city has not always allowed the developer to construct the max size building allowed in an Urban Residential Area.

Where such a property is located next to designated heritage or older single family homes a more reasonable approach is to step the max size and massing down to act as a transition and buffer for these remaining heritage buildings. This also provides a more varied interesting street scape and livability factor than what would be present if all the buildings besides the historic homes were constructed to the max allowable size and built form for a given land designation.

For example, 1020 Richardson Street is in the western portion of Fairfield where the neighborhood vision is for a significant portion of Fairfield's multi-family housing stock to be located. Although the site is in an Urban Residential Area and the majority of the other properties in that block had 4 story multi-residential buildings on them there were two properties

on the street with older historic single-family homes. The city therefore approved a two-storey town house development on the property which is a better fit for the street. Other similar examples include 451 Chester Street, 1011&1017 Pakington and 1137 Meares.

The vision for the Fairfield neighborhood as stated in section 21.5.5 of the OCP includes: *"Residential Character with mature streetscapes, historic homes and landscapes, continuous shoreline"* In addition the strategic directions outlined in section 21.6.1 of the OCP is to *"maintain and enhance established character areas."* Your proposal includes the demolition of 3 older homes built in 1926, 1928 and 1930 and the removal of several large trees that contribute significantly to the residential character, mature streetscape, historic homes and landscape fabric of our street.

The proposed replacement building is a modern condo finished in white stucco with cedar accents which clashes with the turn of the century houses that line the south side of the street including two Designated Heritage homes. As such your proposal does not meet the vision or strategic direction for the area outlined in the OCP. Preservation of the existing homes via a House Conversion such as recent developments at 710 and 720 Linden Ave, 1120 and 1145 McClure street and 523 Trutch street or incorporation of the buildings in an attached low rise development of 2 to 3 stories would be more in keeping with the stated vision of the OCP.

Alternately, a sensitive row house development such as that found at 451 Chester street, which is also designated as Urban residential and surrounded by a mix of multi-unit residential buildings and traditional single family homes, would also blend in well with the streetscapes, and historic homes located on Burdett Ave.

On several occasions you have stated that the OCP calls for and the City wants increased density in the urban residual area. However, the strategic direction for the neighborhood outlined in section 21.6.6 of the OCP actually states: "*Maintain neighborhood population to ensure to support the viability of community and commercial services and schools.*" At present there are 3 single family dwellings at 1120-28 Burdett Ave and one of these appears to have been converted to a triplex for a total of 5 residences. Your proposal to add 37 condo units would overpower the entrance to the neighborhood, and increase the number of residential units on the subject site by over 700%. We are not out rightly opposed to any increased density, and in fact are supportive of a modest well-planned increase in density on Burdett and the surrounding streets. However, while a modest increase in density may be desirable what you are proposing for this block of Burdett Ave is not modest and does not conform to 21.6.6 of the OCP.

In addition to non-conformance with the existing zoning and land use designation in the OCP, we have concerns with several other factors of your development.

The triplex and 2 single-family residences on the subject site are currently part of the Neighborhood's much needed rental stock. During our meeting you claimed that 37 units were needed to insure the affordability of the neighborhood. However, we understand that all of the units proposed will be sold at full market value with no retention of any of the rental units. Rental units are often the only way many families or individuals can afford to live in the Fairfield area and removing 5 units of rental stock from the area will not improve but actually decrease the affordability.

Letter to Karl Robertson – Empresa Properties May 17,2026

Page 6

Two rental buildings (915 and 955 Cook Street) and two strata condominium buildings (1115 and 1149 Rockland) directly abut the subject 3 lots on Burdett Ave. 915 and 955 Cook Street have approx. 24 units with eastern exposures that currently enjoy morning light and views of the residential area to the east. Although these buildings are 4 floors like your proposed development they are only approx. 11 m in height and have a rear set back of 10.5 m compared to your proposed 15 m in height and (TBC) m rear set back. 1115 Rockland has 6 units with direct southern exposure and 1149 Rockland has 8 units with direct Western exposure that have significant views, light and passive solar heating in winter months. Again, like the buildings on Cook Street, although these buildings are 4 floors they are only approx. 11.2 m and 11.9 m in height respectively compared to your proposed 15 m.

If built as proposed, your building will completely block or impact the views, light, solar heat gain and privacy of 38 residential units in these 4 buildings. The rental buildings on Cook and the individual strata units on Rockland were purchased for their location, views, light and privacy and blocking or compromising these features will negatively impact the rental and or resale value of these 38 units. For most people, the purchase of a home is the largest most important investment of their life and to allow the profit of one developer to take precedent over the individual investment of 14 home owners and two Multi-unit residential rental building owners would reflect extremely poorly on our society.

Based on the above we hope that you will reconsider your approach to the redevelopment of 1120, 1124 and 1128 Burdett to reflect the needs and desires of the community. There are numerous examples of redevelopment in the Fairfield neighborhood mentioned above that provide transition from higher density to traditional residential densities and that have been financially successful for the developer.

Many of these developments such as, 710 and 720 Linden, 1120 and 1145 McClure, 523 Trutch, 451 Chester and 1020 Richardson were supported by the community at rezoning and development meetings. We believe that a similar development proposal for 1120 -28 Burdett would also be supported by the community and would be a win – win for all parties.

Sincerely,

Tim Stemp 1153 and 1143/1145 Burdett Ave

cc. Mayor, Lisa Helps, Councillor, Marianne Alto, Councillor, Chris Coleman Councillor, Ben Isitt, Councillor Jeremy Loveday, Councillor Margaret Lucas Councillor Pamela Madoff, Councillor Charlayne Thornton-Joe, Councillor Geoff Young

Charlotte Wain, Senior Planner, Development Services

The **109 signatures** on the attached **11 pages** are from residents of Burdett Ave., Rockland Ave., Linden Avenue and McClure Ave. who agree with the above opinion and urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 in its current form.

Attn: City of Victoria Council

OCP DESIGNATION CHANGE REQUEST

The residents below are in favor of an "urban Residential" OCP designation for all properties along **Oliphant Avenue.**

The current "traditional residential" draft designation is not appropriate for many reasons.

1029 Oliphant Venu Home address

- Terry (Lobinon)

Alyssa

Boky

Signature

Signatu

Signature

2. 1407 Thurlow Avenue

Home address

3. SEL TORDATE ST

Home address

48 Linden

May

8. 1152 LEO, JAND ST

2 -1035

Home address

ARAH THOP

5. 1171 MAY ST

Home address

Home address

Home address

Home address

6.

Signature

CRAIG SH

STEPHANIE REVEL

Signature

Souman

Signature

STEVEN HURST

Signature

1

Committee of the Whole - 01 Mar 2018

9. 1256 Richardson St

Home address

10. 316 Lunden Ave . Home address

11. 316 Linden Au

Home address

12. 029 Oliph Home address

13.

Home address

14.1.132 0.10 mm

Home address

15. CCH SA

16. 1004 Sutter Street

Home address

17. 1147 Chapman Sy Home address

18.104-2588 Quadra Street Home address

19. 310 Vanwer St

Home address

20. 4 - Lis VARMANNE Home address

Signature

Signature

ander Card

Signature

21. 319 Vancour

Home address

22 Home address

Home address

24

Home address

25. 12 Home address

Jon Mossif 302 Vanaver St

Home address

Signature

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Signature

Signature

Signature

27.

Home address

28. Home address

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Home address

30. Home address

31. Home address

32.

Home address

Signature

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the A Kristing Bauris

Attn: City of Victoria Major and Council

Hello,

I understand that last night several City of Victoria staff met at my neighbour's house locate beside my house at Personal info who actively opposes development) to discuss the Fairfield plan and in particular....to influence less density west of cook street in the cook street village area .. including Oliphant Avenue..

I was unaware of this meeting and find it appalling that the City of Victoria would meet privately and be influenced this way ... or is this common practice?

It appears to not democratic nor impartial.

As the owner of Personal info I've sent a number of emails over the past 8 months proposing higher density which represents the views of many nearby residents in Fairfield and have not received any relevant correspondence.

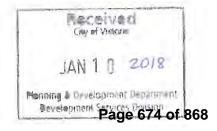
Shall I contact a planner and organize an event with home owners interested in higher density at my home?

How shall I proceed?

Please advise.

Thank you,

Personal info



Draft Fairfield Neighbourhood Plan -- J. Tinney, Director of Sustainable ...

o Mr. Tinney

January 15, 2018

Dear Ms Bouris,

This petition was begun because the majority of the people in "sub-area 4" of the Fairfield Development Plan had no idea of the rezoning changes and development plans being proposed for the region in which they live.

Communication between the city and its Fairfield residents has not been effective, and certain information (i.e. the "Fairfield Neighbourhood Plan" pamphlet) has been vague and somewhat deceptive. Even as of January 10th and 11th, some of the sub-area 4 residents had no idea that any changes were being proposed for the Fairfield Plaza and for their neighbourhood. I can tell you that the large majority of the sub-area 4 homeowners are upset and opposed to the *type* of development being considered in this part of Fairfield.

We feel proper consultation is needed, and timelines for making decisions with respect to Fairfield rezoning and development changes should be extended until proper consultation has been carried out.

Respectfully,

Rita Isaac 348 Stannard Avenue Personal info

Susan Kainer 1565 Brooke Street Personal info

Lynne Rippon 1538 Brooke Street Personal info

Michael Sharpe 1592 Earle Place Personal info

We have not been adequately consulted during this process

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year

Signature & Print Name

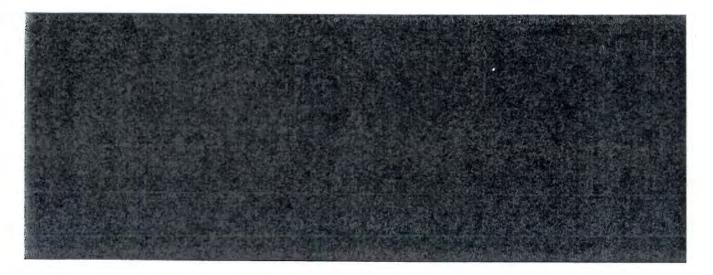
Address

JARED GOLDREAM 420 STANNARD AVE 422 Stanmard Acc The La Truth 424 Stannard Ave Sille CHRIS 436 Stangard 440 stannard Ave Koksundooi 459 Stanpard Aug Stechenk 427 Stamand Ave. 1550 Bouck St 444 STANWARD AVE. 410 Stannard Ave



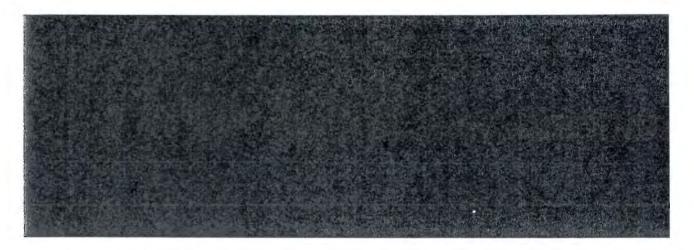


Page 676 of 868



We have not been adequately consulted during this process.

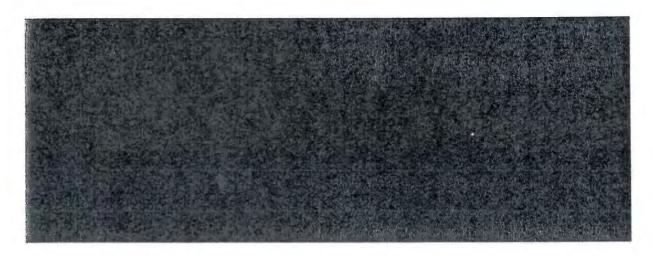
Address Name Name Address Er The Filler 320 STANNARDAUX Jim Foller 1502/1514 FAIRFIELD RD JIM Foller 1502/1514 FAIRFIELD RD JIM Foller 1502/1514 FAIRFIELD RD Sara Ritche 339 Stannard Ave Sara Ritche 339 Stannard Ave LISG BULLAND 319 Stannard Ave Potnoalulliems Potnoalulliems Fatricia Williamb 344 STANNARD Ave Such Ruch Diane Pinch 380 Stannard Ave ROB Schutzer 359 Stannard Ave Millin: Gionn Gerein 370 Stannard Ave J Email



We have not been adequately consulted during this process.

Name Address R Shaac Ritg Isqac 348 Stonnald Avenue W. Regn Wayne Regan 360 STHENDED Are SHIKONYMUN SUSAN KANGAGNIEM. 324 STANNARD AVE HUMMUN TURILAVENDER 324 STANNARD AVE March 126. CARCA ODE 254 Stanmard Ane Todd Poly. 343 stannard Ave CHoge Ris HOPE 340 STANWARD AVE





We have not been adequately consulted during this process.

Name Address Email Bruce Headle 15:0 FairField Rd. Somer final 336 Stamad Are. Will Becke Field 333 Stomord Ave.

We have not been adequately consulted during this process.

Name	Address
Ivan Miller	1568 Brockest V851M7
Heather Dickin	son 1579 Brooke St V85 INR
John Luten	22 Philippa Pl. V85 156
Suzan Dorio	
Tom Gregori	and an inter let
Jutania Knowles	24 Philippa PI VES 156
Bupara Maclor	mack 1559 Brooke St. V85 1M8
DAVE BED	ILAH 1558 BROOKE ST.

We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Name

Address

Email

de fatures

PAULA PARKINSON

1565 BROOKE ST



We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Name

Address

MICHAEL SHATCHE

1592 ISARUE PLACE

BARBARA POWER 1392 EARLE PLACE



Email

We have not been adequately consulted during this process.

Address Name Adrianna Thompson 1550 Brooke St. Maureen Trompson 1550 Brooks St Miles J Lompson 1550 Brooks St Marg F. Smitz 1545 Brooks St. Seven Keiner 1505 Bracks St.



We have not been adequately consulted during this process

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be property informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Name

Email

Name Address Helen Fletcher, 1551 Brooke ST.



We the undersigned live in properties, or in adjacent properties. Neighbourhood Plan" We have not been adequately consulted during this process

We the undersigned live in properties, or in adjacent properties, designated "Sub-Area 4" in the DRAFT "Fairfield Neighbourhood Plan"

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Address Name RON WILLSON 1564 EARLE PLACE NATION GILL 1553 CARCEPLACE Jun Johnson 1535 EARLE PLACE Jessin Midiamid 1587 Earle Place Patricia Barlau 1544 Brooke Street



We the undersigned live in properties, or in adjacent properties, designated "Sub-Area 4" in the DRAFT "Fairfield Neighbourhood Plan"

We have not been adequately consulted during this process.

Given the potential for significant changes within our community, we strongly believe that it is mandatory for us to be properly informed. To this end, we respectfully request that an information meeting with a senior city planner or planners be set up as soon as possible in the new year.

Name

Address

LOUISE JOLY 1561 Earle Place

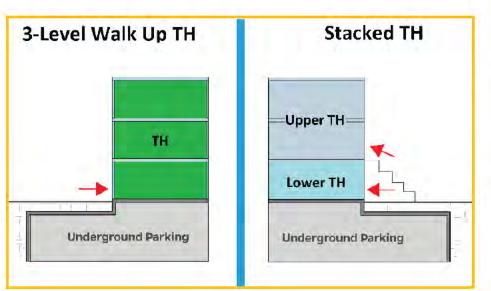






Stacked townhouse (2 level home above a 1 level home)

Delivery: a variety of ground-oriented...



...Housing for families with children

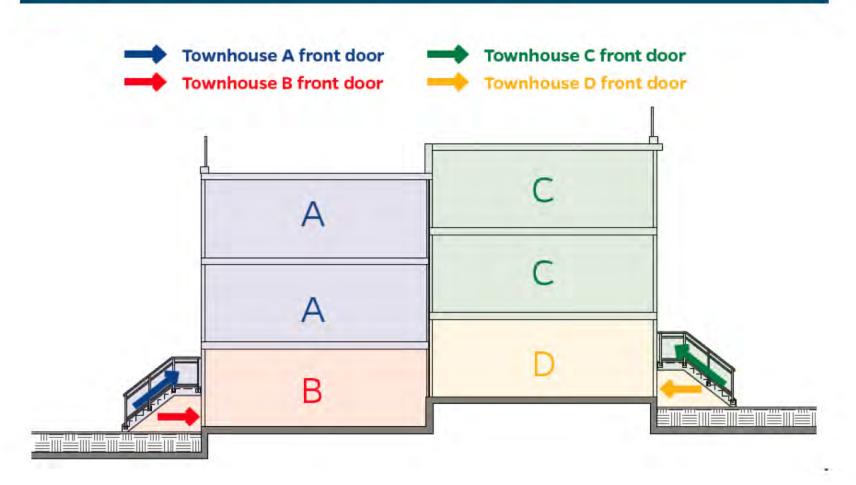
...Housing for people with

accessibility needs or wheelchairs

• Common elevator from parkade

...Housing for young professionals

WHAT IS A STACKED TOWNHOUSE?



1

Comments and Suggestions about the Draft Fairfield Neighbourhood Plan

Personal info

In general, I support the directions of the Draft Plan. I understand these as:

- increased density adjacent to downtown and along Fort
- intensification in north-west corner, rental retention in North Fairfield
- gentle densification in traditional residential areas-
- expanding the area defined as Cook Street Village to allow for growth around the commercial core which is the heart of the neighbourhood
- supporting active transportation
- supporting parks, the urban forest and green development that will facilitate adaptation to climate change.
- _

I suggest two small modifications to Key Directions:

• rephrase "leave the car behind" (which is negative) to "Encourage active transportation" (which is positive and what the chapter on transportation does)

• rephrase "Support the urban forest and green spaces" to "Support the urban forest and green development" (this is because there is overlap between Chapters 4 and 11 (e.g both address climate change) and this will acknowledge the substantial recommendations in both chapters

In detail I have concerns about some overlooked land uses and reservations about the proposals for Cook Street Village and Five Points.

Overlooked Land Uses: scattered commercial and non-residential uses

The Draft Plan encourages commercial corners to thrive, but says little about commercial or non-residential uses not on corners and not in small urban villages. I have identified about 30 of these (2 hotels, 3 B&Bs, 9 eldercare/medical facilities, 3 childcare centres, a church and monument works, two auto repair shops, and about 10 shops, restaurants and commercial businesses on Cook south of Meares.).

Table 5.1 Land-Use Summary notes some commercial activities and hotels in the North-West and Rental Retention areas <u>may</u> be supported. There is no mention of Cook south of Fort (Upper Cook Street Village other than a brief mention on p.47, while Figure 14 shows these blocks as residential buildings.

This Table 5.1 does not mention a number of uses, such as eldercare facilities on Linden near Faithful and on Dallas near Marlborough, and the church and monument works on May (zoned R), Community Place on Fairfield is not acknowledged. It's also not clear whether B & Bs on Trutch, Dallas and Meares, and the eldercare facilities at Sunrise on Humboldt (zoned R) and Mount St Angela, and the Red Cross on Fairfield (zoned R), and others are considered commercial and are covered by the statements in Table 5.1.

I think the wording in Table 5.1 should indicate that all non-traditional residential uses in residential areas in Fairfield <u>will</u> be supported. This is: a) because they provide local employment (Sunrise claims to employ 100), b) because

2

this supports the goal in Chapter 13 in the Draft Plan to supports eldercare and childcare in the community, c) because from both planning and community perspectives it is easier to encourage the continuing existence of commercial and related activities than it is to rezone residential to commercial uses. With rapidly changing transportation, economic, social, climate and technological conditions I think the flexibility of land use provided by these will be of increasing value.

Urban Design Proposals for Cook Street Village

These fail to capture and build on the character of the commercial area of Cook Street Village (unlike, for example, the discussion of Craigflower in the VicWest draft plan, which pays careful attention to history and identity of that area). Except for the proposals for the chestnut tree canopy and the boulevards they seem to be mostly generic, while several of the urban design policy proposals, such as those about density, don't seem to follow from the community principles.

I think the most important of the Community Design Principles on p. 57 is "Keep the eclectic, unique feel of the village." This corresponds to guideline 1.1 in *Design Guidelines for Multi-Unit Residential and Commercial,* "New design should be compatible with and improve the character of <u>established</u> areas through design that is unifying, sensitive and innovative." These guidelines were approved concurrently with the OCP and apply to the type of development the OCP envisaged for Large Urban Villages.

It is, however, not clear how this keeping the eclectic feel of the village is translated into policy proposals for urban design and form, not least because there is no mention of the deflections of Cook Street at Oscar and at May, or of the offset side streets and streethead views these create, or of the variety of lot sizes and shapes (VicMaps shows 26 lots between Southgate-Oscar and Park-Chapman, and only three have the same shape), or of the variety of buildings sizes and styles, or of the fact that the village has an <u>established</u> historical character even though it has no heritage designated buildings.

I would like to see the Community and Business Vitality Principles rewritten to be phrased in more general terms. For instance:

- Keep the eclectic, unique feel of the village that associated with its heritage character and variety of urban forms
- Protect and renew the tree canopy and the boulevards
- Improve sidewalks and adjacent spaces to provide better spaces for pedestrians and businesses
- Strengthen and support village businesses as the village changes
- Provide new nearby housing and residents to add customers for village businesses

• Improve on-street and off-street parking solutions that work better for residents and businesses.

I would also add two principles.

Make Cook Street a complete street that will support all modes. (This is now a policy proposal, but it is really the overarching idea for AAA bike routes and active transportation, and improvement of pedestrian crossings, etc).
Encourage strategies to make Cook Street a Green Urban Village. [This idea I have heard mentioned a few times. It covers policy proposals to reduce stormwater run-off and to maintain the urban forest, and to the goal in Chapter 11 in the Draft Plan to "Promote and encourage sustainable building design and green infrastructure." Several businesses in the village already promote green approaches.

I would like to see the Urban Design and Form policies modified to acknowledge the distinctive street patterns and building variety of the village.

I think density proposals should reflect the *Design Guidelines for Multi-Unit Residential and Commercial* that refer to compatibility and improving the character by setting a limit 4 storeys, regardless of density bonusing. Alternatively they could mirror the Burnside plan for Selkirk-Cecelia Large Urban Village which proposes a 1.2:1 FSR with possible increases to 2.0:1 FSR with bonusing].

I would like to see a policy to reinforce the principle of a complete street that encourages consideration of a shared space that can safely accommodate bikes, pedestrians, parking and very slow moving vehicles. [Government Street already works a bit like this, so it is not such a big stretch].

I would like see a policy reinforcing the principle of making Cook Street a green urban village that requires all new developments in Cook Street Village to meet the standards of LEED silver, which is consistent with the City of Victoria standard for new civic buildings, and with Goal 2 in Chapter 11 of the Draft Plan to: "Promote and encourage sustainable building design and green infrastructure."

Five Points Small Urban Village

I see two problems with the discussion of Five Points. One is that its proposed boundary, as is shown in Figure 26, does not correspond to reality on the ground because it does include Sir James Douglas School and Community Place. This is actually recognized in the Draft Plan. On page 11 a photo of Moss Street Market, held on the school grounds, is used to illustrate the key direction of making corner commercial areas thrive, and on page 104 the action plan refers to the school and the need for pedestrian crossing improvements at Fairfield and Moss. Community Place is a major attraction at Five Points for residents of Fairfield, attracting cyclists, cars and pedestrians.

Density proposals for the small urban village at Five Points are too high. They are the same as those in the Draft Plan for Cook Street Large Urban Village, and higher than those for Ross Bay, which propose buildings up to three storeys with one corner block up to four storeys, and no density bonusing. By comparison, in the Gonzales neighbourhood plan the proposal for small urban villages at Fairfield and Irving and Fairfield and Lillian is to permit development up to a total of three storeys, with no density bonusing provision. A height limit of three storeys with no density bonusing should also be adopted for Five Points.

8. Traditional residential neighbourhoods

There must be a height restriction for people modifying existing homes into suites – no more than 3 storeys but the height should not be higher than surrounding neighbours. Some homes in the area have dug down for basement suite height correction, this should be considered before going higher.

New builds in the area should not be higher than older homes. Shading causes many problems especially during the winter months. In the summer, also for people who grow their own food in their gardens.

Traditional residential neighbourhoods are visited by tourists on pedicabs and horse carriages. They are actually a tourist attraction. Removing the old homes will negate this aspect of tourism in the city.

Zoning for the Traditional residential neighbourhoods should not allow for assemblies, other than in the urban village areas. If someone buys 3 properties in the middle of my block, will they be able to put up 10 townhomes? Not suitable for the block.

Landscaping in this area – need to have property set backs all around the property to allow for trees to be planted and grown to "city" height.

9. Housing Affordability

Unless the city can put in specific bylaws for new development, affordable housing is a myth for Fairfield. Asking for 10% below market is not the way to go. If market jumps up to \$1500 for bachelor apartment, affordability cannot be maintained.

Increasing density by giving developers a density bonus does not always result with affordable housing, see above note.

10. Heritage

Before a developer applies for a demolition permit, there needs to be some review of the property. A heritage house in Rockland was allowed to be destroyed for a new build. How will the city handle this in the future?

What kinds of incentives other than tax breaks? How much will it cost the rest of the taxpayers to keep some of these homes? Some homes can be kept but others are not in great shape. Can there be a restriction on the type of home built? Square box vs character home?

11. Infrastructure and Green Development

It seems that this piece needs to be more thought out. There were many suggestions at a meeting I attended over a year ago but they don't seem to have made it into the plan. I see many waffle words but nothing very concrete. I understand the city wants to hire many, many positions to look at this but you have residents that are quite capable of making suggestions and working with city staff to achieve Green Development.

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Developers should have to incorporate Green design into any new building. The province and federal governments should come up with tax breaks. People need to be informed of what is available now and what will be available soon. Some people have already started on their own to mitigate climate change and reliance on the grid. Perhaps a model block could be done in Fairfield.

Sustainable buildings

There must be zoning applied and strict bylaws. Developers do not see a need to do this as part of being a good corporate citizen. They want to make the most profit possible from a piece of land. Unless there are strict zoning and the guidelines are made to be adhered to, this will not work.

12. Placemaking, Arts and Culture

Public art is not public art if the public does not like it. Artists should perhaps work with the community that they are putting art in so if reflects the community, not what the artist wants to see as a legacy to their style. Lots of examples in Victoria already or poor choices. The latest is the surf boards. We are not Hawai'i or California, absurd.

We have no First Nations art in Fairfield, it would be good if developers would consider art as part of the building rather than something just "stuck on" at the end. Developers should be encouraged to work with local artists, meaning Coast Salish artists for art projects.

As for animation, Fairfield is a beautiful neighbourhood. Not sure what the word animate means in the draft. This should be defined. We are not nor should we strive to be Disneyland.

13. Community Facilities and Wellbeing

The concept of diversity is interesting. Exactly what does this mean? All ages or all types of people? Yes, the neighbourhood is a bit grey and a lot white but it has changed even in the past few years. Families are moving from Toronto, Vancouver and Calgary and are buying property in Fairfield. Not sure how to encourage diversity further.

Housing co-ops used to be a good way to encourage diversity. These need to be brought back and encouraged. They could be smaller groups rather than the 50 plus units in other areas. Provincial government should help Victoria lobby the federal government for this.

14. Action Plan:

Cook and Dallas transportation needs to be addressed before the cycle track goes along Dallas Road. This is a very hazardous intersection especially for pedestrians. Cars do not stop and pedestrians must force their way across traffic to cross Cook Street.

Transportation overall needs to be addressed. Please listen to the locals that use the area daily, not the engineers who come to check on a Sunday and say everything is fine, yes this happened.

The FGCA has a reconciliation circle set up to attempt to rename place names, engage residents in learning about the TRC recommendations and to inform about what needs to be redressed. They could be part of the Action Plan to engage with the Lekwungen people.

Zoning – will residents get to view the updates before it gets approved by council? People are really engaged in Fairfield. Let them participate.

Schools are an underutilized resource for the community. More events can be held in these spaces.

Victoria Art and Culture Plan – let "ordinary" residents participate, not just the arts and culture people already involved. Let other people set the agenda.

Parks – Bushby children's play area needs to be upgraded.

Cycle route – must be on Vancouver. Remove parking on one side at night, no parking during the day.

The biggest flaw with the draft Fairfield Neighbouthood Plan (NP) is the revised treatment of the west of Cook Street Village Sub-Area between the west side of Cook

Street and Heywood Ave. as Urban Residential to support multi-residential developments up to 13.5m in height (approx. 4 storeys). The NP also specifies that Vancouver Street between Southgate and Park Boulevard is to support "multi-residential development, especially in the form of apartment buildings". This approach to Vancouver St. would severely will undo considerable infill which is being encouraged in trad. Residential areas east of Cook St. and degrade not only this street, but the entire west side of the Cook St. Village area.

The Victoria Heritage Foundation Walking Tour goes along Vancouver from Oliphant to Pendergast. The homes of heritage merit in these 2 blocks are describes as a "cluster of Edwardian Vernacular Arts & Crafts houses typical of many affordable middle-class homes built in Fairfield during building boom of 1907-13". Similar homes on the bottom of Heywood (998) and at 1014 Park (both described on the walking tour) have already been lost to 4 storey multi-residential developments. See route B on the link

https://victoriaheritagefoundation.ca/walkingtours/fairfield_tour/fairfieldmap.html

Vancouver St., just south of Southgate (and south of Oliphant) also has some very attractive heritage conversions (4plexes to 8plexes) and newer duplexes which are sympathetic in scale and style to the neighbourhood. Allowing any new apartment buildings on Vancouver from Park to Southgate is contrary to NP goals and the approach being taken in other neighbourhoods of preserving character, tree canopy, and encouraging gentle densification. Many of these older homes on Vancouver already have affordable secondary and garden suites or are houseplexes. Once these houses are torn down they are lost forever and can never be replaced. The NP absolutely needs to support retention and re-use of existing traditional residential houses along Vancouver St, and allow for other forms of traditional residential developments with infill to be built over time. No new apartment buildings as should be considered for Vancouver St.. Furthermore Vancouver serves as one of the main access routes to the Cook St. Village. It's character and charm must be preserved in order to preserve at least part of the charm of the Cook St. Village which makes it so desirable. Finally, a significant increases in density along Vancouver itself will significantly increase traffic concerns already recognized in the proposed Transport Improvements in Chapter 3.

If additional opportunities for housing are required after preserving Vancouver St.'s traditional residential designation (as in the OCP) then the Fairfield Rd. Corridor might better be designated urban residential. This area is on a frequent transit route and near both large and small urban villages urban village, both attributes being ideal for facilitating increased density and are consistent with the goals of the NP. More area of 4 storey instead of 3 storey buildings could also be contemplated for the new Ross Bay Village, without loosing a single tree!! This more equal distribution of densification is more desirable.

Other concerns with the plan are as follows:

One goal of the plan is to **maintain and enhance the urban forest** (e.g. community trees, shrubs and ground covers). The plan also states it will support the retention of the existing urban tree canopy. Recent experience has show that when multi residential 4 storey buildings are built, the site is first cleared of all vegetation to make way for underground parking. In some cases

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even the boulevard trees have been removed. Limited set backs and underground and surface parking extending to the property line, leave little space for planting trees that will grow to any significant size. Trees in planters are dwarves in comparison to what was removed, even with 2:1 replacement of significant trees. If the whole east side of Cook Village, as well as other traditional residential areas are converted to urban residential, I do not see where there is space for maintaining let alone enhancing the current urban. I see the urban canopy rapidly shrinking as almost a dozen trees where taken down in the last 6 months in my immediate area (within 2 blocks), and more are scheduled to go. Fortunately, no trees will be removed when the Fairfield plaza is developed to the Ross Bay Village!!

Under Active **Transport Improvements**, Vancouver street is to be evaluated for opportunities for traffic calming and diversion (presumably since it acts as an access route to the village area and the planned increase in densification.). Following the completion of the mix use multi-residential 5 storey development on the corner of Cook and Oliphant, more than 50 parking spaces will be accessed from the lane on Oliphant. I suspect a large portion of this traffic will turn left onto Oliphant and travel west to Vancouver, to avoid turning left onto Cook St. As a traditional residential street Oliphant already feeds users of the CSV. Once the significant development is completed on the corner, Oliphant should be assessed for speed and volume and evaluated for opportunities for traffic calming and diversion. Neighbours raised these concerns with the Director of Transportation during the approval process of the Oliphant development.

Zoning and design guideline for Cook St. Village set out densities of up to 2.5:1 where on-site **affordable housing** is provided – secured through a legal agreement. The City of Victoria defines affordable housing as costing no more than 30% of gross household income. (Victoria Housing Strategy). How will "affordable" be determined in the legal agreements with developers. Ten percent or even 20 percent less than market value is NOT affordable, especially for a new building where rent controls have not been in place, and the higher land and construction costs must be recovered. The building being torn down to make room for new developments were much more affordable than any new building will be.

The NP states that "New development should respect the **view corridor** identified from Quadra Street at Burdett Street, looking south to the Olympic Mountains and Beacon Hill. A similar urban design policy should be adopted to protect the view corridor looking south along Vancouver. (also from Burdette.)

In Charter 10 – **Heritage**, the Heritage Grant Program administered by Victoria Heritage Foundation, available to home owners of homes with heritage designation should be mentioned under Other Relevant Policies & By Laws to complement the Tax Incentive Program available to commercial heritage properties.

While the OCP (2012) requires EV charging stations for new MURBs in Chapter 11, there is no specific EV requirements outline.

Todate, 5 years later, City of Victoria has not yet revised its zoning bylaws to require new MURB to install charging stations. Currently City staff only encourage the inclusion of EV charging infrastructure as a component of a development's rezoning and development permit area application. City staff argue that provincial incentives are the most effective means for increasing the availability of charging stations in private developments until which time as EV adoption achieves market maturity at which point the market will demand this infrastructure as an expected amenity. (City of Victoria Electric Vehicle (EV) and EV charging infrastructure Update., Nov.2014). I have noticed more EV in Fairfield in the past year. However a friend just bought a gas/electric hybrid Primus rather than a full EV since her condo building doesn't have charging stations. The

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provision of some EV charging stations should be a requirement and not view as an amenity.

Fairfield Neighbourhood Draft Densification Plan

The present draft of the Fairfield "Neighbourhood Plan" should have its title changed to "Densification Plan" because it appears to value 'densification' and so-called, 'vibrancy' above the neighbourhood's true values of 'community' and 'quality of life for the residents'. The plan proposes policies to increase density and thereby increase the affordability and availability of residences by allowing taller buildings and additional suites in existing structures. It proposes guidelines that will be introduced later around environmental considerations, sustainability, parking, amenities, building design etc.. Transportation, other than bikeways, is not prescribed. Sustainability concerns like: Seismic upgrading, conversion from oil to gas, solar collection or creating more parks are not directly addressed. Heritage, particularly in the small urban villages, is ignored. And it assumes that the extra infrastructure costs will be paid for later by all residents.

The private interests of developers appear uppermost in the draft policy while the public interests of residents to create a more sustainable, affordable, livable and tranquil neighbourhood are set aside for future guidelines rather than being made implicit in the policies. In my opinion if Council accepts the present policy draft without incorporating the guidelines which were based on community input, they will forfeit the social license required of Fairfield residents.

- 1) Increasing building heights will have immediate effect on property values and, as in Vancouver. The extra building density allowed will not necessarily produce a density bonus to go into affordable apartment housing. If, as in Vancouver, developers have fewer hurdles and can maximize their profits by building high-end apartments and condos they will do so. (See: "Have Vancouver's Rental Policies hindered rental housing or helped?" *Globe and Mail*, Dec. 16th, 2017, p. A14.)
- 2) Where multi-storey buildings are not mandated, the increased property values will put pressure on home buyers to maximize house footprints increasing stormwater run-off, reducing the number of trees and shrubs and increasing traffic and parking congestion. An increased number of suites will also add to the disruption and increase infrastructure demands.
- 3) People will not abandon their cars in the future, even if they switch from gas to electric vehicles. The only way for most resident to switch would be if better transportation is provided. Also, in other cities it has been found that bikeways are more successful when they don't occupy roads like Cook Street, already heavily used by traffic. The best way to get people out of cars would be to increase and subsidize public transportation. Why is it that Kitchener-Waterloo, population *523,894*, can build an LRT, and Greater Victoria population *367,770 (over 400,000 with Langford-Colwood)*, can't.

Council needs to assert the public interest by putting strong regulations into the Fairfield densification plan policies that will make those who want to exploit increases in density, pay for the additional infrastructure costs, the costs of additional transportation and the costs of providing affordable housing and or subsidizing working people so that they can afford the higher costs of housing. Council should recoup the social costs of densification by limiting the percentage of buildings over 4 storeys within the prescribed zones, and making those who wish to build above the maximum zoned height or prescribed setbacks pay a substantial additional fee. The policy should make those who profit from densification pay the additional costs to the neighbourhood for the: increased infrastructure demands, transportation, sustainability, seismic preparation, additional noise, disruption, traffic, pollution cleanup, loss of parking, parks, green space loss, and loss of heritage buildings. Victoria is wanting the avoid the densification problems of Vancouver. But unless their **policies** embrace strong regulation, setting aside land for parks and protecting trees; requiring public housing and increasing public transportation in advance of densification they will create gridlock and make Victoria less livable, sustainable and affordable rather than more so. **Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable** ... **Page 699 of 868** I am a homeowner in Fairfield - Personal info and attended the Jan 15th meeting re the FF draft plan. I am sending these additional comments to be included in the community feedback. I did fill out the survey as well earlier. Thanks to those who presented/spoke - both city staff and community.

- We need to slow down this process and get more community input and buy-in.
- There needs to be better advertising/communication/encouragement to attend these events. I was reminded by a Good Samaritan via a flyer in my mailbox the night before about the meeting. I believe I'm on your mailing list but didn't receive the notice that was apparently emailed (I checked my spam nothing). The staff member at the meeting mentioned bounce-backs so that is obviously an issue to correct. (PS If I am for some reason not on the email list, please add me:
- I would like to see planning meetings thoroughly recorded by a dictation device (downloadable to your site) so the information brought up at these meeting is available for review on the city website draft plan page/area. There were concerns raised at the meeting that I wouldn't have thought of on my own. Having community-meeting notes for review would serve as a reference for mayor and council, staff, and constituents/community members. We would be better informed both about the issues at hand, it would serve as information for subsequent meetings; it would provide transparency and improve the democratic process. I realize the planner was taking notes but she left early, as did the other staff member and it's hard to adequately and efficiently record everything and give your attention to the room at those kinds of meetings. I realize thorough documentation of meetings requires staff hours for downloading and reviewing/editing but I believe it would be tax dollars well spent. In my work for 10 years within FN communities I came to see that a slow methodical but thorough process yielded better buy-in hence better results and less backlash and mistakes in the end.
- I understand the FF Community Assn has requested an extension. I vehemently agree on the extension. In terms of how the extension would be used: 1) answer the concerns/questions brought up at this meeting that there either weren't answers for or not enough time to cover them in depth 2) advertise for more community consultation/input this is an important plan and many people still don't know about it as evidenced by people who spoke at the meeting who said their neighbors were unaware of this plan nor the meetings. There were enough comments like this to make me think it's a problem and the city is not reaching out enough for consultation.
- The survey was anonymous anyone could have filled it out not just those from Fairfield that live and rent here and who knows how many developers filled it out. Was there any documentation as to who was actually filling it out? I don't trust wholly that the survey accurately represented the input of FF owners/renters.
- I am concerned that developers, who are on the whole invested in personal profit and some/most? at the expense of green space and architectural consideration, have gotten input into this process when they may not or most likely don't live in this neighborhood and aren't emotionally invested in this neighborhood. I have seen on many lots in FF the demolition of a small houses for the construction of square ultra modern single residential homes build to the edges of the property with a minimum of green space including the removal of trees. Not only do these house not fit in with the FF heritage feel, they aren't providing affordable housing.
- I am not anti-development and we need affordable housing however, quite honestly, FF has perhaps crossed the threshold for "affordable". That said, it is not homeowners/tax payers creating affordable housing as it has become unaffordable to do so but affordable for developers who are reaping the benefits and then leaving. If you want affordable housing, make it easier for homeowners to afford to construct suites within their houses. We need more grants for homeowners to be able to develop their own properties.
- Developers are not necessarily creating affordable housing when they gut and suite a house in FF a house I bid on in 2007 when I was looking and passed on was bought by a developer for \$700,000, developed into 4 suites, and then each suite was sold at over \$800,000. That was 2007. So back then that's not an affordable suite to buy. And it's even more expensive now. The planner at the meeting talked about development limits i.e. needing to buy up/secure 2 lots for a certain type of development this isn't an option for homeowners, only developers, who have the finances and means to do so.
- I fear the FF plan will benefit developers mainly they will come in and under the guise of creating affordable housing only add to the pool of expensive housing, leaving FF with more density but no more affordable housing.
- We need to ensure the FF plan is community-driven and smart and not a developer-driven plan that puts more \$ into the hands of developers.
- The heritage visual and feel of FF is an important one. I believe we need to protect this resource.
- Construction waste from teardowns is costly to our environment and though more of this waste is recyclable now a huge amount still ends up in the landfill. I would like to see construction waste impact on the environment factored in as a hard cost within the plan re housing development.
- Tree canopies and retention of large trees and established trees in general: Studies show large trees are more beneficial to health and the environment than replacing them with the same sq footage of small tress. I want to see a strict guideline on tree retention.
- Retention of green space on urban lots I see developers building to the edges of property leaving small back and front yards that reduce the amount of garden space. If we want to promote sustainable food sourcing the urban farming/gardening we need to retain more green space than what I've see developers leaving. Yards/trees/gardens also provide for bird and animal species. I agree we need affordable housing but I also think that green space is equally as important for the health and well being of our city.

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- The proposed plan/talks are too focused on housing and too little on the environment and retention of urban lot green space. I think more planning for green space is important. We do not want to end up like Kitsalano in Vancouver though beautiful; it is back-to-back houses with an erosion of green/yard space. It is a housescape more than an landscape.
- Variances: from what I've seen it looks like too many are being granted. What kind of assurances do community members have is there a FF rep with the power to vote or veto these requests? If not, I suggest it becomes part of the plan.
- I think we need to think of the plans FBC: For the community, by the community. And not for developers and those living outside of the community.
- Sewage, water, parking issues: these will be of issue with density increases what are the logistics and costs of this? Once again, developers will profit and tax payers left with the increase costs/taxes of infrastructure?
- Transportation: with density comes an increase in cars and gridlock. It is great to hope people walk and bike more, which I do think is happening, but there are still a lot of car-oriented and vehicle-dependent folks (elderly; disabled) that require transit. One idea was for a trolley from Cook St to downtown great idea.
- There were many suggestions at the meeting for FF and Gonzales to be considered as one plan. This makes sense.
- Staff present at meetings: I understand we are all overstretched. That said, the planner left early followed by the other staff member (who frankly, looked bored through the whole meeting). There were no councilors present. I was disappointed in the city's staffing of this event.



New Landmarks

Land Use Strategy : : Municipal Process

Gentle Density A Land Use Proposal for Fairfield

"Gentle Density" is a proposal to facilitate all future residential density in Fairfield by capitalizing on and drawing inspiration from the existing features and strengths of Fairfield, which have clearly defined and sustained one of Victoria's outstanding

communities.

It rejects the call for high densities as expressed by multi-storey and taller buildings, and favours scrapping the zones that permit these, even in the corner of Fairfield closest to downtown; observing that there has been, and continues to be, a tremendous proliferation of multi-storey development (high-rise and mid-rise) in a significant portion of the downtown core, roughly View to Caledonia, Douglas to Cook, and cautioning that neither the city nor the public has had, or will for several years have, any opportunity to measure its physical or social impacts on the city.

It questions the fallacious planning argument, made explicitly and implicitly in the draft plan, that higher densities are either needed or advised to support various commercial nodes in Fairfield (Cook Street Village, Fairfield Plaza, etc.), noting that under current densities businesses in these nodes and elsewhere in Fairfield are well patronized and, presumably, viable right now and, contrarily, will not suddenly be made viable if ringed with some higher density developments.

It contends that existing three- and four-storey apartment buildings have done nothing to support or improve the character, appearance, street feel and sense of community in Fairfield, but quite the opposite; and that more would be worse, not better.

It challenges the fundamental assumption in the draft plan that more large and/or tall buildings represent either the only or best way to deliver density to Fairfield, or to achieve city long-term growth targets.

Instead, it proposes new land use guidance and blanket zoning for Fairfield under the rubric, gentle density—that is, increases brought about by the addition of one or more suites in existing houses; the conversion of entire existing houses to suites; and the creation of new one-lot-scale developments providing everything from a duplex to as many as 12 suites in one house-like structure consistent in its architectural presentation and scale with residential Fairfield as it is now.

By our estimate, Fairfield consists of roughly 150 blocks, 100 of which are candidates for gentle density. The other 50 have parks, schools or businesses on them, or are already completely taken up by 3- or 4-storey multi-unit developments.

The remaining 100 or so candidate blocks each have four "faces" or street frontages, for a rough total of 400 (acknowledging that street frontages vary in length and number of lots). If each street-frontage was a receiving area for 10 new residential units either all in one building or distributed among several, this alone would allow Fairfield to grow by 4,000 dwellings (all sizes and types) over the next 25 years, with relatively little change to neighbourhood character and appearance. While 4,000 may not be an upper limit, it is itself <u>four times the city's 25-year growth target</u> for Fairfield, which is 1,000 units/2,000 people, or an average of 40 dwellings/yr.).

This proposal also observes that a surprising amount and variety of this so-called gentle density already exists on many of Fairfield's streets, proof that it is viable and successful; that it has sustained and energized, rather than harmed or torn, the physical and social fabric of Fairfield; that it stands as living proof of the workability of such an approach for further/future housing delivery; and that it should be encouraged by policy and flexibly managed with commonsense rules.

Does this gentle density proposal have every detail worked out, every 'what-if' and question answered? Of course not.

The matter of lot size and dimensions, especially for new, bare land development, needs study and consideration. Parking requirements, on-site and street-side, need study and a practical, flexible, creative response. The application and approval process (possibly as-of-right, subject to various appropriate conditions and terms) needs study. A strategy would be required to test the implementation of the gentle density concept on a pilot basis, learn from experience, and make appropriate

adjustments. And it is crucially important to engage the community and stakeholders in conversation about this gentle density alternative. It seems, on the surface, as if it would have broad-based appeal, but that can't and shouldn't be taken for granted.

This note simply outlines an idea. Hopefully, it will have sufficient merit to justify more rigourous study and further elaboration. In particular, we encourage you to carefully and observantly walk the streets of Fairfield to study the wide range of gentle density examples already in place: a duplex here, a basement suite or two there, new four-, six- and eight-plexes on single lots, multi-suite conversions of older character homes. It's a good thing and, in our view, you can't have too much of it in Fairfield.

With Best Wishes,

Gene Miller

gene@newlandmarks.com :: 250-514-2525

To Whom It May Concern

<u>"Design Guidelines For Buildings, Streetscapes and Public Spaces"</u> <u>Cook Street Village</u>

Fairfield Community Plan Comments by Personal info Street

Key Direction #2-- Strengthen Cook Street Village (page 9) states in part -- "introduce new design guidelines for Cook Street Village to ensure good quality design of buildings, streetscapes and public spaces."

Expectation: Detail on Design of Buildings, Design of Streetscapes and Design of Public Spaces. Further there will be sections on these three subjects that provide the detail. *Need further work in my opinion. Comments and suggestions follow.*

- <u>Neighbourhood Plan Goals</u> (page 18) for <u>Urban Villages</u> calls for "--Building Design that fits— ". This goal appears unnecessarily to get watered down in "Urban Villages" (page 59) to "—Design that fits—" with "buildings" dropped. Maybe "Designs" (buildings, streetscapes and public spaces) the first time and simply "Designs" (plural) thereafter or always spell it out for clarity each time.
- <u>Cook Street Village Community Design Principles</u> (page 57) cover everything but buildings. How come? The document has now goals, and principles for Cook Street Village but no Design Guidelines for Buildings for sure. Next on page 61 we have more "polices".
- 3) <u>New Directions—Section 7.2 (Page 61)</u> "The following polices <u>are intended to</u> apply to the Cook Street Village area as shown on Map9." **Recommend the following:**
 - a) delete "are intended to", what follows either applies or it does not, if they do not apply they serve no purpose; and
 - b) that the Principles in 7.2 be called and drafted as Design Guidelines. Leave "principles" to page 57 and review them to ensure they cover all three elements (building, streetscapes and public spaces).
 - c) next write them like guidelines with the action verb in each to be more directive, for example in 7.2.1 "are to" instead of "Encourage" and 7.2.2 "should" vice "should consider" and so on for them all. Guidelines need to be clear not a "maybe, if convenient, or should you choose". The objective/direction is to provide Design Guidelines not Principles. Agree they cannot be directives. Language used previously was "should", see summary of old guidelines at the end.

- 4) Section 7.4 Figure 22 is titled "General Description and Design Guidelines". Some but not all of the principles (aka design guidelines) from 7.2 are included? Why are some elements missing?
- 5) Biggest Issue for me is that the Design Guidelines for Buildings in particular are weak, for Streetscape are even weaker and could be better for public spaces. I comment:
 - a) 7.2.1, why only do this for corner-sites, sounds reasonable for all commercial sites.
 - b) 7.2.3 not sure I agree we want a "sense of enclosure" on Cook Street. Part of the beauty now is the openness provided by low rise, mid-rise—old, new, middle age, residential repurposed structures etc. "It is the variety that provides the spice/life of Cook Street Village. This would be lost with a "walled in sense of enclosure" particularly with all walls 1/3 the width for the adjacent right away. Variable set back would not mitigate this sense of enclosure. To me this is an issue of "Streetscape" and this is huge when it comes to the feel of my Cook Street Village.
 - c) Set back recommendations seem varied (set back is a key element of the village):
 - i) 7.2.2 says--use building design that complement the surrounding area---setbacks.
 - ii) 7.2.3 recommends 2 meters
 - iii) 7.2.18 says set back portions of the building 1 meter up to 3 meters
 - iv) 7.2.19 -sidewalk widths of 3 meters—5 meters were possible
 - v) Figure 22-1 to 3 meters.
- 6) **Boulevards (Public Spaces):** for the village why not identify best practice boulevards that exist in front of Oxford Foods and say this is the Design Guide.
- 7) <u>Benchmark for Robust Urban Village Design Guidelines:</u> Suggest you look at the Design Guidelines for Urban Village below as a model for language and ideas. Tone and language sounds much more direct and suitable for Guidelines. Note for example the concept of "Sky View" item 3.2.2. The propose "policies" relabelled as design guidelines in 7.2 could do with a re-write incorporating the relevant and appropriate concepts from this document. NOTE 'Streetscape Design Guidelines'!

https://web.toronto.ca/wp-content/uploads/2017/08/9775-Forest-Hill-Village-Urban-Design-Guidelines.pdf

8) Bottom Line: there is some effectiveness gains to be had if the Neighbourhood Plans have some "cookie cutter" potential built into the process. Design Guidelines of Urban Villages is one area where you could potentially learn from experience as you proceed through the process. Since this concept of planning for Urban Villages is new to Victoria just might be a way of holding this element of our plan as a "draft model" which is to be refined and improved further with experience as other Urban Villages undergo the process. Further you may want to hire some special expertise and that talent could be expended on all urban village design guidelines. This would allow for the creation of Urban Village Design Guidelines Model and result in a world class product.

All for your consideration.

Regards,

Personal info

<u>The Old Design Guidelines</u> included here for reference were as follows from city website months ago:

1) Design should respond to local features:

- a) Traditional cladding material;
- b) Bay/oriel windows;
- c) Pitched rather than flat roofs;
- d) Attractive treed boulevards;
- e) Opportunities should be taken to emphasize "street head" vistas; and
- f) Varied building setbacks.

2) The Commercial Zone

- a) Business in each block are encouraged to plan cooperatively:
- b) Parking and loading should be in rear yards, well screened from adjacent residences;
- c) To improve the continuity of the Cook Street Village boulevards, driveway access to rear parking and loading areas should be way of shared driveways to side streets;
- d) Customer parking areas should be pooled for maximum convenience and linked to Cook Street by mid-block walkways;
- e) Along sidewalks and walkways provide features attractive to pedestrians such as shopfronts, open markets, outdoor restaurant seating areas and canopies; and
- f) At pedestrian intersection points, allow room for open plazas or splayed corners.

Non-Residential uses in Fairfield not in Urban Villages

I have included addresses to help if you want to map them in similar style to Map 10. I assume the commercial uses in the NW corner are covered by existing policies – because the Draft Plan for the NW only mentions commercial development in 6.1.6 for west of Quadra (and shouldn't this say mixed-use rather than commercial, as it does in the intro to Chapter 6. Commercial in this context implies offices), and 6.1.16 for Collinson and Vancouver.

• Upper Cook St Village at Meares – (My Thai, Bubby Rose's Bakery, etc and retail/ offices on the east side of Cook) (mentioned briefly on page 47 as an extension of Fort Street. It's zoned C but Figure 14 shows these as parts of exclusively residential blocks. My experience and understanding is that this small commercial area has a distinct identity as a local neighbourhood commercial area in Fairfield. It will probably be reinforced by the construction of the Black and White condos at Fort and Cook)

- Parkside Hotel 810 Humbodlt
- Beaconsfield Inn 998 Humboldt

• Bed and Breakfast at Trutch Manor 621 Trutch, Dashwood Manor 1 Cook at Dallas, Postern Gate 1145 Meares

- Eldercare and medical establishments at:
- Mount St Mary Hospital 861 Fairfield
- St Michael Medical Centre 845 Burdett
- Mount St Angela 923 Burdett
- Red Cross 909 Fairfield [zoned R]
- Sunrise at 920 Humboldt [zoned R]
- An institutional building at 950 Humboldt (not sure what it is; transitional housing??)
- Rose Manor 857 Rupert Terrace
- Seniors Serving Seniors 909 Fairfield (in the Red Cross building)
- Clover Point eldercare 90 Linden near Faithful
- St Francis Manor eldercare 1128 Dallas near Marlborough
- Childcare Centres
- Community Place (zoned R)
- YMCA,
- Christ Church Cathedral
- St Sophia Orthodox Church 195 Joseph at May [zoned R]
- Stewart monument works 1403 May (on this site since 1896) [zoned R]
- Lou's Auto Repair at 617 Vancouver (SE corner with Collinson) [acknowledged in Draft Plan policy 6.1.16]
- Fairfield Auto Repair 1090 Fairfield (NW corner of Cook and Fairfield)
- Shefield convenience SE corner Cook and Fairfield
- Dentist at 205 Cook NE corner Cook and May.

The Draft Fairfield Plan Comments by Personal info

18 January 2018

Introduction:

As a James Bay resident for the past 18 years, a frequent visitor to Fairfield, a shopper in Cook Street and Fairfield Plaza, a guest in the home of friends in the neighbourhood, and as a participant in activities at the Cook Street Village Activity Centre and the Fairfield-Gonzales Community Association, I can offer a unique perspective on one of the city's oldest residential settlements and natural areas.

1. Unsatisfactory Civic Engagement Process

Although the City's Official Community Plan (OCP) was adopted in 2012, I understand the local area planning process for Fairfield began almost two years ago. My experience with this "public consultation process", suggests it was flawed from the outset. The process did not, in my view, reflect the open, transparent, accessible, and accountable principles that form the foundation of genuine democratic and civic engagement.

Perhaps this serious shortcoming can be attributed to the City's colonial history and institutional framework of governance. Regretfully, the prevailing values associated with this framework now play a significant role in assessing not only the City's current assets and capacities, but also its future sustainability.

The underlying thesis of "eternal growth" is presumed to be the only option appropriate for the City over the next three decades. While there is an assumption about the need for a sustainable future, there is no recognition of the risks associated with this strategy. Is "unlimited growth", truly in the best interests of the people who make this city their home? Such a question is not even considered. Hence, one can only surmise there is a foregone conclusion that there are no limits to growth, and that unrestrained development is always in the best interests of a city and its residents.

At the outset of the project, I recall seeing a business card handed out in Cook Street Village that read, **"Join the conversation as we plan the future of your neighbourhood – Fairfield Gonzales."** This short sentence encapsulates the City's consultation process. It is a top-down, paternalistic, command-andcontrol process whose aim is to gain approval from residents of a preconceived map of Fairfield's future. The vision has already been agreed upon by decision-makers: primarily the development and real estate investment community, elected officials, and senior city staff.

There has been little or no attempt to involve the public from the outset, e.g. inviting residents, business owners, cultural/sports and community organizations, faith organizations, schools etc. to participate. A

formal Local Area Plan Working Group was established on a selective basis comprised of Urban Development Institute representatives, and other business members outside Fairfield. It seems this working group was hand-picked either by staff or by Council, with no right for the community to put forward their own representatives. Even a written request to the City's Director of Sustainable Planning and Community Development, to consider using a different format such as a "Citizen's Assembly" similar to the Grandview-Woodland Neighbourhood in Vancouver, was refused.

The Senior Planner and LAP Project Leader recently indicated that the City took great pains to contact the "hard-to-reach" Fairfield residents: individuals under 40 and renters. What measures did they take? Put up posters in the purpose-rental units in Fairfield? Ask schools to circulate notices through the Parent Advisory Committees? Distribute invitations at key grocery stores or coffee shops in Cook Street Village and Fairfield Plaza?

The City's Rental Forum on the draft Fairfield Plan was attended by some 40 people, who came as a result of last-minute invitations. Planners who facilitated the forum often lacked baseline data and had few answers to questions posed by participants. On other occasions such as Open Houses, a number of residents expressed their dismay at the "dotmocracy" exercise they were asked to participate in, and the "post-it-note" suggestions designed to limit discussion, and tended to discourage meaningful exchange of views. Questions posed to planners often went unanswered when no data could be provided to justify their conclusions. Questions asked about how the feedback from residents would be reported, and if they would be made public, went unanswered.

What became painfully evident to many residents I spoke with throughout this process was the view that the Neighbourhood Plan was a "done deal". It was consistently presented as a blueprint for its major users: Developers, City Staff, Council, and members of the 12 Community Association Land-Use Committees. The views of Fairfield residents seemed to be ignored, and it was a rare occasion if any members of Council were present in any public events or activities.

The entire thrust and urgency of this planning exercise was to facilitate the objectives of developers by:

- Identifying different levels of infill-densification.
- Visualizing housing projects and areas for housing redevelopment.
- Defining new zoning requirements and site/built form parameters.

2. Inadequate Data and Demographic Projections

While the OCP is based on an increase of 20,000 people over the next three decades, with 50% to be accommodated in the downtown area, 40% in the urban villages of the city's 13 neighbourhoods, and the remainder accommodated elsewhere, the local area plans remain ambiguous about the short-term and long-term impacts of newcomers and the civic landscape changes anticipated.

The OCP (p. 25) identified over the next three decades that Victoria is forecast to need a designated housing capacity to meet demand for an additional 13,500 apartment-type units and an additional 2,700 ground-oriented housing units. It also clearly stated that: **"Zoned land capacity analysis prepared for this plan indicates that there is sufficient zoned capacity in 2011 to must match this demand."** If this is the case, why the big rush to rewrite the City's zoning policy to prezone rental areas, identify high-density multistory condo tower zones downtown, and upzone areas within residential neighbourhoods throughout the city? Is the local area plan just a licence to print money?

The OCP talks about the need for environmentally-sustainable development that is related to "walkable, transit-focused, mixed-use residential and employment centres." Why then is the City approving nothing but multi-storey residential properties with major underground parking facilities? Won't such developments just increase traffic volume and do nothing to reduce the use of private fossil-fuel vehicles? Why, is the City approving similar projects in Cook Street Village, even without a new Local Area Plan? Why is the City proceeding with large-scale housing development projects downtown and in the neighbourhoods without regard for a transportation plan that is clearly out-of-date and unaligned with the current, let alone future needs of the city's population?

Why has City Hall's efforts to streamline the development approval process, eliminate the minimum size of residential units, simplify the approval of secondary suites, and garden suites, condone short-term rental suites downtown and in certain principal residences outside the core, all resulted in the rampant increase in the number of unaffordable housing units in the city? How many reasonably priced new units of housing are proposed for Fairfield to accommodate young families, or even renters (those who work in the downtown retail, service, and tourism/hospitality industry?) None!

Even the technical baseline data generated for the Fairfield neighbourhood in October 2016, is woefully inadequate in terms of household and demographic profile breakdowns based on the 2016 Census. There is little attempt to address what is the current baseline household and housing data (before the planning changes proposed) – age, housing type, tenure, etc., and the proposed build-out over the next 30 years.

In open houses and other public meetings, planners had great difficulty providing basic information as to the current new housing growth rate, (50 housing units per year, or 200?); anticipated population increase, (less than 1% annually or more?) Given the growing aging population in the city and exceedingly high housing prices, there are fewer opportunities for families to be accommodated in the neighbourhood. What impact will mean in terms of a changing level of community services and public amenities such as parks and playgrounds, schools, and daycare centres?

Although there is a recognition that 55% of Fairfield households rent, there is little data provided as to the current number of purpose-built apartments (their age, and distribution. There is no projected loss of this affordable rental stock due to demolition and replacement by more desirable, or higher-value home-ownership choices such as multiplexes, townhomes, row-houses, garden suites, etc. which will be built. Given the high proportion of single-family homes, many of which are heritage, and now

accommodate secondary suites, why is there is no baseline data to determine what proportion of these housing units will be lost over the next 30 years.

There is no consideration of transportation use and changes that may impact housing in the area. The only thing that is assumed is that high-density housing development will be accommodated on high-volume arterials or major transit routes. Yet, there is no baseline transportation plan for the neighbourhood, to assess the needs of residents for public and private parking (and how new technology such as driverless vehicles, or short-term rentals such as Airbnb) will impact the nature and character of the neighbourhood. If homes are now used primarily as investment tools, to accommodate transient short-term visitors (e.g. tourists, contract professionals, and possibly students), will this not have an impact on the services and businesses in the neighbourhood?

3. Lack of Consideration of Future Infrastructure Requirements, and the Potential Impact of Climate Change and Seismic Issues that could Negatively Impact Development

The immediate objective of the Fairfield Neighbourhood Plan, like the other neighbourhood plans, is to serve the needs of the development industry first and foremost. The assumption is that all meaningful growth that takes place in the city is to be driven by the needs and interests of the private sector.

Not surprisingly, there are few benefits from this unprecedented housing boom that will be recognized as serving the public interest. With an inadequate density bonus and community amenity contribution policy on the part of the City, there are few benefits available in terms of amenities for residents in the neighbourhoods. In fact, major public investments in landscaping (redevelopment around the Johnson Street Bridge, Ship Point, Harbour Pathway) are to be found concentrated around the high-end condo towers adjacent to the Inner Harbour or in high-traffic volume transportation corridors.

Victoria has limited financial reserves to upgrade its aging sewer, water, storm drainage, and utility network, as well as roads, cycle routes, and sidewalks systems, let alone replace a pool/fitness complex, bridges, and a fire hall. Residents want to know the projected costs of these infrastructure upgrades that will be required as a result of the unprecedented residential growth throughout the city. Council provides no answers any more than staff has even considered whether these systems can carry the expected increase in capacity? Who will bear the burden of these costs? And, are the new developments contributing their fair share of the upgrading costs but also their ongoing maintenance?

The impacts of climate change on coastal cities around the globe must now be taken into consideration when planning for the future needs of urban populations. Rising sea levels and storm surges play havoc with infrastructure. Cities must now devise mitigation strategies and identify potential high risk areas that should not be developed. The Dallas Road Bluffs in the Fairfield area, as well as the Ross Bay area are two vulnerable areas which have not been identified as potentially high risk areas for redevelopment. The insurance industry, the real estate industry, and cities across Canada, together with home-owners must find appropriate solutions. None of these critical issues are addressed in this draft

neighbourhood plan. Will it take the insurance industry declining to insure properties in these areas for city to include this information within their long-term plans?

The seismic risks facing Victoria have already been outlined in a report submitted to Council last year. There is no doubt about the potential devastating impact of a major incident on the housing and infrastructure of the City. Why is there no consideration of the known unstable soil areas in the Fairfield area, which could result in serious loss of housing and infrastructure? Why isn't this taken into consideration in terms of identifying areas that should not be considered for increased densification?

4. Conclusions

The public consultation process involved in drafting the Fairfield Plan is thoroughly flawed. Hence, any planning recommendations and limited feedback are without credible foundation. In fact, Council should stop the process and place a moratorium on the completion of the Fairfield Neighbourhood Plan until after the City of Victoria election in October 2018.

There are many lessons to be learned from failures, whether it is the dismantling of the Blue Bridge and the building of the new Johnson Street Bridge or the drafting of a neighourhood plan for Fairfield. Citizens need to trust that their elected officials are acting in their best interests. When the public trust is significantly undermined, it does little good to try and patch a life raft already full of holes and, with no personal flotation devices for those on board.

Is hoping for the best and planning for the worst, the only realistic option remaining for Fairfield residents?

January 14/18

Fairfield Neighbourhood Draft Plan 2017 vis a vis The Urban Forest feedback from Personal

Page 3: Acknowledges that Fairfield is located on the traditional territory of the Lekwungen speaking nation. This is good.

One way that we can practice this acknowledgement is to respect, protect, and enhance our natural environment. It might be an idea to actually state this sentiment somewhere in the document. Perhaps as a goal under **4. Parks, Open Space and Urban Forest, p. 33** or part of **4.2.1. p.35**, or the intro paragraph on UF on **p. 38**, or under **4.12** with specific reference to the natural area in the South West corner of Beacon Hill Park or under Placemaking, Arts, and Culture **Goal #1 p.97**.

Under 4.15 Community Stewardship p.40. I wonder if it might be more explicitly stated that it is the community members through the FGCA and Parks specifically (as they have the expertise) that need to work together to protect and enhance the UF. Tree planting and watering boulevard trees during the drought months and educating community members about the important role private lands play in maintaining and enhancing the UF are a few more examples. It needs to be explicitly stated that the UF cannot be maintained and enhanced by Parks alone. That it will take the community members in concert with Parks to accomplish this goal

Our plan needs to list the actions that will be taken including realistic timelines.

Specifically,

Under Key Directions:

Don't know how this one got away on me, but I/we would like **#4 p.7** to read "Enhance" rather than "support" the Urban Forest. **Note:** The word "enhance" is used in many other places throughout the document, notably **Goal 4 on page 33**.

Under Urban Forest:

There is lots of good work here reflective of what I/we are looking for.

It might be an idea to include from the OCP the 4 objectives of Urban Forest Management **p82**, because it is my understanding that developers will be using our plan as a reference and its good to integrate all of these documents.

p.38. It is great that you have included the small explanatory box on UF and UFMP. **Note:** The executive summary UFMP p. vii states "20 years and beyond" not "50 years." Perhaps it is here, that if Parks is unable to come up with timelines for the UF Action Plan that it is explicitly stated that we are awaiting said Action Plan and that the recommendations will be incorporated into our plan as soon as they become available.

Under Parks, Open Space and Urban Forest:

p.34, 4.1.2 Because this objective explicitly states, "private lands" can we add the <u>Urban Forest Master Plan</u> and or the Urban Forest Action Plan with its expected date of completion? See reference to the UFMP and its connection to the POSMP <u>Parks and Open Spaces Masterplan.p9</u> **Note:** Also there is a typo here. Under Adapting to Climate Change 4.16.1 e) is it possible to add "private lands." The OCP makes reference to "private lands" vis a vis the UF 10.14.1 p.82.

Under definitions:

You have a great comprehensive def. of "Urban Forest".

Could you please define "green space" or differentiate from "open space" or just use "open space" as defined in, <u>Parks and Open Spaces</u> <u>Masterplan</u> April 2017 **p.32**

It is unclear how Parks will implement the UFMP recommendations. Many of these recommendations are city wide. When it is ready, will Parks implement the recommendations concurrently throughout the entire city or start with one of the 13 neighbourhoods? Will it begin with the neighbourhood in most need of UF work? While, I/we appreciate addressing the tree canopy; see **4.11.1**, there are apparently other ways (perhaps better ways) to measure the UF. So this is where we need to hear from parks in terms of what recommendations from the UFMP take priority. For example, is it planting more trees or is it strengthening the tree bylaws. This is why we need Parks to identify an action plan outlining the optimal sequence for protecting and enhancing the UF. Also, it is my understanding that the tree canopy in Fairfield has already been measured at 21% as per the **UFMP p. 10**.

It would appear that the UF guidelines for each UPD will not be completed before our neighbourhood plan is finished. Can it be noted in our plan that as soon as these become available they will be incorporated into our plan?

The City says:

You Don't Care!

The city recently has held a series of "engagement" meetings to gather residents' feelings about a wide ranging plan to dramatically increase the population of Fairfield.

Only 10 people attended one of these.

When asked why so few people were showing up for these very important sessions, city planning staff held up a pamphlet and said:

"We mailed one of these to every address in Fairfield. It is obvious people just don't care."

Recent door-to-door surveys reveal most people are unaware of the City's "Local Area Plan" process. City Council members and staff agree their "engagement" methods are not effective.

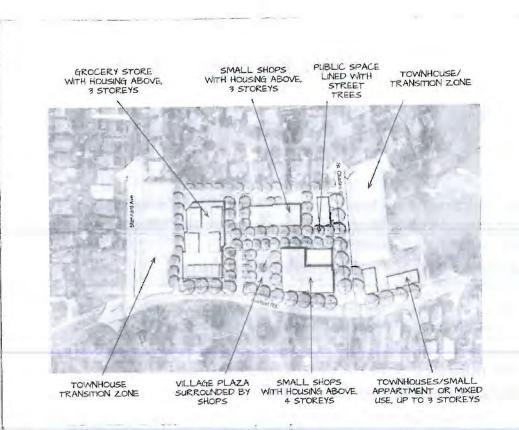
Yet, the City is pushing to have this "Accelerated" planning process, which includes Fairfield plaza to be recreated into "Ross Bay Village", shops with 3 and 4 storeys of "housing" above, to be approved in only a few weeks.

With these dramatic and significant changes supported by the city, it is critical you attend the

7 pm meeting, Monday, January 15th

at the Fairfield Community Centre (Moss and Fairfield) and ask this process be stopped.

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...



This "Fairfield Local Area Plan" proposes new developments, from existing single family house conversions to new multi-story multi-unit townhouse, **NOT be required to provide for parking.**

Recently, Mayor Lisa Helps said "I'm only one voice. This is YGUR plan."

With so few in Fairfield that know what is being planned for, moving ahead with the plan makes no sense. Trying to discuss the details proposed, now, makes no sense. So much critical information – such as:

"How much more development can Fairfield accommodate before our quality of life, the very reason most bought into Fairfield, is destroyed?" has yet to be determined.

Please plan to attend the Jan. 15th meeting at 7pm (only ½ hour long), at the Fairfield Gonzales Community Association 1330 Fairfield Ave.

And Email Mayor and council at: mayorandcouncil@victoria.ca

Rob Gordon

Subject:

FW: Changes to the Fairfield LAP page 90

From: Personal info

Sent: Wednesday, January 31, 2018 3:22 PM To: Kristina Bouris <<u>KBouris@victoria.ca</u>>; Rebecca Penz <<u>rpenz@victoria.ca</u>>; Andrea Hudson <<u>AHudson@victoria.ca</u>> Subject: Changes to the Fairfield LAP page 90

Hello Kristina,

thanks very much for your offer to recommend changes to the Fairfield Local Area Plan on HCAs. Before writing this email I have gone back and reviewed the council meeting in September, read letters on this subject and had conversations with my neighbours. The following is informed on what I have read and heard. I am happy to meet with you or chat on the phone or have more people send in emails if you need more input. Let me know. I have listed the changes in order of importance to us. Also, are you able to send me the recommended changes before they go the council on Feb 22nd? Thanks Personal info

The changes we are requesting are on page 90 of the Local Area Plan under section 10.2 Historic Areas.

Section 10.2.3 We want this whole section deleted.

The following are our reasons:

Mentioning any of the streets is not fair to the property owners who last fall were very vocal about not wanting HCAs. The wording implies they have been selected.

The streets were selected by city staff based on their view of heritage not the community. This was done without knowledge of, agreement by, or permission from the property owners. Residents of these four streets spoke out strongly against their involvement in an HCA. We presented comprehensive documentation to your committee and the Mayor and Council supporting our reasons. Not one of the streets mentioned in this Section have 100% buy-in to HCA inclusion, During the Committee of the Whole meeting last fall, the Mayor and City Council vocalized that the City should encourage champions working with the residents of their own streets to come forward. This was the cooperative spirit of the discussion which we took away, back to our neighbours. Although the motion might have had these streets mentioned for future when I listened again to the discussion it was not the spirit of the conversations.

Again Including these street names in the wording implies they have been selected. It gives no peace to the owners and puts those residents on 'a slippery slope'. This Council and committee will change at some point and having these streets named in this document, or any other, could lead to interpreting the clause differently than your group. In fact we had many conversations about Cook and Dallas because they were mentioned in the OCP. At one point you indicated the process would be different for us because of that. Even thought we could not find a process that the community had been involved in and supported or how it was included in the OCP.

1

10.2.2 Suggested wording change

Facilitate citizen-initiated efforts to establish Heritage Conservations Areas in Fairfield by supporting and providing assistance to champions who come forward_to work with resident/owners on their own streets.

Section 10.2.1 Suggested wording change:

Facilitate a citizen-led and initiated effort to establish a Heritage Collaboration group. This group would establish heritage values as guides for Fairfield and would work with the city, homeowners, NGOs, developers to facilitate a process where solutions are found for renovations and construction that preserve and enhance heritage values. This approach would broaden awareness of heritage values and contribute to culture change on this important issue.

Rob Gordon

Subject:

FW: Fairfield Neighbourhood Plan

From: Jonathan Tinney
Sent: Wednesday, January 31, 2018 8:50 PM
To: Personal info
Cc: Lisa Helps (Mayor) <<u>mayor@victoria.ca</u>>
Subject: Re: Fairfield Neighbourhood Plan

Thanks^{Personal info} will forward this on to staff for inclusion and consideration as we make updates to the plan. Appreciate your time to provide feedback.

Jonathan Tinney 1 Centennial Square Victoria, BC V8W 1P6 250.588.1500 jtinney@victoria.ca

On Jan 31, 2018, at 8:37 PM, Personal info

> wrote:

Hi Personal info

Below is the response from both Mayor Lisa Helps and the director of sustainable planning and community development, Jonathan Tinney, to my messages regarding redevelopment of Sub-area 4 described in section 8.6 of the draft Fairfield Community Plan.

Through this email discussion I have yet to be convinced that section 8.6 is prudent (given the risk of significant property damage in an earthquake due to liquefaction) or necessary (given there are currently 74 dwellings, at least 30 per cent with secondary suites) between Stannard and St. Charles west to east and Fairfield and Richardson south to north.

It is my strong opinion this late addition to the plan should be removed.

:

Personal info

Begin forwarded message:

From: Jonathan Tinney <<u>JTinney@victoria.ca</u>> Subject: RE: Fairfield Neighbourhood Plan Date: January 31, 2018 at 3:23:09 PM PST To: "Lisa Helps (Mayor)" <<u>mayor@victoria.ca</u>>, Personal info Cc: Engagement <<u>engage@victoria.ca</u>>

Thanks Mayor Helps,

Personal info please find below a link to the background report from 2009.

1

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Local~Area~Planning/ /Fairfield~Gonzales/Fairfield~Growth~Survey/Urban%20Futures%20Managing%20Growth%20and%20C hange%20in%20Victoria2009.pdf

Page 28 breaks down the growth assumptions for the City looking forward. It assumes an average growth rate for the City of about 0.8% per year till about 2028 or so and then decreasing to 0.6% per year after that.

More recent numbers from the census suggest that actual growth going forward may even exceed this amount . Based on the 2016 census, Victoria added 5,775 new residents between 2011 and 2016 which is an average growth rate of 1.4% per year. So to answer your question neither the City or the OCP is promoting growth, but rather the plan is trying to effectively manage it. The goal of the OCP is to try to accommodate the demand for housing driven by these future residents, while at the same time directing it to the right locations and in the right forms (type, tenure, price) to meet other goals related to affordability, vitality, maintenance of open space, the provision of services, etc.

Thanks for your comments on the draft plan, I will forward you note staff so they can include your thoughts into the other feedback we have received to support a range of revisions being made to the current draft. I will say that at the staff level we certainly agree on the need for balance – making sure we are providing options for people looking to live in our communities that meet their needs, while also maintaining what is valuable about those communities. We rely on the members of that community to provide us with feedback to assist in this balance, I appreciate you taking the time to provide your comments.

Regards,

Jonathan Tinney Director Sustainable Planning & Community Development City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0511 F 250.361.0248

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From: Lisa Helps (Mayor) Sent: January 29, 2018 9:31 PM To: Personal info Jonathan Tinney <<u>JTinney@victoria.ca</u>> Cc: Engagement <<u>engage@victoria.ca</u>> Subject: Re: Fairfield Neighbourhood Plan

Thanks Personal info

Jonathan, can you provide the research from 2009 (I believe) that an independent professional did as we were preparing for the OCP.^{Personal info} it is this research paper, specifically on Victoria, on which the OCP is based. Can you copy me so I have this as well. I looked for it online but couldn't find it. It should be filed somewhere as background research to OCP development.

Re: amalgamation, I agree! Victoria and Saanich are at long last working together on this.

Take care,

Lisa

Lisa Helps, Victoria Mayor Lekwungen Territory <u>www.lisahelpsvictoria.ca</u> 250-661-2708 @lisahelps

"Resignation and cynicism are easier, more self-soothing postures that do not require the raw vulnerability and tragic risk of hope. To choose hope is to step firmly forward into the howling wind, baring one's chest to the elements, knowing that, in time, the storm will pass." - Archbishop Desmond Tutu

On Jan 29, 2018, at 8:16 PM, Personal info

wrote:

Your Worship:

Thanks for the opportunity to respond to your query about the forecasted population increase in the Capital Region and the City of Victoria's response to it. With all respect due to your office, I'm not sure how the figure of 20,000 more residents you cite has been arrived at.

According to BC Stats, it appears that by 2041 the total population of the Capital Region is set to increase by 84,210 to 475,347 souls.

Given this data, city staff must then expect that over one quarter of these souls plan to live within the incorporated limits of the City of Victoria. The land area of the city constitutes roughly one per cent of the total land area of the Capital Region, not including the Gulf Islands.

It seems unreasonable that one of the physically smaller municipalities within the Capital Region is expected to accommodate one quarter of this increase in population when today it accommodates one quarter of the region's population. Even accounting for land within the Agricultural Land Reserve, adjacent Saanich is almost five times the size of Victoria and yet only accommodates 30 per cent of the region's population.

Rather, I wonder if the City of Victoria is competing with neighbouring municipalities for these new residents. Increased housing for these residents will mean a significant increase in taxation revenue for the city. Further, this projected increase has likely emboldened property developers and real estate agents to encourage the city to consider redeveloping many of its desirable existing neighbourhoods to accommodate the new residents. However, my fear is that if municipalities within the Capital Region are indeed competing with one another for these residents, that this competition is leading Victoria down a path of

disintegrating perfectly good homes and neighbourhoods under the cloak of "densification".

If a neighbourhood or area is truly in need of redevelopment like the Capital Park project in the legislative precinct or the Janion Building on Store Street, then redevelopment is great. There are areas of Victoria lying fallow that do need redevelopment. If design specifications and limitations for redevelopment of existing neighbourhoods and properties are required to gently increase density while respecting existing neighbourhoods, then let's include this in the new Fairfield neighbourhood plan. Let's even consider the development of cooperative housing as a way to encourage young families and others on lower incomes to live within the city limits. But let's not plan to destroy existing, wellfunctioning neighbourhoods so that a few can gain financially.

To this end and in answer to your question, with this forecasted increase of residents by 2041, now is the time to amalgamate a number of municipalities within the Capital Region so that this increase in population and resulting demand on services (like hospitals, health, police, fire and emergency services for areas highly susceptible to the the effects of earthquakes, like Sub-areas 3 and 4) are coordinated throughout the region. It is not my desire to watch a marketing competition develop between adjacent municipalities that unintentionally destroys what is good in our city.

As my chosen representatives, it is my hope you will instead steward the development of the city — and the region — so that it allows for growth but not at the expense of what is currently flourishing. I remain unconvinced that the new neighbourhood plan for Fairfield must include the redevelopment of Sub-area 4. Sub-area 4 ain't broke, so let's not fix it.

Thank you again for your attention to this matter.

Sincerely, Personal info

Capital Region Projected Population Increase: https://www.bcstats.gov.bc.ca/apps/PopulationProjections.aspx https://www.crd.bc.ca/docs/default-source/regional-planningpdf/Population/Population-PDFs/2014-population-employment-amp-dwellingprojections-to-2038.pdf?sfvrsn=92622eca_4

https://www.crd.bc.ca/docs/default-source/regional-planningpdf/population/population-pdfs/popestimate_17.pdf?sfvrsn=d00003ca_4

Capital Region Land Area:

https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/Population/factsheets-landing-page/land-area-and-municipal-incorporationdates.pdf?sfvrsn=2b538ac9_2

From: "Lisa Helps (Mayor)" <<u>mayor@victoria.ca</u>> Subject: Re: Fairfield Neighbourhood Plan - Earthquake

Dear^{Personal info}

Thanks for writing back. And no need to call me your worship!

The draft plan is just that - is a draft and the fact that we're having this conversation and receiving your input is precisely the point of circulating a draft plan.

I'd love to hear your thoughts about what would be your opinion for the best way for Victoria to grow. We anticipate about 20,000 more residents in the City by 2041. If not in your neighbourhood, what kind of plan would you and your neighbours like to see for how the city develops to accommodate them? I look forward to hearing your thoughts.

Thanks again and take care,

Lisa

Lisa Helps, Victoria Mayor Lekwungen Territory <u>www.lisahelpsvictoria.ca</u><<u>http://www.lisahelpsvictoria.ca</u>> 250-661-2708 @lisahelps

"Resignation and cynicism are easier, more self-soothing postures that do not require the raw vulnerability and tragic risk of hope. To choose hope is to step firmly forward into the howling wind, baring one's chest to the elements, knowing that, in time, the storm will pass." - Archbishop Desmond Tutu

On Jan 28, 2018, at 1:50 PM, Personal info

>> wrote:

Thanks, Your Worship, for your response to my concern about adequate emergency preparedness for Fairfield in light of the desire to add density to Subareas 3 and 4.

I'm now going to step firmly into the howling wind to say that I feel my neighbourhood is on the cusp of gentrification. The draft neighbourhood plan considers my perfectly good home, property and neighbourhood around it disposable. If this draft plan is approved, why should I or any of my neighbours bother to upgrade or even keep our properties in good order knowing that our properties will be purchased by a developer so they can be disposed of?

I see Aryze Development that is planning to develop the townhouses on Fairfield Road often partners with Engel and Volkers realty. Considering the cost of the six

Draft Fairfield Neighbourhood Plan --J. Tinney, Director of Sustainable ...

redeveloped condos E&V just sold at the corner of Southgate and Vancouver (starting at \$699,000), I am dubious that the townhouses planned for development in my "Sub-area 4" Fairfield neighbourhood are targeted to families, seniors and working people with low incomes as the draft plan states.

With the help of past city administrations, my neighbours and I along with our community association have created a vibrant and wonderful neighbourhood that everyone wants to live in. It seems with this draft plan we are about to become the victims of our own success.

Sincerely, Personal info

On Jan 22, 2018, at 10:42 AM, Lisa Helps (Mayor) <<u>mayor@victoria.ca</u><<u>mailto:mayor@victoria.ca</u>>> wrote:

Thanks. Great questions. Will wait for response from staff.

--

Lisa Helps, Victoria Mayor Lekwungen Territory <u>www.lisahelpsvictoria.ca</u><<u>http://www.lisahelpsvictoria.ca</u>><<u>http://www.lisahelps</u> <u>victoria.ca</u>> 250-661-2708 @lisahelps

"Resignation and cynicism are easier, more self-soothing postures that do not require the raw vulnerability and tragic risk of hope. To choose hope is to step firmly forward into the howling wind, baring one's chest to the elements, knowing that, in time, the storm will pass." - Archbishop Desmond Tutu

On Jan 21, 2018, at 1:35 PM, Personal info

> wrote:

Hi Folks:

Thanks for the opportunity to engage with you regarding the proposed Fairfield Neighbourhood Plan.

I live in Sub-area 4 in the proposed neighbourhood plan and love my neighbours and my community. I chose to live in Fairfield after visiting the city's planning department 23 years ago to purchase and read the neighbourhood plans for each area of the city. Fairfield was the only area that did not have a neighbourhood plan. The chap I spoke with back then stated, "Oh, we're not worried about Fairfield. It really has its act together".

I am now very distressed to learn that the proposed, seemingly quite urgent, neighbourhood plan appears to encourage the entire redevelopment of my local community.

Further, only after my wife and I bought our home and settled in years ago to raise our family did I become aware of the geological history of Fairfield, especially Sub-areas 3 and 4.

The province's Geological Survey Branch has documented that Sub-areas 3 and 4 of the proposed neighbourhood plan, because they are situated on peat over deep clay, are at very high risk of ground motion amplification during an earthquake. This means should there be a significant earthquake in the capital region, Fairfield will feel it most.

Given this, I am curious to know if — because the plan intends to supports new, additional housing within Sub-areas 3 and 4 — Victoria will make new and potential residents aware of this significant risk and whether the proposed neighbourhood plan will include an adequate emergency response to the Fairfield neighbourhood when an earthquake occurs?

http://www.empr.gov.bc.ca/Mining/Geoscience/SurficialGeology/VictoriaEarthq uakeMaps/Documents/amplification.pdf

Sincerely, Personal info

Amanda Ferguson

Subject:
Attachments:

letter from Cook Street Village Residents Network (re: Fairfield Plan) CSVRN Letter to Council_Feb 19 2018.pdf; ATT00001.htm

From: Nicole Chaland Date: February 20, 2018 at 10:36:31 AM PST To: "Pam Madoff (Councillor)" <<u>pmadoff@victoria.ca</u>> Subject: letter from Cook Street Village Residents Network (re: Fairfield Plan)

Dear Councillor Madoff,

We have heard from you and your colleagues that you prefer short, direct communications. We have read the staff report on the Fairfield Plan and would like to point out the following:

Engagement

- 37% of the survey respondents are opposed or very opposed to the plan.
- 59% of Fairfield are renters yet only 37 renters responded to the survey.
- 59% of survey respondents want more involvement in the plan.

Staff propose to do more engagement with no comment or commitment to produce better outcomes. *Please direct staff to report back to Council with an engagement plan that achieves better outcomes.*

The Cook Street Village Residents Network Vision: Gentle Density

We do not represent Fairfield, however, we are confident that gentle density is the preferred form of densification. The staff report uses the words gentle density, but concentrates it to specific areas rather than throughout the neighbourhood. *Please direct staff to collaborate with us and other stakeholders to explore gentle density as the preferred form of densification*.

No Net Loss of Rental Units & Better Protections for Renters

We do not support any rezoning projects that fail to protect renters who are displaced by development projects incentivized by this plan. We also do not support the loss of rental units in Fairfield. *Please direct staff to draft generous tenant relocation policies that apply to all of Fairfield and include a goal to ensure there is no net loss of rental housing in Fairfield*.

The Official Community Plan Growth Targets

The staff report ignores the fact that we are surpassing OCP population growth targets and is silent on how much additional growth council and the planning department are planning for, or the underlying assumptions about growth. *Direct staff to report back on how much growth we are planning for and how much has already been achieved.*

Clarity will Resolve Land-use Conflicts in Cook Street Village

The neighbourhood plan is long on principles and short on specifics. *Direct staff to assign an urban designer to work collaboratively with the Cook Street Village Residents Network to produce an integrated and complete set of conceptual drawings clarifying urban design, built form and public realm enhancements for the Cook Street Village.*

Collaboration

The international association of public participation defines collaboration as "To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution." The project plan

approved by Council in June 2016 promised collaboration at all stages of this neighbourhood plan up until the public hearing. *Direct staff to collaborate with neighbourhood stakeholders going forward*.

Dear Mayor and Council,

February 19, 2018

We have heard from several of you that you prefer short, direct communications. We have read the staff report on the Fairfield Plan and would like to point out the following:

Engagement

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Collaboration

The international association of public participation defines collaboration as "To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution." The project plan approved by Council in June 2016 promised collaboration at all stages of this neighbourhood plan up until the public hearing. *Direct staff to collaborate with neighbourhood stakeholders going forward.*

Thank you for considering our concerns and requests.

Nicole Chaland, Richard McGuigan, Diana Smith, Sylvia McMechan, Forrest Smith, Karen Dellert, Ken Roueche, Lorne Daniel, Gene Miller on behalf of the Cook Street Village Residents Network

Rob Gordon

Subject:

FW: Final Input to LAP

From: surroundings [mailto Personal info Sent: Thursday, February 15 To: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>> Cc: Kristina Bouris <<u>KBouris@victoria.ca</u>> Subject: Final Input to LAP

Cook Street Village

Dear Council,

The Cook Street Village Business Association (CSVBA) has been recently engaged with local community organizations and further to our recent letter(s) to council we would like to go on record regarding the following items:

1. We support a vibrant village that includes all modes of transportation. Our preference is for speed dampening and a multimodal roadway.

2. There be no net loss of parking on Cook St. within the Village.

3. Have minimal disruption to the street, boulevards and transport routes during whatever construction phase is decided upon.

4. A transparant vetting process of any design that is up for consideration to be received by stakeholders of the village, well in advance of a final decision prior to the start of construction.

The CSVBA motto is "Bike to it Not Through It" and feel a AAA bike lane is inappropriate for a vibrant village. We question, "why is tantamount to building an expressway when a country road would suffice". In our view the majority of cyclists access the village through other routes and there is very little traffic to support this level of infrastructure.

A sizeable disruption will not only impact the survivability of the business's we represent, but severely decrease public safety in an already congested destination village. As a restauranteur, I am mindful of the impact the Pandora construction process had on Relish which subsequently went out of business as a result.

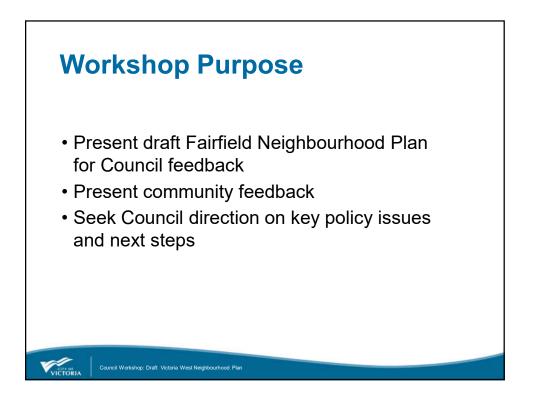
We value the input of all parties involved and appreciate the councils time in considering our views.

Sincerely,

Calen McNeil Director CSVBA

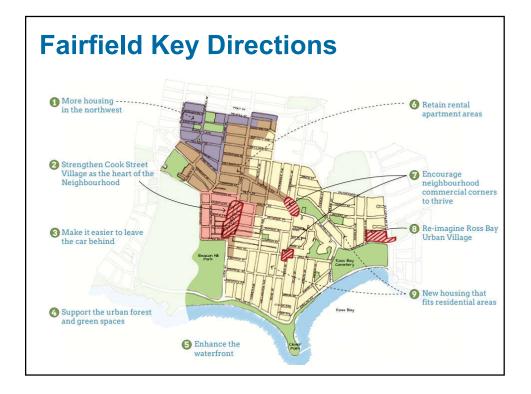
Founder BigWheel Burger Inc. Personal info





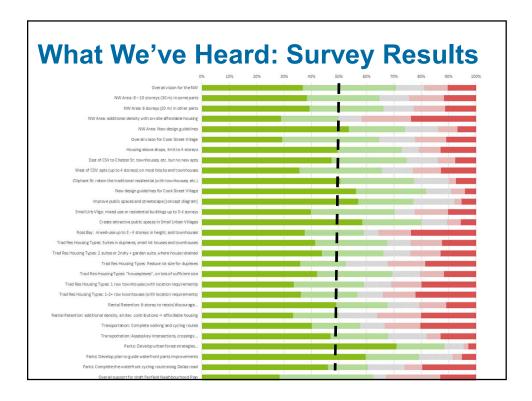












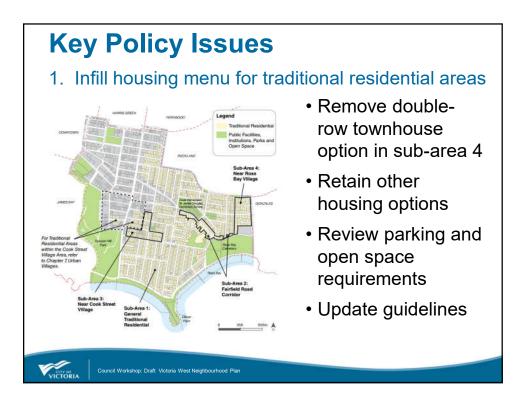


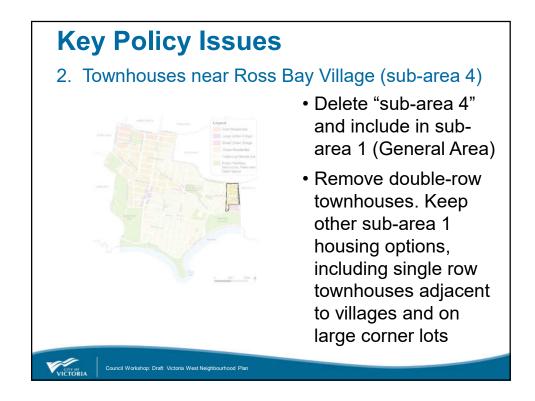
- Heights, design: northwest, urban residential areas, small urban villages
- Cook Street Village design
- Fairfield Plaza concept
- Suitability of townhouses
- More amenities

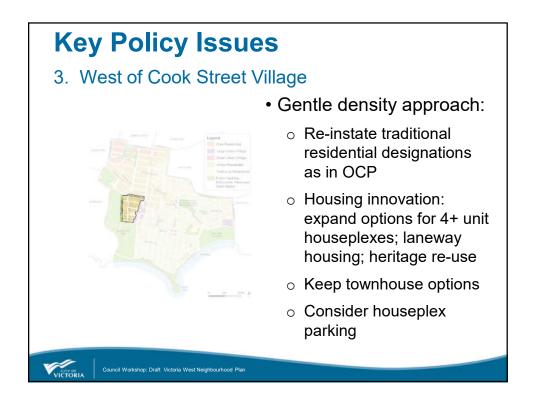
- · Overall density and impact of development
- Engagement process

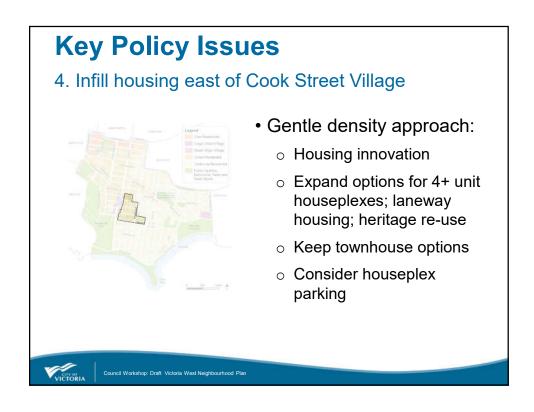












Key Policy Issues

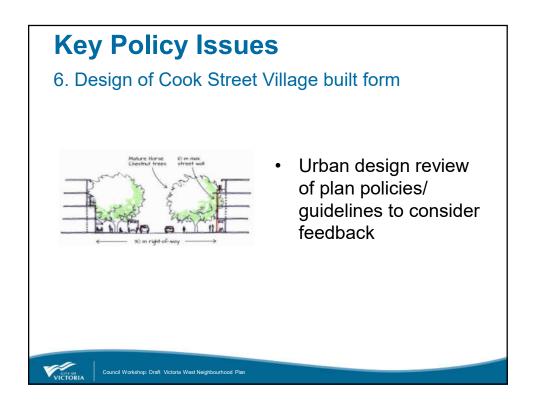
5. Accommodate larger share of housing through "gentle density"



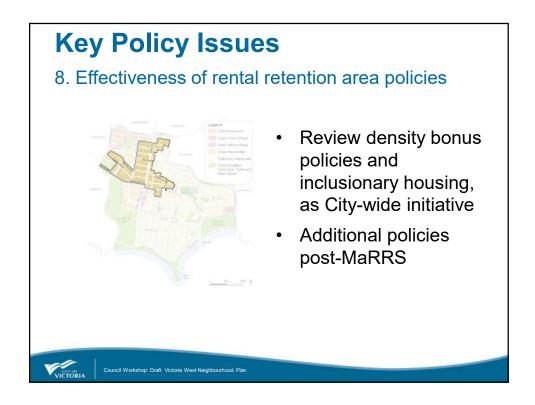
Council Workshop: Draft Victoria West Nei

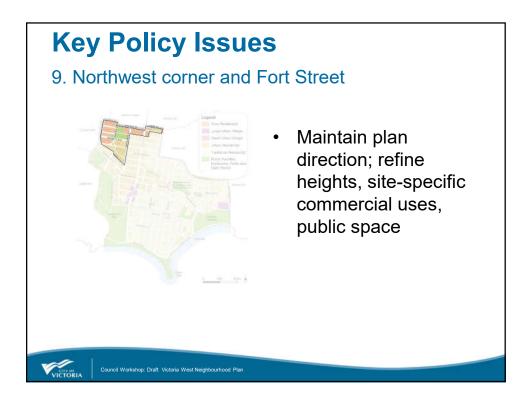
Near Cook Street Village and on Fairfield Road (sub-area 2): expand options for 4+ unit houseplexes; laneway housing; heritage re-use. Keep other housing options.

Consider parking, open space, lot sizes



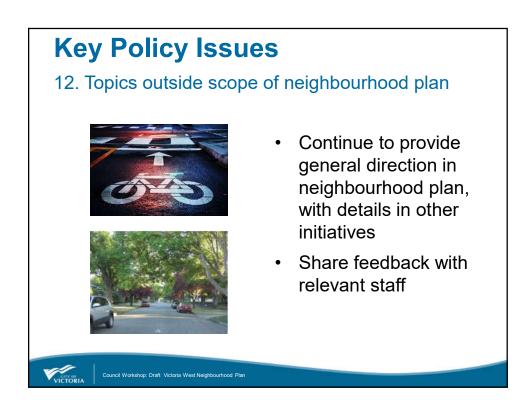


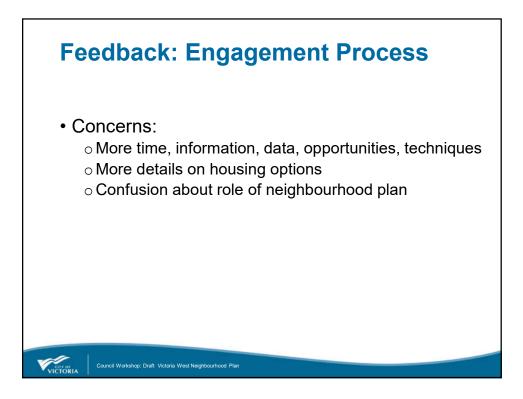


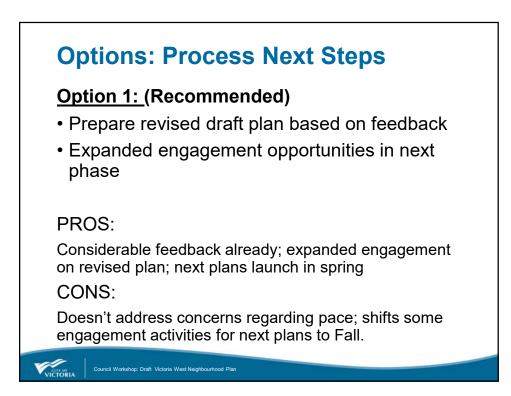












Options: Process Next Steps

Option 2:

Pause Fairfield plan process until remaining neighbourhood plans complete

PROS:

Unconstrained timeline; concurrent planning with Village AAA route and other City-wide initiatives

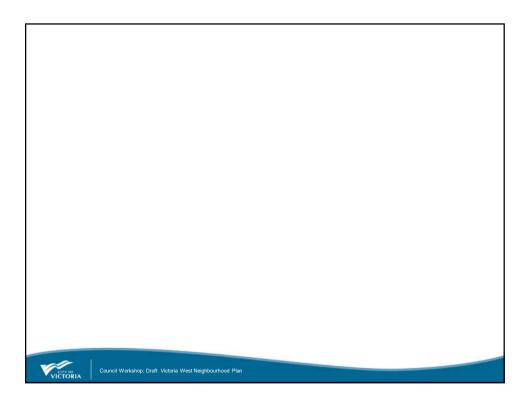
CONS:

VICTORIA

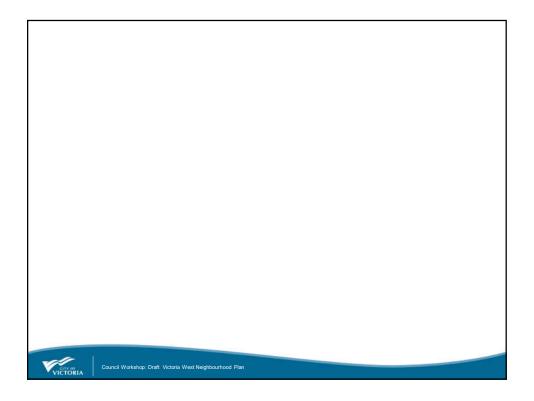
Substantial work completed; impact to community relationships; delays refinements to OCP

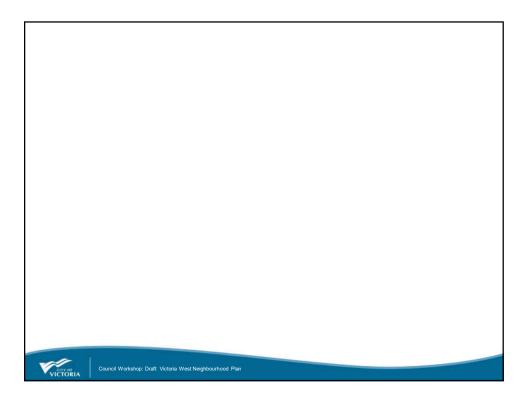


- Direct staff to prepare a revised Fairfield Neighbourhood Plan, including revisions in Table 1, to consider feedback from Council and the community
- 2. Conduct expanded engagement on a revised draft plan and OCP amendments
- 3. Refer draft Fairfield Plan to Advisory Design Panel and Heritage Advisory Panel



VICTORIA





Re: Fairfield and Gonzales Plans:

Direct staff to clarify the population and housing projections for the Fairfield Local Area Plan which includes a typology of housing growth and a update based on 2016 Census information.

Direct staff to work collaboratively with the Fairfield Gonzales Neighbourhood Association CALUC, the Cook Street Village Residents Network, and others in the community to develop a program of gentle density to meet Fairfield's diverse population and housing needs.

Direct staff to assign an urban designer to work collaboratively with those interested to produce an integrated and completed set of conceptual drawings of urban design and public realm enhancements for the Cook Street Village that can be used as a basis for more detailed public realm design during phase four of the bike network implementation;

Direct staff to collaborate with neighbourhood stakeholders as per the project plan approved by council in June 2016 and as per the definition provided by the International Association of Public Participation which is "To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution."

Direct staff to present this work to Council no later than May 30, 2018.

Postpone consideration of the Gonzales Plan on March 8th, and direct staff to do more engagement with the Gonzales residents, specifically as it relates to Fairfield Plaza, including the possibility of holding a design charrette for the plaza, and bring the Gonzales plan and the Fairfield plan together for Council's consideration.*

We realize that the Fairfield Plaza is in the Fairfield Plan not the Gonzales Plan but it is right on the border and the Gonzales residents feel that they want their plan considered alongside the Fairfield Plan.

No. 18-003

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Urban Place Designations in order to implement the future land use, urban form and character directions identified in the Gonzales Neighbourhood Plan.

Under its statutory powers, including section 472 and 488 of the *Local Government Act,* the Council of the Corporation of the City of Victoria, in a public meeting, enacts as follows:

Title

1 This Bylaw may be cited as "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (No. 21)".

Official Community Plan Bylaw

- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in the Table of Contents, List of Maps as follows:
 - a) by replacing the text, "Map 23: Gonzales Strategic Directions" with the text "Map 23: Gonzales Neighbourhood".
 - b) by inserting the following text immediately after the text "Map 48B: DPA 6A: Small Urban Villages Burnside at Harriet":

"Map 48C: Small Urban Villages: Fairfield at Lillian/Wildwood Village and Fairfield at Irving Village"

c) by inserting the following text immediately after the text "Map 56: DPA 7A: Corridors – Shelbourne Avenue":

"Map 56B: DPA 7A: Corridors – Fairfield Road Corridor"

- **3** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Section 6: Land Management and Development, as follows:
 - a) By repealing Map 2: Urban Place Designations and replacing it with a new Map 2: Urban Place Designations, which is attached to this Bylaw in Exhibit 1.
 - b) In Figure 8: Urban Place Guidelines, in the Designation "Traditional Residential," under the category "Built Form," by adding the following words immediately after the phrase "Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads":

"and on Fairfield Road between St. Charles Street and Foul Bay Road."

- **4** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Section 14: Economy, as follows:
 - a) By repealing Map 14: Employment Lands and replacing it with a new Map 14: Employment Lands, which is attached to this Bylaw in Exhibit 1.

- **5** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Section 21: Neighbourhood Directions, as follows:
 - a) By repealing Map 23: Gonzales Neighbourhood Directions and replacing it with a new Map 23: Gonzales Neighbourhood, which is attached to this Bylaw in Exhibit 1.
 - b) In section 21.10.6, by adding the words "and at Fairfield and Lillian Street/Wildwood Avenue." immediately after the words "Fairfield Road and Irving Road".
 - c) By adding the following section immediately after section 21.10.6.:

"21.10.7. Support small apartment buildings and townhouses along Fairfield Road, which is identified as a frequent transit route, between St. Charles Street and Foul Bay Road."

5 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, Overview, as follows:

a) In section 2(a)(v)(2), by deleting the word "or" and replacing it with a comma; and by adding the following text immediately after "DPA 13, Core Songhees":

"DPA 15F, Intensive Residential – Townhouse and Attached Dwelling"

- **6** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A: Development Permit Areas and Heritage Conservation Areas:
 - a) By repealing Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas and replacing it with a new Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas, which is attached to this Bylaw in Exhibit 1.
- **7** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, DPA 6A: Small Urban Villages, as follows:
 - a) In section 1, by deleting the words "Maps 48A and 48B" and replacing them with the words "Maps 48A, 48B and 48C".
 - b) By adding the following sections immediately after section 5(b)(ii):
 - "(iii) to Fairfield at Lillian/Wildwood Village and Fairfield at Irving Village:
 - > Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 > Revitalization Guidelines for Corridors, Villages and Town Centres (2017)."
 - c) By repealing Map 48: DPA 6A: Small Urban Villages and replacing it with a new Map 48: DPA 6A: Small Urban Villages, which is attached to this Bylaw in Exhibit 1.
 - d) Immediately after Map 48B, by inserting a new map 48C: DPA 6A: Small Urban Villages – Fairfield at Lillian/Wildwood Village and Fairfield at Irving Village, which is attached to this Bylaw in Exhibit 1.
- **8** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, DPA 7A: Corridors, as follows:

- a) In Section 4(c), by adding the phrase ", Fairfield Road" immediately after the words "Oak Bay Avenue".
- b) By adding the following section immediately after Section 5(b)(iii) and renumbering the subsequent sections accordingly:
 - "(iv) Fairfield Road corridor:
 - > Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012).
 > Revitalization Guidelines for Corridors, Villages and Town Centres (2017)."
- c) By repealing Map 50: DPA 7A: Corridors and replacing it with a new Map 50: DPA 7A: Corridors, which is attached to this Bylaw in Exhibit 1.
- d) Immediately after Map 56, by inserting a new map 56B: DPA 7A: Corridors Fairfield Road Corridor, which is attached to this Bylaw in Exhibit 1.
- 9 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, immediately after DPA 15E: Intensive Residential, by adding DPA 15F: INTENSIVE RESIDENTIAL TOWNHOUSE AND ATTACHED DWELLING" which is attached to this bylaw as Exhibit 2.
- **10** Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in Appendix A, DPA 16: General Form and Character, as follows:

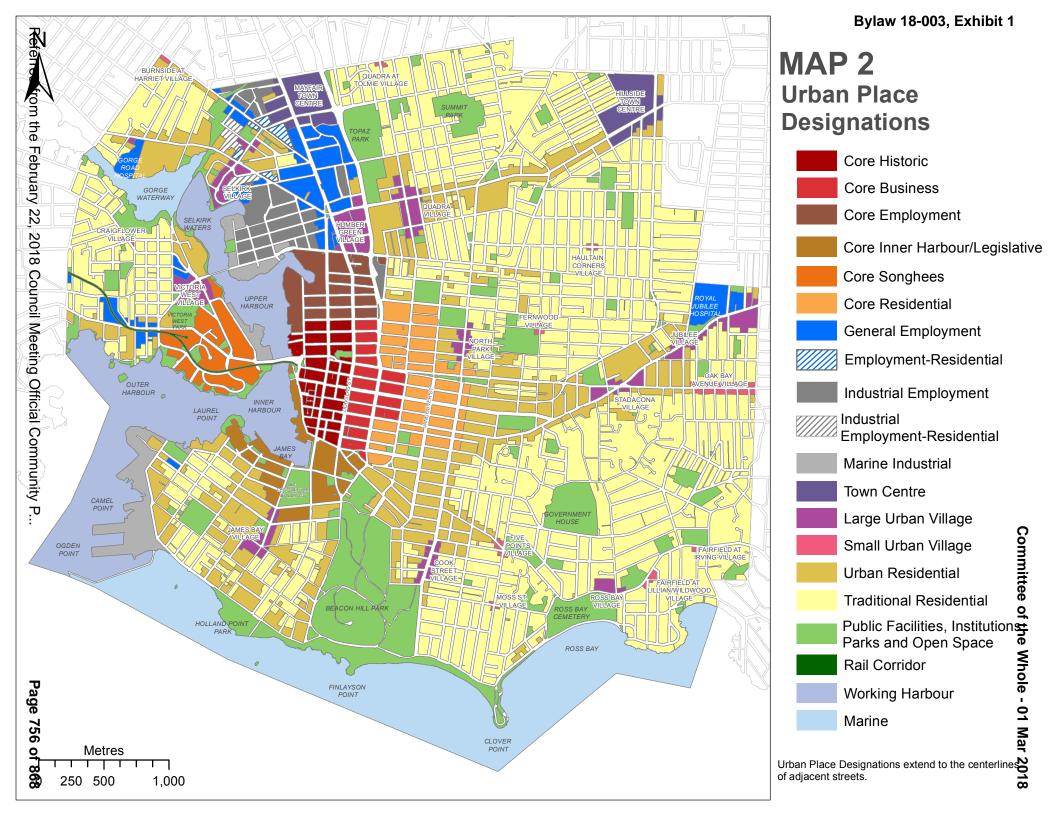
a) in section 2.(b)(i)((1)(B), adding the following text immediately after the text "DPA 15E, Intensive Residential – Garden Suites":

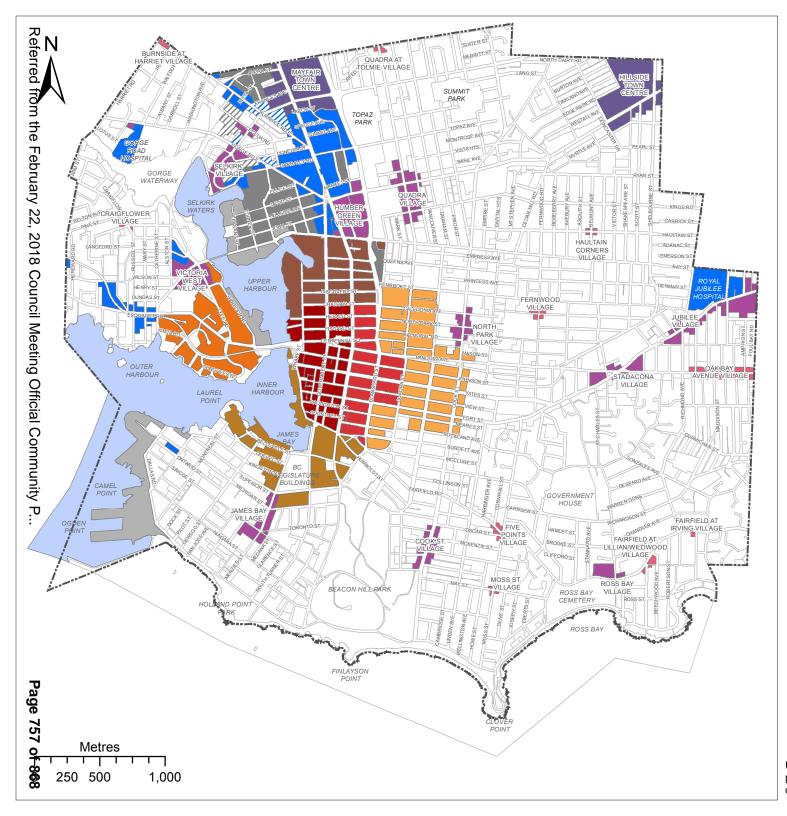
"DPA 15F, Intensive Residential – Townhouse and Attached Dwelling"

11 This Bylaw comes into force on adoption.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

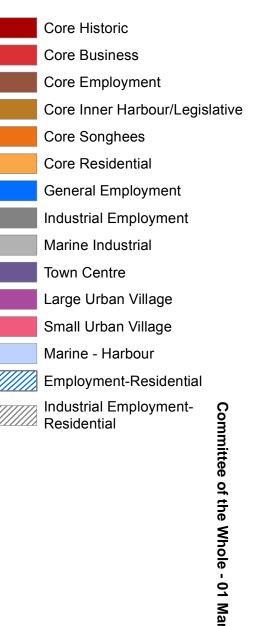
CITY CLERK MAYOR



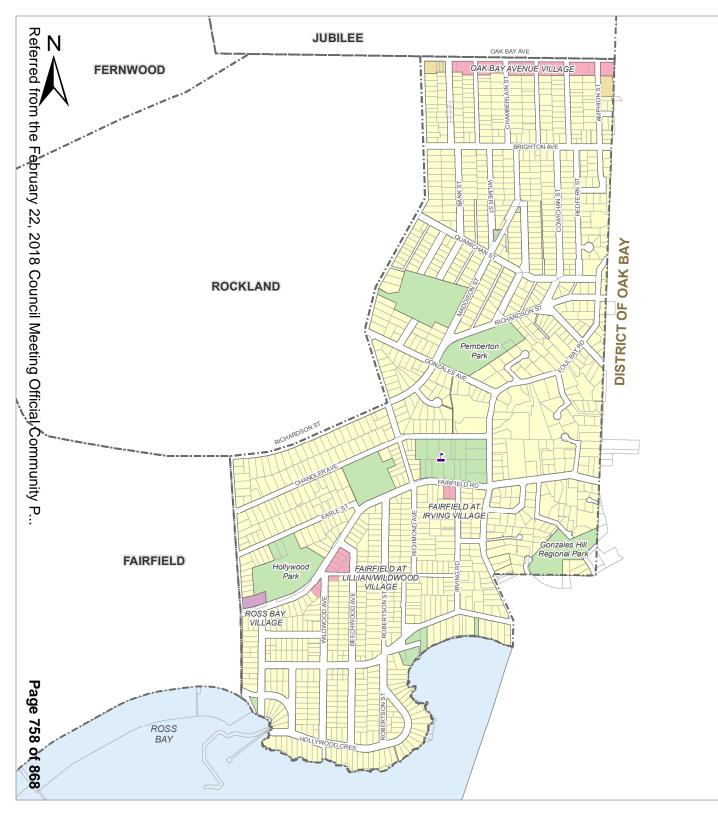


MAP 14

Employment Lands



Urban Place Designations are provided for information purposes only. Please refer to Map2 and Figure & resignation information.



MAP 23 Gonzales Neighbourhood

Urban Place Designations*



Public Facilities

▲ Existing Public School

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 9 for designation information.



MAP 32

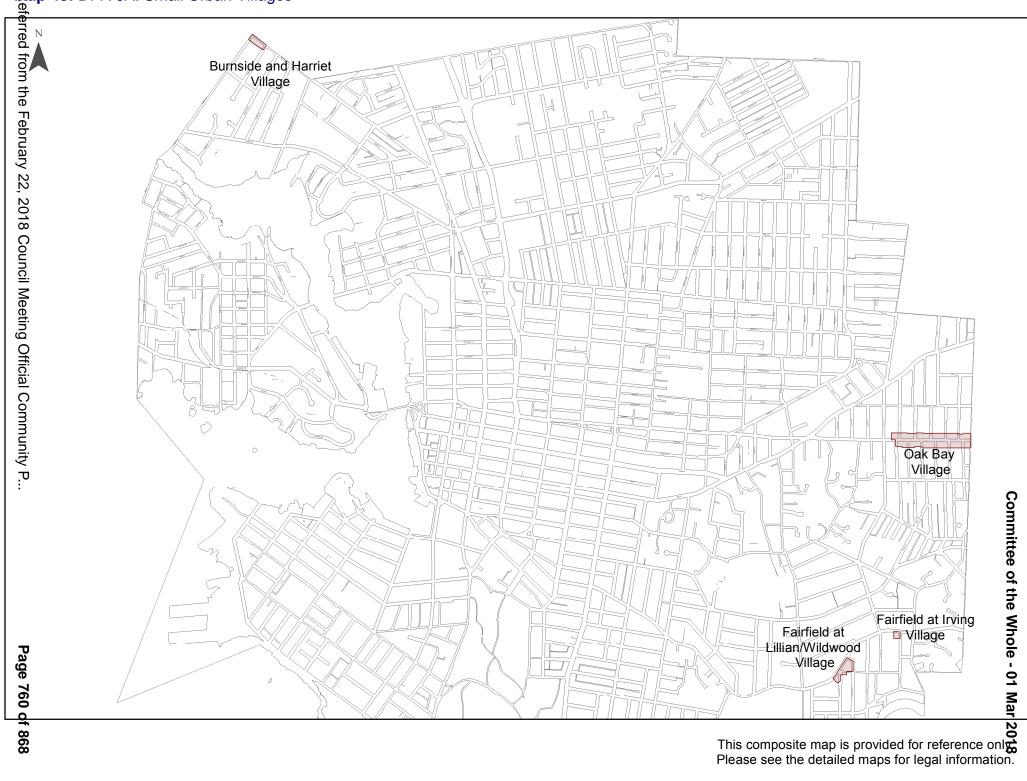
COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

DPA 1 (HC): Core Historic DPA 2 (HC): Core Business DPA 3 (HC): Core Mixed-Use Residential DPA 4: Town Centres DPA 5: Large Urban Villages DPA 6A: Small Urban Villages DPA 6B (HC): Small Urban Villages Heritage DPA 7A: Corridors DPA 7B (HC): Corridors Heritage DPA 8: Victoria Arm Gorge Waterway DPA 9 (HC): Inner Harbour DPA 10A: Rock Bay DPA 10B (HC): Rock Bay Heritage DPA 11: James Bay and Outer Harbour DPA 12 (HC): Legislative Precinct DPA 13: Core Songhees DPA 14: Cathedral Hill Precinct HCA 1: Traditional Residential

DPA 15C: Intensive Residential Rockland

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.

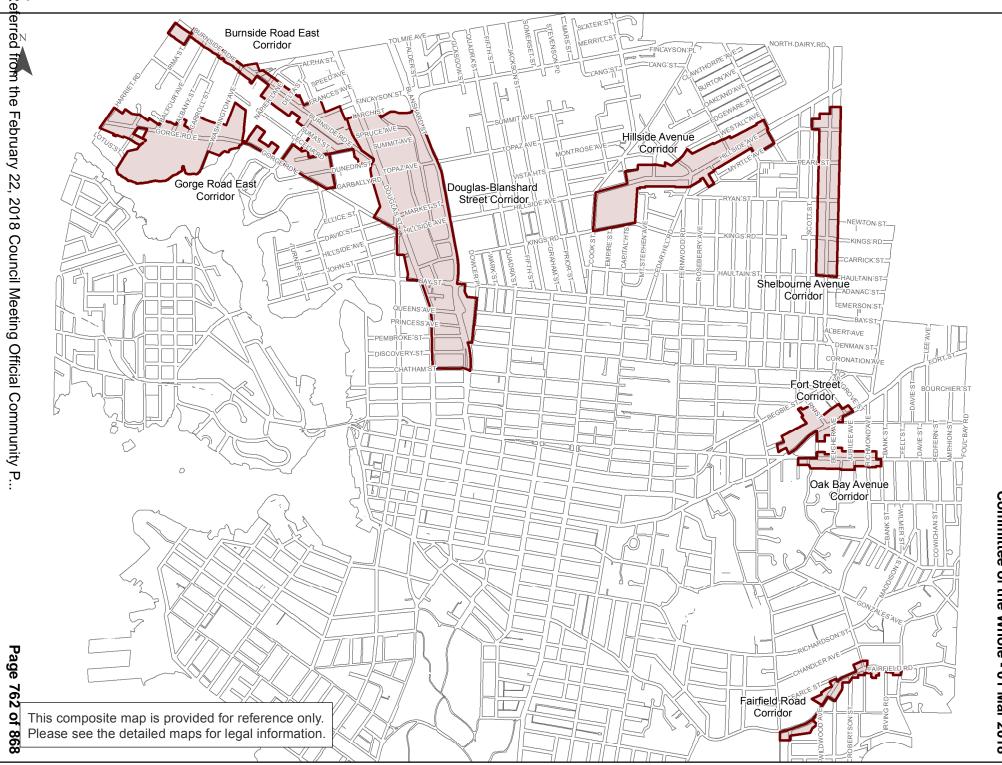




Map 48C: Small Urban Villages -- Fairfield at Lillian/Wildwood Village and Fairfield at Irving Village



Map 50: DPA 7A: Corridors



Committee of the Whole - 01 Mar 2018

Map 56B: DPA 7A: Corridors -- Fairfield Road Corridor



DPA 15F: INTENSIVE RESIDENTIAL – TOWNHOUSE AND ATTACHED DWELLING

1. Pursuant to Section 488 (1) (e) of the Local Government Act, the following area is designated as Development Permit Area DPA 15F, Intensive Residential – Townhouse and Attached Dwelling, for the purpose of establishment of objectives for the form and character of intensive residential development:

 (a) Areas designated as Traditional Residential Urban Place Designation, as shown on Map 2 of the Official Community Plan (2012), as amended, within the boundaries of Gonzales Neighbourhood, as identified in Map 18 of the Official Community Plan (2012), as amended.

- 2. Application and Exemptions:
 - (a) In this area, "Intensive Residential Townhouse" means:
 - (i) construction of, addition to or alteration of buildings on a site which contains three or more dwelling units, at least some of which are attached or semi-attached dwellings; or,
 - (ii) construction of, addition to or alteration of buildings on a site within a Townhouse Zone.
 - (b) For the purposes of this section, "Townhouse Zone" means any of the following:
 - (i) Any zone which begins with "R-J", "R-H," "R-K", or "RT"; or
 - (ii) Any zone which has the word "Townhouse" or "Rowhouse" in its name.
 - (c) Development Permits are required for Intensive Residential Townhouse and Attached Dwelling in accordance with the Local Government Act, subject only to the General Exemptions identified in the "Overview" section of this Appendix and the following exemptions.
 - (d) Specific Exemptions for DPA 15F, Intensive Residential Townhouse and Attached Dwelling:
 - (i) A Development Permit is not required for:
 - (1) development that is not Intensive Residential Townhouse;
 - (2) a house conversion as defined in the *Zoning Bylaw* as amended from time to time;
 - (3) multi-unit residential development, other than Intensive Residential Townhouse;
 - (4) commercial or industrial development;
 - (5) alterations to soft landscaped areas which replace existing vegetation with other forms of vegetation, but which neither expand

the extent of paved or impervious areas nor remove trees or shrubs which are shown in a previously approved Development Permit;

- (6) subdivision of land that is not located within the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area as identified in the Design Guidelines for Intensive Residential – Townhouse and Attached Dwelling.
- 3. The special conditions that justify this designation include:
 - (a) Victoria's Traditional Residential areas are primarily characterized by low density, ground-oriented dwellings with many detached houses.
 - (b) These neighbourhoods each have a unique sense of place, traditional scale and character.
 - (c) The Traditional Residential areas permit attached and semi-attached dwelling units that may result in a higher density or lot coverage than surrounding context. This results in a more intensive form of residential development that may impact the character of Traditional Residential Areas.
 - (d) The Queen Anne Heights/Gonzales Hill/Foul Bay Road Area has a unique sense of place due to the collection of significant heritage buildings, large lots, urban design that relates to the area's rocky topography and the presence of Gary Oak trees and meadows.
- 4. The objectives that justify this designation are:
 - (a) To accommodate 40% of growth within close walking distance of Town Centres and Large Urban Villages;
 - (b) To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services;
 - (c) To integrate more intensive residential development in the form of townhouses, attached and semi-attached dwellings within Traditional Residential Areas in a manner that preserves architectural integrity and established neighbourhood character;
 - (d) To achieve a high quality of architecture in the design of new townhouses and attached dwellings, as well as a high quality of landscape and urban design to enhance the neighbourhood;
 - (e) To consider townhouse and attached housing forms and siting in the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill areas in such a way as to protect

natural areas and the tree canopy. Maintain the historic, green, large lot character of these areas. Support heritage conservation.

5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

(a) Design Guidelines for Intensive Residential – Townhouse and Attached Dwelling.



Revitalization Guidelines for Corridors, Villages and Town Centres



Referred from the February 22, 2018 Council Meeting Official Community P...

Revitalization Guidelines for Corridors, Villages and Town Centres

Preamble:

These guidelines apply to designated Corridors, Villages and Town Centres and are intended to supplement the *Design Guidelines For: Multi-Unit Residential, Commercial and Industrial, July 2012* which address form and character of developments across the city.

It is intended that both guideline documents will be considered together in conjunction with other applicable guidelines noted in each designated development permit area as detailed in the *Official Community Plan*. Collectively, the guidelines are intended to guide applicants in achieving new development and additions to existing buildings that result in design excellence, livability, and high-quality pedestrian environments. This is intended to contribute to sense of place and urbanism that is responsive to Victoria's context, while enabling flexibility and fostering creativity.

All visuals in this document are provided for illustrative purposes only to support description of the guidelines.

General Guidelines

1) Context and Streetscapes:

Buildings flanking streets should create a sense of enclosure and human scale. To achieve this, buildings fronting streets should provide a "street wall" that is at a height approximately 1/2 to 1/3 the width of the flanking street. This can be expressed as a street-wall-to-street-width ratio range of approximately 1:2 to 1:3. For buildings located on corner sites, this principle should be applied to the facades facing both streets where possible.

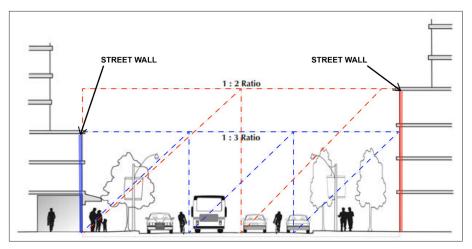


Figure 1: A building height-to-street-width ratio of between approximately 1:3 and 1:2 is recommended to frame streets and provide human scale. Portions of buildings above the street wall are encouraged to step back.

- b. To mitigate the visual impact of building height and to maximize sunlight exposure to the street, the upper portions of buildings above the street wall should be set back by at least two metres.
- c. Where an established pedestrian-friendly street wall exists, the front facade of new buildings should be generally aligned with adjacent buildings to create visual continuity along the streetscape.
- d. Buildings with commercial uses at grade should generally be built up to the sidewalk. Portions of the front facade may be set back from the front property line to accommodate features such as patios, courtyards or seating areas.
- e. Buildings should create "eyes on the street" and public spaces by orienting doorways, windows and balconies to overlook sidewalks, walkways, parks and other open spaces.
- f. Consider unique rooflines for taller buildings that have a visually prominent location (e.g. at corners, or at terminating vistas of streets) in order to create a distinct landmark.

2) Building Design:

- a. Building facades, especially those facing streets, should be well-designed and articulated with humanscale architectural features that create visual interest for pedestrians. Facade designs should consider the rhythm and pattern of existing building facades and architectural elements in the surrounding context, such as building articulation, rooflines, window placement, entryways, canopies and cornice lines.
- b. Large expanses of blank walls should be avoided. Where this is not possible, design treatments such as vertical plant materials, landscaping, art (e.g. mosaic, mural or relief) or the use of other building materials and building elements are encouraged to add visual interest.
- c. Weather protection for pedestrians should be provided in the following manner:
 - a) Individual canopies or awnings of sufficient depth should be provided to protect pedestrians from inclement weather, especially at building entrances.
 - b) The underside of canopies should be illuminated.
 - c) Canopies with translucent or frosted glazing are encouraged to maximize winter sunlight, particularly for north-facing facades.
- d. For buildings located on a corner, the corner design should include an architectural feature that addresses and emphasizes the corner. Strategies to achieve this include but are not limited to a chamfered or setback corner, prominent glazing, or a primary building entrance oriented to the corner.
- e. The first storey of a mixed-use or commercial building should be designed with a minimum floor-to-ceiling height of at least 4m and a minimum depth of approximately 10 metres to accommodate a range of commercial uses.
- f. Buildings with commercial uses at grade should be designed with a series of modulated storefronts and entrances, with transparent glazing. This design strategy is encouraged even where the building has a single tenant or use.



Figure 2: Modulated, transparent storefronts create interest for pedestrians and encourage activity along the street.

g. Buildings that extend along sloping sites should be designed to follow and respond to the natural topography while maintaining a strong relationship of facades and building entrances to the street. Where retaining walls are unavoidable, they should be designed to ensure that they do not negatively impact the pedestrian experience along adjacent sidewalks.

3) Parking:

a. Parking should be located underground or to the rear of buildings to provide human scale pedestrian environments. Where rear yard surface parking is proposed, building designs and landscaping interventions should be employed so that parking is integrated into sites in a manner that results in an attractive and safe environment.

4) Livability:

a. Where two or more buildings are located on a single site, or where a single structure contains two or more building elements above a common base or podium, a comfortable separation space should be provided for residential units, with consideration for window placement, sunlight penetration to residential units, and adequate spaces for landscaping.

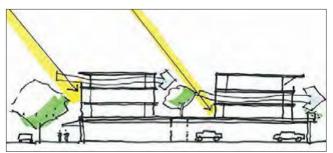


Figure 3: Comfortable separation space allows for sunlight access to individual units and outdoor spaces.

- b. Multi-unit buildings should be designed to provide a sensitive transition in scale to adjacent, smaller developments through considerations for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, siting or scaling buildings to reduce shading, etc.
- c. Residential building designs are strongly encouraged to include common outdoor space such as landscaped courtyards or rooftops, where possible.
- d. Buildings with residential use should be designed so that units receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).
- e. Residential buildings located along busy arterial streets should incorporate design features that minimize noise and pollution impacts (e.g. triple-pane glazing, residential units oriented towards courtyards, design of residential units with multiple orientations or side orientations, and building air intakes located away from the road).
- f. As a means to improve privacy between adjacent buildings, consider design solutions such as window size, window height, window placement and orientation, exterior landscaping, privacy screens or the use of frosted glazing on balconies.
- g. Pedestrian walkways that connect the primary entrance of multi-unit residential or commercial buildings with the adjacent public sidewalk should be a minimum of 2m wide and distinguishable from driving surfaces by using varied paving treatments.

5) Materials and Finishes:

- a. Exterior materials that are high quality, durable and capable of withstanding a range of environmental conditions throughout the year are strongly encouraged, particularly on lower portions of buildings that are more closely experienced by pedestrians. High quality building materials include but are not limited to:
 - Natural wood
 - Composite materials
 - Brick masonry
 - Glazed tile
 - Stone
 - Concrete
 - Flat profile "slate" concrete tiles
 - Glass and wood for window assemblies
 - Standing seam metal roofing
- b. Light-coloured, heat reflective and permeable paving materials are encouraged for hard surfaces such as parking areas, walkways, patios and courtyards as a means to reduce storm water run-off and reduce heat-island effects. Light-coloured or heat reflective materials are also encouraged for rooftops to reduce heat island effects.

6) Landscaping and Open Space:

- a. Buildings that include residential units should include private open space (e.g. balconies, porches) or easily accessed shared open space in the form of courtyards, green spaces, terraces, yards, play areas or rooftop gardens.
- b. The rear yard of multi-unit or mixed-use buildings adjacent to lower scale residential development should provide landscaping and trees that mitigate the appearance of massing and contribute to a transition in scale.
- c. Landscape design should consider the local climate and water efficiency through species selection, including selection of draught-tolerant species, efficient irrigation systems or design of unirrigated landscapes, use of run-off for irrigation, presence of rain gardens and other approaches.
- d. Consider features in landscaping or open space that add to sociability, such as shared areas to sit, garden plots, play areas, balconies fronting courts, etc.

Area-Specific Guidelines:

In addition to the General Guidelines, the following guidelines apply to each specific designated area.

1) Mayfair Town Centre:

- a. Taller buildings should generally be focused in the western part of the site, near Douglas Street.
- b. Design taller buildings to have a clear architectural distinction between the base (podium or street wall portion), middle and upper portion of the building.
- c. The podium base or street wall portion of buildings are encouraged to be three to five storeys (approximately 10–15m) in height.
- d. Major redevelopment of the Mayfair Shopping Centre should incorporate an internal network of pedestrianfriendly streets and connections between Speed Street, Nanaimo Street and Oak Street in order to create a structure of city blocks and to support permeability for pedestrians, cyclists and vehicles.

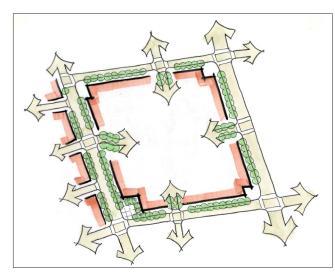


Figure 5: Major redevelopment of the Mayfair Shopping Centre site should establish an internal block structure connecting to adjacent streets.

- e. Building design should emphasize Douglas Street as the primary retail street of the Mayfair Town Centre. However, building designs should not "turn their back" on adjacent streets. Instead, provide facades that address all street frontages and are consistent with the General Guidelines for Building Designs (SECTION 2).
- f. Building design that results in a landmark expression is encouraged at the intersection of Douglas and Finlayson Streets.
- g. The tower portions of buildings above six storeys in height should generally be sited and designed to maintain access to sunlight, with a sufficient face-to-face separation distance between towers on the same site, and a sufficient clear distance to lot lines abutting other developable parcels. A desired face-to-face separation distance for towers at the Mayfair Shopping Centre site (the area bounded by Douglas Street, Nanaimo Street, Blanshard Street and Tolmie Avenue) is 25 metres.

2) Gorge at Irma Village:

a. Development within this village should create multiple smaller storefronts facing Gorge Road and turning the corner onto Irma Street to support a variety of neighbourhood-oriented commercial uses.

3) Douglas-Blanshard Corridor:

a. In the Humber Green area between Douglas and Blanshard Streets, residential units are encouraged to be oriented to inner courtyards or quieter interior streets to mitigate noise impacts from adjacent arterial traffic. However, building designs should not "turn their backs" to Douglas and Blanshard Streets. Instead, provide facades that address all street frontages and are consistent with the General Guidelines for Building Designs (SECTION 2).

4) Gorge Road East Corridor

a. Redevelopment along Gorge Road East should consider site planning and building massing to preserve and enhance view corridors looking south from Balfour Street and Carroll Street toward the Olympic Mountains.

5) Fairfield Road Corridor

- a. Multi-unit buildings along Fairfield Road should be designed to be compatible with the scale and rhythm of existing development along the street. For new building facades that appear longer than others within the established context, design strategies should be employed to mitigate the appearance of building length, such as:
 - modulation of massing
 - variations in rooflines
 - composition of architectural features, materials and colours
 - other architectural solutions.
- b. The Fairfield Road corridor is envisioned to be a tree-lined street, supporting the urban forest and contributing to its character. When site planning and landscape design is considered, the following should be addressed:
 - Location of driveway access should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space. A minimum of one planting space per 15 metres of frontage is recommended.
 - Where there is no boulevard, or it is of insufficient width to support trees, canopy trees are encouraged within front yards adjacent to the right-of-way.

Design Guidelines for Intensive Residential Development -Townhouse and Attached Dwelling



Referred from the February 22, 2018 Council Meeting Official Community P...

Design Guidelines for Intensive Residential Development - Townhouse and Attached Dwelling

1) Introduction

Townhouse and Attached Dwelling Building Typologies

These guidelines apply to residential developments of three or more units on a site, consisting of self-contained units, each having direct access to the outside at grade level, at least some of which share common walls. Townhouses and Attached Dwellings can be designed in different configurations, and may involve more than one building complex on a site which may be organized in more than one row where appropriate and permitted by zoning.

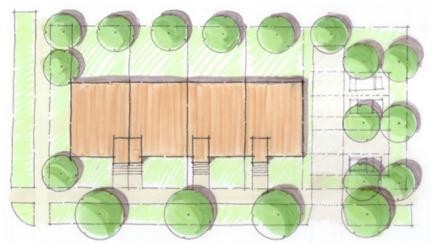
2) Site Planning

Objectives: To site buildings in a manner that considers and maintains the pattern of landscaped front and back yards, that makes a positive contribution to the streetscape and achieves a more compact residential building form while maintaining livability.

- a. Building Placement
 - i. Townhouse buildings should be designed parallel to the street with unit entrances oriented to and directly accessed from the fronting street. Both front and rear yards should be provided:



Illustrative example of how townhouses along a street might be arranged.

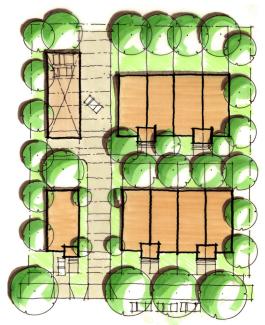


Illustrative example of how townhouses might be organized on a corner lot to minimize curb cuts and provide for on-site open space.

- ii. Some locations and lot sizes may permit townhouse developments sited in more than one building complex on a site (i.e. more than one row). For these developments, the following should be achieved:
 - 1. Site planning should ensure that townhouse units face the street;
 - 2. Townhouse units located in the interior of lots should be designed with adequate separation from other buildings and have access to open space;
 - 3. Vehicle access, parking and circulation should be integrated sensitively so it is not the dominant aspect of the development. See Section 2.c. for further guidance.
- iii. For properties in the Queen Anne Heights/Foul Bay Road/Gonzales Hill area, site planning and buildings should strive to have minimal disturbance on the tree canopy and natural areas. While developments are encouraged to be oriented to streets, alternative siting of townhouses may be considered to facilitate retention of the tree canopy, open space or landscape features. See Section 6 for additional guidelines.

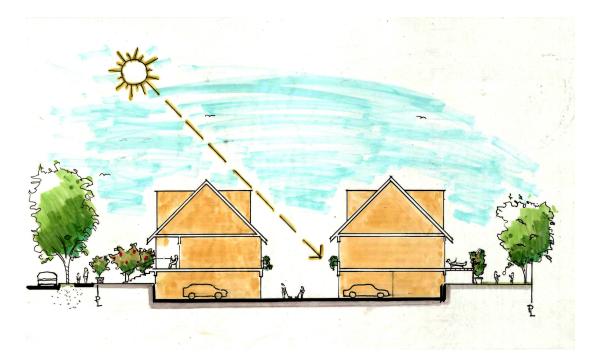


Illustrative example of how a townhouse complex might be organized into two parallel rows (where permitted) around a parking court



Illustrative example of individual townhome units oriented to landscape and pedestrian spaces, with parking clustered to the side of the lot.

- iv. "Galley-style" townhouses where building complexes are sited perpendicular to streets with residential unit entries oriented internally are strongly discouraged. This layout is discouraged because it does not orient as many residential units towards the street, typically provides less landscaped open space and insufficient separation between buildings.
- v. For properties that include buildings of heritage value (Heritage Designated or listed on the City's Heritage Register) that may be integrated into townhouse or rowhouse developments, alternative siting of new buildings or additions may be considered to facilitate heritage conservation.
- vi. For properties that include significant natural features (e.g. significant trees, topography, rocky outcrops), buildings and landscape should be sited and designed to respond to natural topography and protect significant natural features wherever possible. Strategies to achieve this include but are not limited to alternative siting or clustering of buildings to avoid disturbance of natural features, and clustering of parking to reduce pavement on the site. (See also 5.d.) Where retaining walls are unavoidable, they are encouraged to incorporate material responsive to the natural landscape and be stepped as appropriate.
- b. Building Separation for Townhouses sited in more than one row
 - i. Where more than one row of townhouses are proposed on one site, a sufficient building separation should be provided between buildings to maximize daylight and minimize shadowing and overlook for indoor and outdoor living areas.
 - ii. Where more than one row of townhouses are proposed on a site, buildings which do not front onto the public street should be sited to provide sufficient separation from shared property lines and adjacent development in order to reduce overlook and shading, protect privacy for residents, and provide space for landscaping.



- c. Vehicular Access, Parking, and Circulation
 - i. Vehicular access, circulation, garage doors and parking should not be the dominant aspect of developments. Design strategies should be employed to minimize the impact of accommodating vehicles on site, including but not limited to the following:
 - 1. Integrate parking in a manner that provides landscaped areas in rear yards;
 - 2. Consider grouping driveway access points to minimize the number of driveway cuts and maximize space for landscaping and on-street parking;
 - Location of driveway access should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space. See Section 5 Open Space Design for further guidance;
 - 4. Front-accessed parking may be appropriate in some areas in order to avoid excessive pavement in rear yard areas. In these cases, attention to design is required to maintain front yard landscape, tree planting spaces, and to establish a pedestrian-friendly building façade.
 - 5. Consider ways to minimize the appearance of garage doors through recessing, architectural materials, design which emphasizes residential unit entries, or other design strategies;
 - 6. Use high quality and, where appropriate, permeable paving materials for driveways;
 - 7. Use attractive, high quality materials and consider incorporating glazing in garage doors;
 - 8. See Section 5, Open Space Design for additional design guidelines related to landscaping and screening.

3) Building Form and Features

Objectives: To achieve buildings of high architectural quality and interest with human-scale building proportions that are oriented towards and are compatible with the established streetscape character and pattern.

- a. Building Massing and Roof Forms
 - i. Modulation in massing or roof forms are encouraged to differentiate individual units within townhouse and attached dwelling building complexes and to provide architectural interest.
- b. Building Form, Materials and Finishes
 - i. Exterior building form and materials are encouraged to contribute to high-quality architecture by achieving the following:
 - 1. provide interest to facades by incorporating a range of architectural features and details;
 - 2. articulate different building features;
 - 3. use substantive, natural materials that are durable and weather gracefully over time;
 - 4. help mitigate the impact of blank walls, where necessary;
 - 5. visually reduce the perception of building massing, where necessary; and
 - 6. wrap around the corner of buildings, where appropriate.
 - ii. Consider exterior building materials, finishes and colours that are compatible with other developments along the streetscape so new development integrates with existing architectural character.

4) Building Entrances and Windows

Objective: To enhance livability by locating windows and entrances to encourage sociability and eyes on the street while minimizing privacy impacts on neighbouring homes.

- a. Townhouse and rowhouse developments should maintain a street-fronting "front-to-back" orientation to the street.
- b. All residential units in townhouse and rowhouse building complexes facing streets should have entries oriented towards, and be clearly accessible and visible, from the street.
- c. For townhouse complexes that have interior-facing units, ensure unit entries are legible and emphasized through design features.
- d. Consider design strategies to delineate private front yard spaces, porches or patios from the public realm, while maintaining visibility of unit entrances. Design strategies may include but are not limited to:



- i. elevating the front entryway or patio slightly above the fronting sidewalk level; or
- where a change in grade is not desired to provide accessibility, delineate the space through other means such as landscaping features, low fencing or planters.

e. Window placement along shared property lines should consider locations of windows of adjacent properties and be off-set where possible to mitigate privacy impacts.

5) Open Space Design

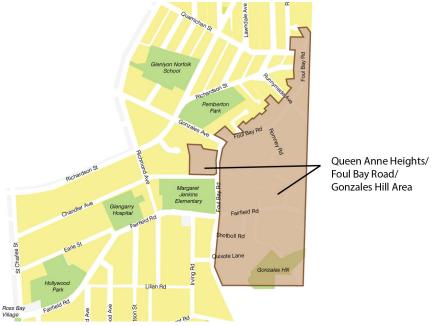
Objective: To enhance the quality of open space, provide privacy where needed, delineate unit entrances and pedestrian circulation, reduce storm water runoff, and to ensure that rear yards are not dominated by parking.

- a. Accessibility should be provided, where possible, in open space design.
- b. Areas within setbacks should consist primarily of landscaped space, but may include paved pedestrian paths.
- c. Landscape areas are encouraged to include a mixture of tree sizes and types, considering exotic and native species.
- d. Landscape on sites with significant natural features (e.g. significant trees, topography, rocky outcrops) should be located and designed to be sympathetic to the natural landscape.
- e. Consider planting tree species and other landscape plants that will tolerate a degree of drought and will survive the summer water restrictions and dry conditions of southern Vancouver Island.
- f. In considering tree placement adjacent to street rights-of-way or along boulevards, a minimum of one planting space per 15 metres of frontage is recommended.
- g. Landscaped screening along circulation and parking areas which abut lot lines is strongly encouraged, while maintaining site lines and enabling casual surveillance. Where possible, other surface parking areas should be screened with landscaping.

- h. Integration of landscaping to soften hardscape areas associated with vehicle circulation and parking is encouraged.
- i Site design should integrate features to mitigate surface runoff of stormwater. This may include a variety of treatments (e.g. permeable paving for driveways and parking areas, landscape features designed for rainwater management, cisterns or green roofs, and/or other approaches) which are consistent with approved engineering practices and other city policies.
- Non-glare lighting should be provided at residential unit entrances, along pedestrian paths and common areas to contribute to safety. Lighting strategies that mitigate undue spill-over for adjacent residential units are encouraged.

6) Additional Guidelines for the Queen Anne Heights/Foul Bay Road/Gonzales Hill area

Objectives: to support housing forms and siting that protect natural areas and the tree canopy, maintain the historic, green, large lot character of these areas, and support heritage conservation.



Map 1: Queen Anne Heights / Foul Bay Road / Gonzales Hill Area.

- a. These guidelines apply to developments in the Queen Anne Heights/Foul Bay Road/Gonzales Hill area, shown shaded in brown on Map 1.
- b. Where guidelines in this section conflict with guidelines in other sections of this document, the protection of natural areas and tree canopy should be prioritized.
- c. Development in this area should be sited to minimize disturbance to natural areas and the tree canopy. Strategies to achieve this may include, but are not limited to, conversion of an existing building with careful additions; the development of new buildings generally within the footprint of an existing building or previously disturbed area (e.g. an existing parking lot, tennis court, etc.); shared access and/or parking for units in order to minimize pavement on the site; and clustering development in a way which respects existing trees, understory, topography and rock outcroppings.
- d. The character of new buildings, including siting, massing, exterior finish and design should be sympathetic to surrounding buildings especially those with heritage significance.
- e. Where prominent views of houses of heritage significance exist from the street, new development should be sited to accommodate these views.

- f. Any subdivision of land in this area that is subject to the *Guidelines for Intensive Residential Development* - *Townhouse and Attached Dwelling* should demonstrate that development of such land will meet these guidelines. In meeting these guidelines, a comprehensive development which allows for the clustering or careful location of development may be preferred to subdivision.
- g. Panhandle lot subdivision is not supported in this area.



Committee of the Whole Report For the Meeting of March 1, 2018

To:	Committee of the Whole	Date:	February 15, 2018
From:	Jonathan Tinney, Director, Sustainable	Planning and Con	nmunity Development

Subject: Development Variance Permit No. 00205 for 632 Raynor Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00205 for 632 Raynor Avenue, in accordance with:

- 1. Plans date stamped February 2, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the required vehicle parking from three stalls to one stall for a triplex conversion.
- 3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit application for the property located at 632 Raynor Avenue. The proposal is to convert the existing duplex to a triplex. The proposal requires three parking stalls; however, only one parking stall is being provided. Therefore, the application proposes a parking variance of two stalls.

The following points were considered in assessing this application:

- the proposal responds to objectives and policies outlined in the Official Community Plan, 2012 (OCP) relating to mix of house types, tenures and affordability
- the proposed parking variance is not expected to result in a significant impact on the neighbourhood.

Committee of the Whole Report Development Variance Permit Application No. 00205 for 632 Raynor Avenue February 15, 2018 Page 1 of 5

BACKGROUND

Description of Proposal

The proposal is to convert an existing duplex to a triplex. Specific details include:

- no changes to the exterior of the building are proposed
- the additional (third) dwelling unit would be accommodated within the existing basement

The proposed variances are related to a reduction in the required amount of parking stalls, from three stalls to one stall.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this proposal.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently occupied by a duplex.

Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with a secondary suite or a garden suite; however, the property was legally converted to a duplex in 1953.

Data Table

The following data table compares the proposal with the existing R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify an existing legal non-conformity.

Zoning Criteria	Proposal	Existing Zone (R1-B)
Site area (m²) - minimum	556.60	460
Lot width (m) - minimum	15.25	15
1 st and 2 nd storey floor area (m²) - maximum	266	280
Combined floor area (m²) - maximum	366**	300

Committee of the Whole Report Development Variance Permit Application No. 00205 for 632 Raynor Avenue February 15, 2018 Page 2 of 5

Zoning Criteria	Proposal	Existing Zone (R1-B)
Storeys - maximum	3**	2
Site coverage % - maximum	21	40
Setbacks (m) – minimum:		
Front	8.15	7.5
Rear	9.94	9.11
Side (west)	2.29	1.53
Side (east)	3.97	3
Combined side yards	6.29	4.5
Parking – minimum Existing Schedule C Proposed Schedule C	1 * 1	3 4
Conversion Regulations (Schedule G)		
Date of construction	1913	Prior to 1931
Required area (m²) - minimum	366	245
Minimum unit area (m²) - minimum	66.5	33
Addition in last 5 years	No	Not permitted
Exterior change	No	Not permitted
Landscape – total lot (%) – minimum	79	30
Landscape – rear yard (%) - minimum	100	33
Side yard landscape strip (m) - minimum	<0.6**	0.6

Relevant History

The existing building was constructed as a single-family dwelling in 1913; in 1953 it was legally converted to a duplex. The applicant indicates that the basement was illegally converted to a third dwelling unit several decades ago and, when they recently purchased the property, the property consisted of three rental units with 12 month rental agreements in place. The applicant is now seeking to legalize the conversion of the building to a triplex.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 19, 2018, the application was referred for a 30-day comment period to the Victoria West CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

Committee of the Whole Report Development Variance Permit Application No. 00205 for 632 Raynor Avenue

February 15, 2018 Page 3 of 5

ANALYSIS

Official Community Plan

The proposal is consistent with the *Official Community Plan*, 2012 (OCP) and the triplex conversion addresses several OCP objectives and policies relating to increasing the supply of rental housing, housing affordability, and supports a range of housing types, forms and tenures within the neighbourhood.

Local Area Plans

The proposal is consistent with the *Victoria West Neighbourhood Plan,* 2008, which supports the conversion of existing houses to suites in a manner that safeguards area character.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts, or impacts to public trees with this application.

Parking

The property currently accommodates one parking stall in association with the legal duplex, albeit, the property appears to have been operating as a triplex for a considerable length of time. The current Schedule C requires three parking stalls for a triplex, whereas the new Schedule C would require four stalls based on the size, location and tenure of the dwelling units. Therefore, staff anticipate that the proposal would result in a shortfall of three parking stalls and this shortfall will likely impact the availability of on-street parking.

Although there appears to be space to provide additional off-street parking in the rear yard of the property, the applicant has indicated that they would prefer that this space be retained as amenity space for tenants. Additionally, the applicant points out that several mature trees may be impacted if the driveway and parking stalls were extended into this area.

While the development results in a shortfall of off-street parking, given the site history, support outlined in the OCP for the proposed use, and the extent of the variance being proposed, staff recommend that Council consider approving this application.

Should Council wish to require that the applicant further explore opportunities for providing additional off-street parking in the rear yard, an alternative motion is provided.

CONCLUSIONS

The proposed application to convert a duplex to a triplex is consistent with City policy. The proposal would result in a shortfall of parking stalls and, as a result, the development will have some impacts on parking availability in the vicinity of the subject site; however, given the site history, support outlined in City policy for this type of house conversion, and the extent of the variance being proposed, staff recommend that Council consider approving this application.

Committee of the Whole Report Development Variance Permit Application No. 00205 for 632 Raynor Avenue February 15, 2018 Page 4 of 5

ALTERNATE MOTIONS

Alternate Motion 1 (explore the potential for providing additional off-street parking)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00205 for 632 Raynor Avenue, in accordance with:

- 1. Plans date stamped February 2, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required vehicle parking from three stalls to one stall for a triplex conversion.
- 3. That staff work with the applicant to explore the potential for providing additional offstreet parking within the rear yard of the property.
- 4. The Development Permit lapsing two years from the date of this resolution."

Alternate Motion 2 (decline Application)

That Council decline Development Variance Permit Application No. 00205 for the property located at 632 Raynor Avenue.

Respectfully submitted,

Jim Handy

Senior Planner – Development Agreements Development Services Division Jonathan Tinney, Director Sustainable Planning and Community Development Department

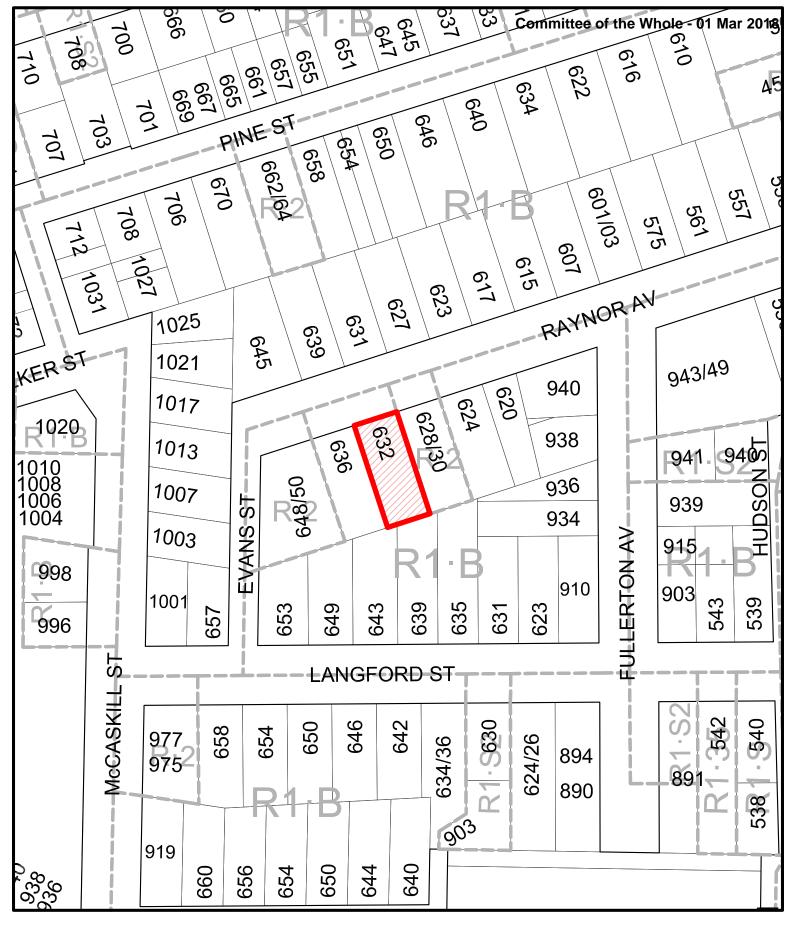
Report accepted and recommended by the City Manager:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 2, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 4, 2018

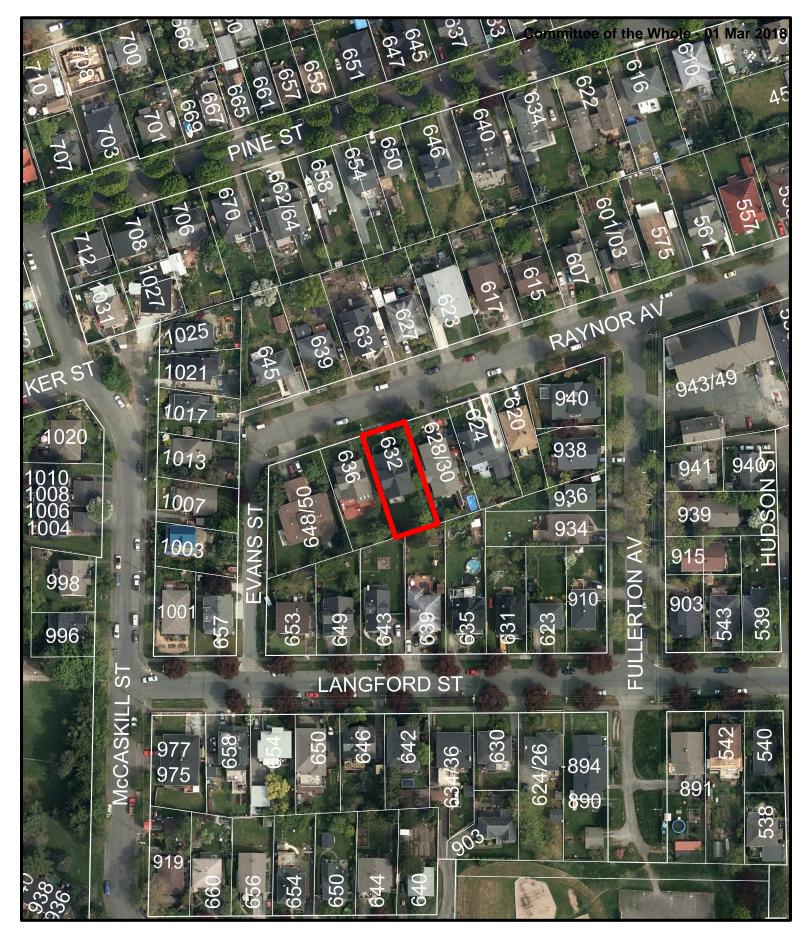
Date:

Committee of the Whole Report Development Variance Permit Application No. 00205 for 632 Raynor Avenue February 15, 2018 Page 5 of 5



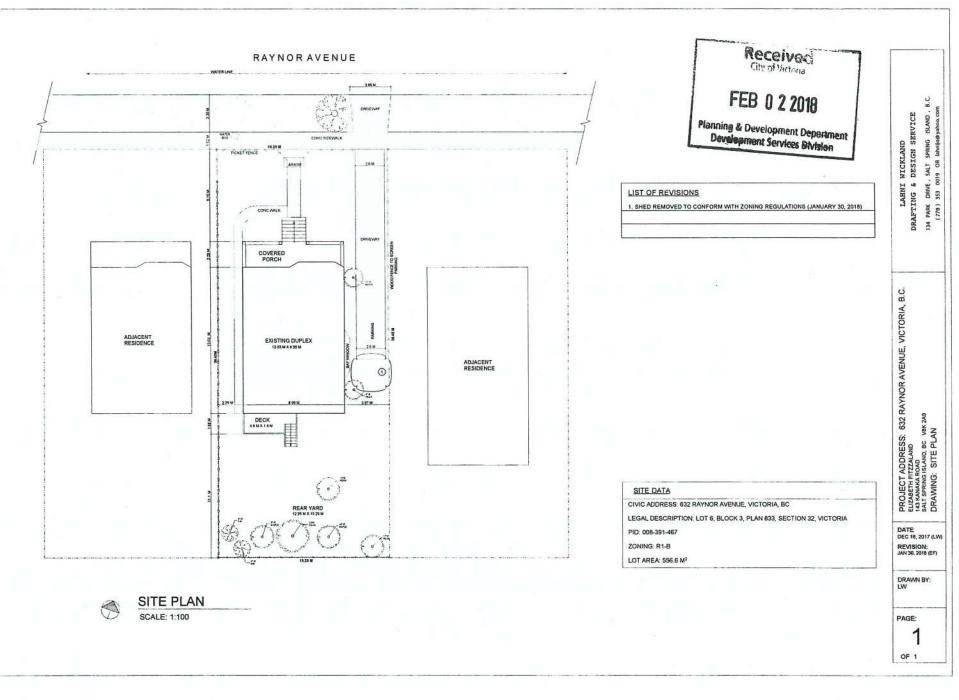
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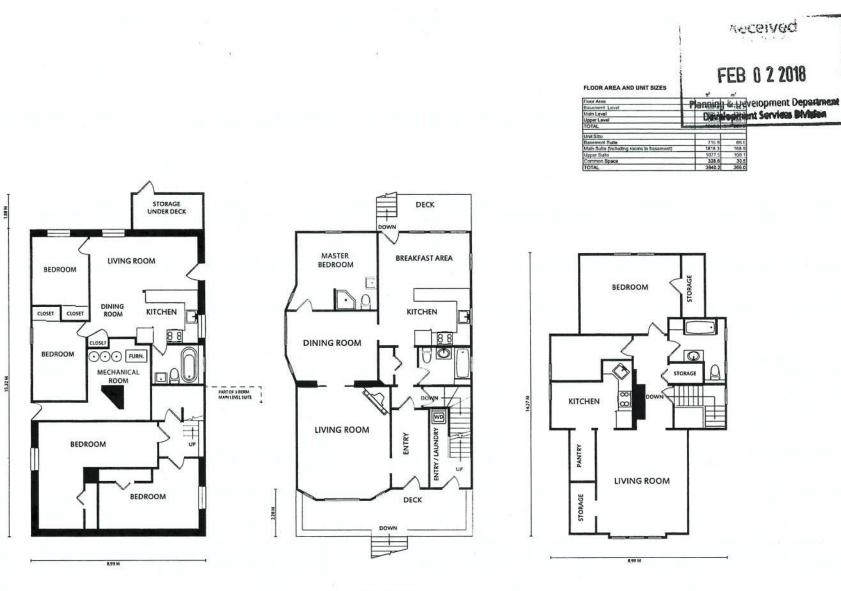
Page 791 of 868

Development Variance Permit No. 00205 for 632 Raynor Avenue (Victoria We...

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Page 792 of 868

Development Variance Permit No. 00205 for 632 Raynor Avenue (Victoria We...



RAYNOR AVENUE

632 RAYNOR VICTORIA. BC

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AVENU



January 4, 2018

Mayor and City Councilors City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Received City of Victoria

Community Renamy Dimense

JAN 0 4 2018

Dear Mayor Helps and City Councilors,

1.

Re: Development Variance Application for House Conversion at 632 Raynor Avenue

Please accept this letter and the attached materials as my family's request for a development variance for the property we own at 632 Raynor Avenue in Vic West. Specifically, we are requesting a variance to reduce the parking requirement to allow for a house conversion of our legal duplex to a legal three-unit residential building. There is an existing basement suite that we are seeking to bring into conformance with planning and building regulations.

We purchased the 1913-built character home in September 2016 with a view to preserving the historic exterior, restoring the interior spaces, and maintaining the rental units. At the time of purchase, there were three occupied rental units with 12-month rental agreements in place. The two upper units were the result of a legal house conversion to a duplex in 1953. The basement suite was constructed without zoning or building permits several decades ago. The previous owner confirmed that the basement suite was and rented since at least the 1980s.

The tenant of the basement suite vacated the unit in June 2017. We have not advertised or rented the unit since that time. Instead, we decided to investigate our options for bringing the suite into legal conformance. Based on our conversations with City of Victoria planning staff, we understand that our property meets all of the criteria (Schedule G, Zoning Regulation Bylaw) for a legal conversion to a three-unit building except that there is insufficient off-street parking. The property only contains one off-street parking space as approved in 1953. There is no additional parking for the basement suite. We are applying for a development variance to address this issue. We request the City Council support our application for the following reasons:

1. No New Impacts from Legalized Basement Suite

The basement suite has been as occupied as a rental for several decades. There will be no new impacts (traffic, parking, etc.) on the neighbourhood as a result of legalizing the unit.

2. Consistent with the Draft 2017 Vic West Neighbourhood Plan

Allowing three units within a large character home is consistent with several goals of the Draft Vic West Neighbourhood Plan. These include allowing a broader range of housing types near Craigflower Village and encouraging adaptive reuse of buildings with heritage merit. The plan further contemplates allowing up to two suites in historic buildings and reduced parking requirements.

3. Preservation of Backyard Space and Mature Trees

The only area where additional parking could be accommodated on-site is in the small, rear yard. This compact outdoor space is heavily used by tenants for recreation, relaxation and food growing. It also contains several mature trees and provides visible green space to adjacent lots.

4. Alternative Transportation Options

The property's proximity to transit, bike and pedestrian infrastructure, as well as its location in a walkable neighbourhood, mean that all tenants do not need to own a car.

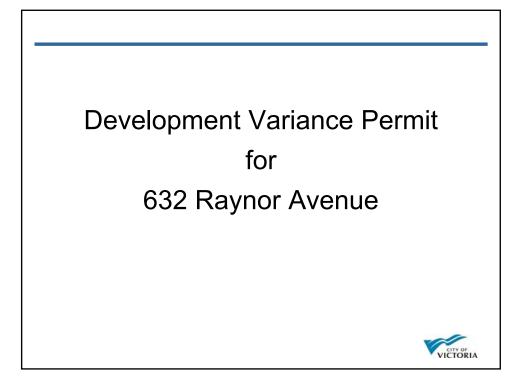
It is our hope that you will approve our application so that we can proceed with upgrading the suite to meet the building code, and complete a legal conversion. We adore this charming home. We also really appreciate Craigflower Village with its beautiful homes, green spaces, diverse households and dedicated businesses. Our family looks forward to being part of the positive, incremental change envisioned for this special place.

Please feel welcome to contact us with any questions or to request more information.

Sincerely,

Elizabeth FitzZaland, RPP, MCIP Owner/Applicant

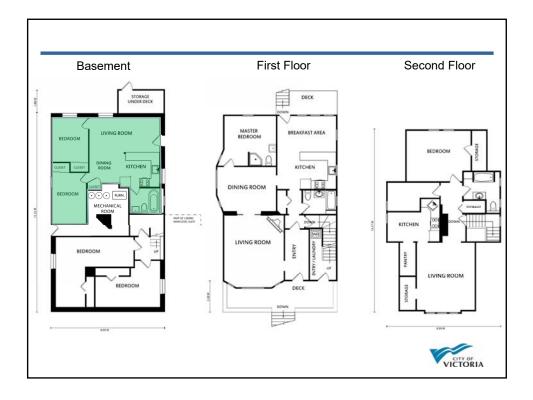
Elizabeth FitzZaland | 632 Raynor Avenue

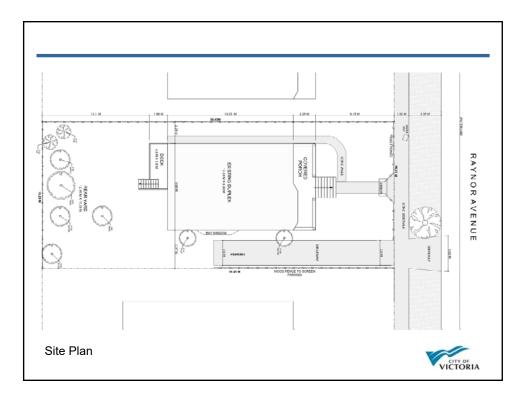














Committee of the Whole Report For the Meeting of March 1, 2018

To:Committee of the WholeDate:February 26, 2018

From: Fraser Work, Director of Engineering and Public Works

Subject: David Foster Harbour Pathway Extension – Johnson Street Bridge Underpass

RECOMMENDATION

That Council direct staff to:

- 1. Finalize this detailed design and proceed with procurement and construction of the proposed Johnson Street Bridge Underpass.
- Update the 2018 Financial Plan to set a project budget of \$544,000 for the extension of the David Foster Harbour Pathway under the new Johnson Street Bridge, consisting of \$444,000 from the Harbour Pathway Capital Budget from the deferred pedestrian bridges and \$100,000 contribution from the Trans Canada Trail Foundation.
- 3. Incorporate maintenance and operating costs of this new section of the pathway as part of the 2019 Operating budget.

EXECUTIVE SUMMARY

The David Foster Harbour Pathway is a five kilometre pedestrian route along the City's waterfront between Ogden Point and Rock Bay, with development of various segments currently underway. Council has previously approved construction of the Johnson Street Bridge underpass portion of the pathway for the first quarter of 2018. The proposed underpass will provide a connection between the Northern Junk Public Plaza and the Janion Building Public Plaza, on the downtown (east) side of the Inner Harbour.

The proposed underpass has been designed to 90 percent completion, and is ready for final design work, prior to tendering. The design is presented in this report for Council's consideration. The new pathway structure will consist of two segments - a suspended steel bridge structure with concrete topping, and an on-grade brick paver pathway. The bridge structure and pathway will be wheelchair accessible and will seamlessly integrate with Council's approved relevant Public Realm plans, providing a welcoming and safe pedestrian environment and an attractive waterfront connection.

Proposed project delivery has been coordinated with the Johnson Street Bridge completion schedule, and accelerated to meet Trans Canada Trail Foundation funding timelines. This project complies with the design treatment and aesthetics approved as part of the City's surrounding JSB Public Realm Plan.

The 90 percent design estimate includes an estimated \$320,000 construction cost, with a total estimated maximum project cost of \$544,000, including all professional services and project contingencies.

PURPOSE

The purpose of this report is to update council on the progress of the David Foster Harbour Pathway, Johnson Street Bridge pedestrian underpass design, and to seek approval to finalize the design and proceed with construction.

BACKGROUND

In May 2017, Council directed staff to proceed with the design and construction planning for the Johnson Street Bridge Pedestrian Underpass, as part of the David Foster Harbour Pathway program. The proposed underpass is approximately 30m in length (identified in figure 1, below in red), and consists of two segments – a bridge structure at the north end of the project (A), connecting to the new Janion Building Public Waterfront Plaza, and an at-grade, brick paver section, which will connect to the Northern Junk Public Plaza (B) proposed on the south side of the new Johnson Street Bridge.

Staff incorporated construction planning for the underpass into 2017 Downtown and Johnson Street Bridge Public Realm planning activities. Upon completion of those activities in October 2017, staff contracted Herold Engineering Ltd. to develop the detailed design drawings for the proposed pathway structural components and ensure required civil design was compatible with the emerging Northern Junk Public Plaza design, part of the Johnson Street Bridge Public Realm - Revised Design Concept which was adopted by Council in December 2017. Key design considerations for the underpass project also included functionality, public safety, accessibility, aesthetics, and longterm operations and maintenance needs.

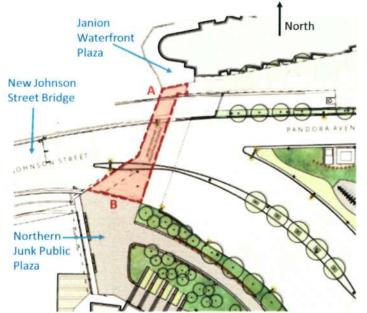


Figure 1: Proposed Johnson Street Bridge Underpass (red dashed area)

Underpass Design: The width of the proposed underpass varies, to match connection points at the south and north ends. The proposed bridge structure is 4.5m wide, however, the at-grade pathway widens to 5m immediately south of the bridge structure, eventually opening up to 16.75m

where it connects to the Northern Junk Public Plaza. The underpass is designed with a maximum 5% grade, to facilitate wheelchair access.



Figure 1. Janion Building Waterfront Plaza and JSB (looking East. Source: www.thecondogroup.com).



Figure 2. JSB Underpass looking at Janion Waterfront Plaza



Figure 3. JSB underpass and structure (looking South towards Northern Junk Plaza).

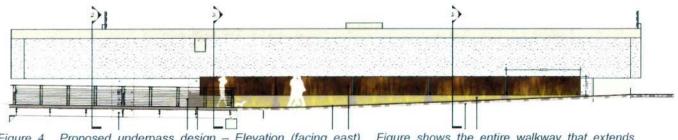


Figure 4. Proposed underpass design – Elevation (facing east). Figure shows the entire walkway that extends underneath the bridge deck, between the waterfront plaza (right in Figure 1) along the top of the rip-rap slope, in front of the main bridge vertical structural members.

February 26, 2018 Page 3 of 11 Page 801 of 868 Herold Engineering worked closely with Connect Landscape Architecture to ensure the design is aligned with aesthetic and physical treatments at either end of the underpass. In January 2018, City staff also met with representatives of the strata from the Janion Building and the developer of the proposed Northern Junk project to share the design, and gather feedback/suggestions on design integration with their property. Figure 4 shows a 'feature wall' that has been rendered, subject to Council approval of any art installation.

All proposed design treatments and features (railings, lighting and pathway finishes) are consistent with the approved Johnson Street Bridge Public Realm design and Downtown Public Realm Plan. Wayfinding signs are also proposed, as a part of the established city-wide wayfinding program.

The proposed bridge structure (see figure 4 and 6), which shows this cast-in-place concrete deck, supported on steel girders) is suspended at the north end of the underpass to avoid conflict with an existing underground oil and grease separator facility and Telus communications duct bank, and to facilitate maintenance access to both of those facilities. To support the bridge structure, the design proposes physically connecting the bridge to the outer foundation wall of the Janion Building. The City has an existing Statutory Right of Way to allow for the public pathway and is working with Janion Building strata council to execute a mutual agreement for this design element prior to construction.

The remainder of the pathway is proposed to be an at-grade concrete slab, with a brick paver surface which would match the established pavers in the Northern Junk Public Plaza.

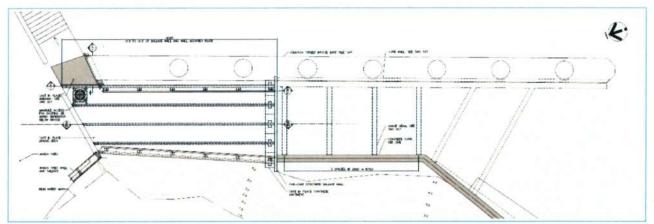


Figure 5. Plan view of bridge structure and at-grade concrete slab/brick pavers.

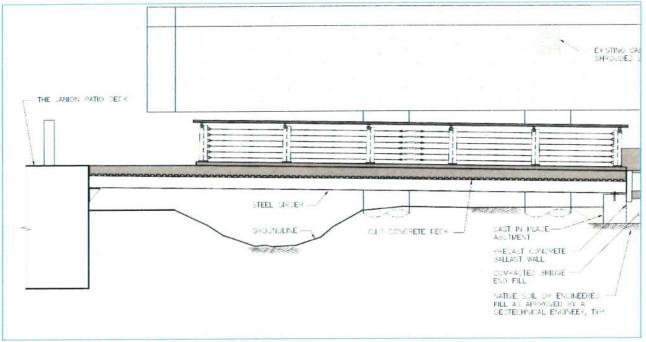


Figure 6. Proposed Underpass Bridge Structure / Connection to Janion Building.

The proposed pathway is designed to create a welcoming environment while prioritizing safety and functionality.

The pathway accommodates city maintenance/service vehicle access. The underpass will be maintained by the City, and will include City garbage and recycling bins near the Northern Junk Public Plaza. The underpass will also accommodate access to the emergency back-up generator for the new Johnson Street Bridge.

A Crime Prevention through Environmental Design (CPTED) assessment was conducted for the project, resulting in recommended features, such as overhead and integrated pathway lighting, landscaping design features, and colour treatments which support public safety and contribute to a welcoming environment for users.

Currently, the design remains within city property and does not include access to the shoreline from the underpass. Expanding the scope to include access to the shoreline through federal lands would result in increased construction and maintenance costs for the City. Designs would also be subject to a Facility Alteration Permit from federal agencies and any construction work below the high water mark would need to be coordinated within established fisheries windows. The City would also be required to negotiate a new water lot licence / lease with Transport Canada to facilitate on-going access. The current design facilitates waterfront views without additional property approvals, construction costs or added time.



Figure 7. Northern Junk Plaza design, connecting to the JSB underpass pathway, at the top left of the schematic.

ISSUES & ANALYSIS

Time: Proposed project delivery has been coordinated with the Johnson Street Bridge completion schedule and is being accelerated to meet Trans Canada Trail Foundation funding timelines. Substantial completion of the bridge structure before June 30, 2018 will satisfy Trans Canada Trail requirements for funding support. Careful coordination of underpass construction will be required to align with Johnson Street Bridge project activities, and avoid impacting the overall bridge construction schedule. Given the limited access options to the construction site for crews and materials delivery, tendering and construction is required to be phased as follows:

- 1. Complete underpass bridge structure prior to deconstruction of the existing Johnson Street Bridge and the installation of the Northern Junk Public Plaza.
- 2. Remove existing Johnson Street Bridge, followed by preparatory work for the Northern Junk Public Plaza.
- 3. Complete the at-grade portion of the underpass project to meet the proposed plaza area.

Limited engagement activities for the structural design of the bridge were undertaken, however, the proposed railings, lighting, and brick pavers are consistent with the approved public realm standards, which involved extensive public consultation and engagement.

Costs/Funding: The 2018 Financial Plan identified a "to be determined" budget line item for the delivery of this project, as staff were waiting for the completion of detailed design and cost estimates. There is \$3,070,000 currently available in the David Foster Harbour Pathway Capital Budget, following Council's February 2017 decision to defer the construction of the two pedestrian bridges at Heron Cove and Raymur Point, and accounting for actual and committed pathway expenditures to date.

Herold Engineering has estimated the cost of construction for the pathway extension, based on the 90% design drawings. The estimated costs are contained in the table below:

Description of Work	Estimate	Totals
Engineering design (schematic / detailed) and surveying		\$76,000
Construction estimates (90% design)	\$320,800	
Public Art Allocation (1% of construction)	\$3,200	
Contract Administration / Supervision (10% of construction)	\$32,000	
Contingency (10% of construction)	\$32,000	
Market Condition Contingency (25% of construction)	\$80,000	
Estimated Construction Total	\$468,000	
Total Project Cost (not including GST)		\$544,000
Project External Funding – Trans Canada Trail		(\$100,000)
Estimated Costs – City Funds		\$444,000
David Foster Harbour Pathway - Current Funds Available		\$3,070,000
Remaining Capital Funds – Harbour Pathway		\$2,626,000

Table 1. Project Cost Data.

Should Council approve the proposed budget for the Underpass project, there would be \$2,626,000 remaining funds available for the Harbour Pathway. Proposed pathway enhancements for 2018, as well as timelines and budget for updating the 2008 Harbour Pathway Plan and an associated five year capital implementation and resourcing strategy, will be the subject of a separate report.

Public Art Integration: The 2008 Harbour Pathway Plan and the 2010 Art in Public Places Policy provides direction for integrating public art into capital projects. As a part of the conceptual design phase, staff from the City's inter-departmental project team explored options for showcasing the underpass as a "special place" and featuring a public art component to the project, specifically a poem written by former City of Victoria Poet Laureate Janet Rogers. The poem, entitled Croxxing, was originally intended for incorporation in the Heron Cove Pedestrian Bridge.

A number of options were explored for integrating the poem into the project, including embedding fabricated words into the pathway, stamping the poem into the concrete bridge deck, applying a thermoplastic application on the bridge deck, projecting the poem on the underside of the Johnson Street Bridge, and incorporating the poem on a removable wall feature. The project estimate accounts for 1% towards a public art component as per the Art in Public Places Policy. Options and a separate recommended way-forward, associated costs and contributions, will be presented to Council at a future date, and can be installed after this project is complete.

Public Engagement: The City undertook an extensive public engagement and iterative review process for the Johnson Street Bridge public realm design between 2015 and 2017. The proposed

underpass treatments are consistent with the aesthetic, design and materials of the approved Public Realm and informed by a community design charrette, on-line public survey, and stakeholder meetings with the Downtown Residents' Association and community organizations. Council approved the public realm treatments at its meeting in December 2017.

The underpass designs were shared in January 2018 with the Janion Building Strata and Northern Junk property owners. Design details will continue to be shared with the Strata who will review and endorse (or otherwise) the final linkage plans at their February 28, 2018 regular meeting. This report is submitted in advance of that stakeholder formal approval due to the short timelines associated with this project to secure external funding, and based on their informal approval of the designs during engagement sessions in January 2018.

OPTIONS & IMPACTS

The City will be ready to proceed with construction in the first quarter of 2018. Procurement options will be explored to determine a timely, efficient and cost-effective sequencing for construction of each of the different project components.

Option 1: Finalize detailed designs and proceed with construction (RECOMMENDED)

Under this option, the 2018 Financial Plan would be updated to reflect a project budget of \$544,000 (design, construction, and contingencies) and the City would immediately proceed to procurement/construction. The bridge structure, along with initial civil elements of the works for the underpass, would be prioritized to ensure external funding is received from the Trans Canada Trail Foundation. Final landscaping, lighting, and finishing would be completed after the old bridge is removed in Q2 2018.

If the Janion Building Strata identifies any further comments or issues with the current design at their February 28, 2018 meeting that cannot be met within the current timelines and budget, staff will return to Council with additional considerations at a following Council meeting.

Option 2: Finalize detailed designs and initiate construction after the old Johnson Street Bridge is removed (not recommended).

Under this option, staff would complete the detailed designs and procurement process as above, but would wait to construct the underpass until after the new Johnson Street Bridge project is opened and the old bridge is removed. The advantage is that the project would be completed all at once, with no physical obstructions or impediments in the way that could impact construction timelines. However, the underpass would not be completed until fall 2018. Given the timelines, the project would not receive external funding from the Trans Canada Trail Foundation.

Option 3: Amend designs and report back to Council with alternative design (not recommended).

Under this option, the proposed design could be returned to staff for further revisions, as directed by Council. Significant design changes for the structure, surface finishes, or other major elements of the design would impact construction timelines, and would likely result in forfeiture of Trans Canada Trail Foundation funding support.

2015 – 2018 Strategic Plan

The underpass is consistent with Objective 8 of the 2015 – 2018 Strategic Plan to complete a Multi-Modal and Active Transportation Network and support completion of the David Foster Harbour Pathway.

Official Community Plan Consistency Statement

This project supports policies and actions identified in Goal 7 and 8 of the Official Community Plan. The David Foster Harbour Pathway is part of the Greenways Network as set out in Map 6.

Impacts to Financial Plan:

In February 2017 Council deferred construction of two pedestrian bridges at Heron Cove and Raymur Point, due to unfavorable market conditions and a single bid higher than the available budget. The Johnson Street Bridge underpass project, at 90% detailed design stage, has a construction cost estimate of \$468,000 which includes a 35% contingency. Already-secured design services account for the remainder of project costs, resulting in a total budget requirement of \$544,000. The Trans Canada Trail Foundation has earmarked a \$100,000 contribution towards the completion of the underpass by June 30, 2018.

Staff recommend funding the underpass project through the existing 2018 Harbour Pathway capital program, which has a total available budget of \$3.07M, as a result of the 2017 deferral of the pedestrian bridges.

Accessibility Impact Statement

The design of the underpass meets ADA guidelines for wheelchair-accessible grades and will link to existing portions of the Harbour Pathway already established at the Janion Building. Access to the path for wheelchair users from Wharf Street will be via the Northern Junk public plaza. Given the stair system/grade limitations at the connection to the Janion plaza, future accessible connections between the waterfront pathway and the upland sidewalk network will be explored at additional locations north of the Janion site.

CONCLUSIONS

Extending the David Foster Harbour Pathway is a strategic priority for Council. The proposed underpass will provide an attractive, accessible waterfront connection that will support local and tourist pedestrian traffic, and link public plaza spaces on both sides of the new Johnson Street Bridge.

Respectfully submitted,

Brad Dellebuur Assistant Director, Transportation

Report accepted and recommended by the City Manager:

Fraser Work

Director, Engineering and Public Works

Date:

List of Attachments Appendix A – Site Reference Photos (current state) Appendix B - 90% Detailed Design - Pathway Extension

Appendix A – Site Reference Photos



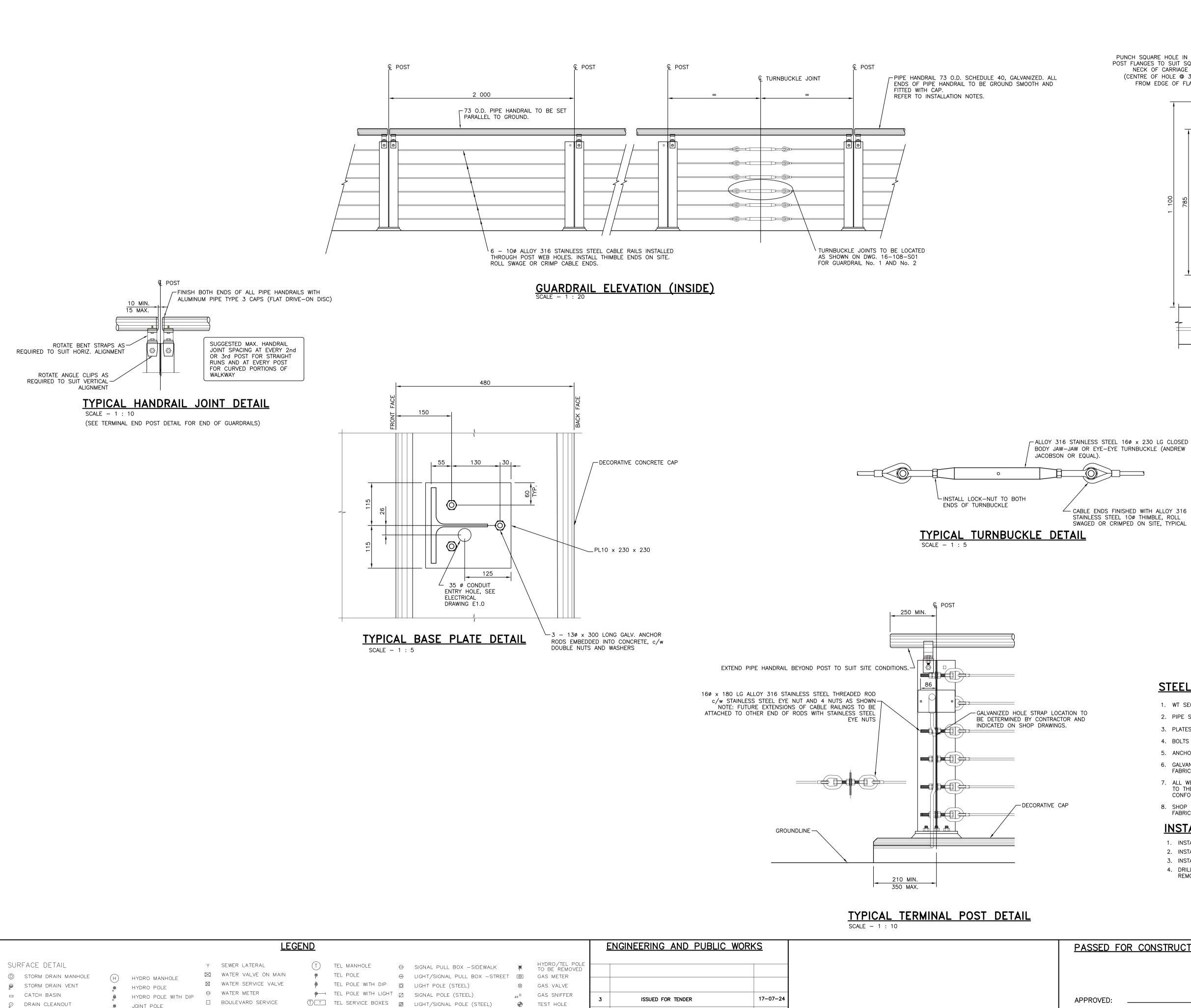
Janion Building deck - looking south under new Johnson Street Bridge



Janion Building deck – looking north from underpass



Future pathway area - looking south toward future Northern Junk Public Plaza



JOINT POLE

H HYDRO VAULT

S SANITARY SEWER MANHOLE (H) H HYDRO SERVICE BOXES

△ DRAIN LATERAL

🥪 SANITARY SEWER VENT

⊙ SEWER CLEANOUT

REDUCER

L LIGHT MANHOLE

📀 LIGHT PULL BOX —SIDEWALK 🖉

 ∇

(T)

TEL VAULT

HYDRO/TEL POLE TO BE RELOCATED

 \longrightarrow Pole anchor

₫Žѻ CLUSTER LAMP – TYPE A

⊲⊠• Cluster lamp – type b

✓ STREET SIGN

PARKING METER

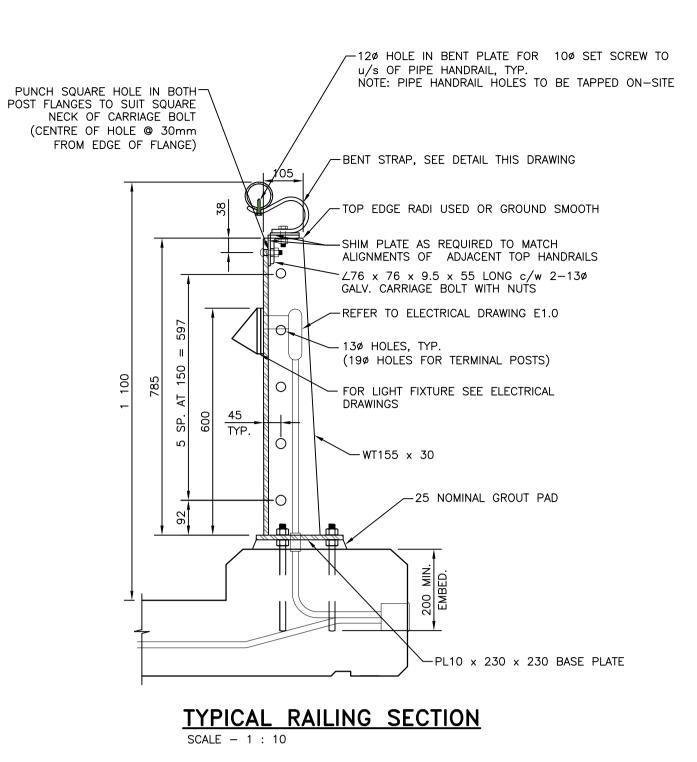
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	NGINEERING AND PUBLIC WO	RKS
3	ISSUED FOR TENDER	17-07-24
2	90% SUBMISSION - FOR REVIEW	17-06-23
1	60% SUBMISSION - FOR REVIEW	17-04-27
NO.	REVISION DESCRIPTION	DATE
	2	2 90% SUBMISSION - FOR REVIEW 1 60% SUBMISSION - FOR REVIEW



← CABLE ENDS FINISHED WITH ALLOY 316 STAINLESS STEEL 100 THIMBLE, ROLL

JULY 24, 2017 **ISSUED FOR** TENDER

STEEL NOTES:

- 1. WT SECTIONS SHALL CONFORM TO CSA G40.20-13/ G40.21-13, GRADE 350W.
- 2. PIPE SECTION SHALL CONFROM TO ASTM A53-12
- 3. PLATES SHALL CONFORM TO CSA G40.20-13/ G40.21-13, GRADE 300W.
- 4. BOLTS SHALL CONFORM TO ASTM F3125M-15, GRADE 325 TYPE 1.
- 5. ANCHOR RODS SHALL CONFORM TO ASTM A307-14.
- 6. GALVANIZED COMPONENTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123M-15 AFTER FABRICATION.
- 7. ALL WELDING SHALL BE UNDERTAKEN BY A COMPANY CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47 DIVISION 2 OR BETTER AND ALL THE WELDING SHALL CONFORM TO CURRENT CSA W59.
- 8. SHOP DRAWINGS WILL BE SUBMITTED TO CONTRACT ADMINISTRATOR FOR REVIEW PRIOR TO FABRICATION.

INSTALLATION NOTES

- 1. INSTALL POSTS.
- 2. INSTALL PIPE HANDRAIL TO POSTS.
- 3. INSTALL CABLE RAILS TO POST AND COMPLETE TENSION ADJUSTMENTS.
- 4. DRILL AND INSTALL CIRCULAR COTTER PINS THROUGH LOCK NUTS AND BOLTS TO PREVENT PUBLIC REMOVAL OR LOOSENING OF CABLES.

OR CONSTRUCTION	DRAWING TITLE PEDESTRIAN GUARDRAIL DETAILS						
	REESON PARK PATHWAY						
	CHECKED BY	CITY ENGINEER	APPROVED BY:	SCALE	the		
	E. WONG	F. WORK		AS NOTED			
	drawn by M. DYER	DESIGN BY	SHT. No. 7 OF 8	DATE 2017-07-24	Whole -		
		CITY OF CTORIA	16-10	8—S03 Number	01 Mar 201		
					- 018		

GENERAL NOTES:

<u> 1.0 GENERAL</u>

1.1 DESIGN LOADS

LIVE LOAD: PEDESTRIAN: 4.0 KPa

- 1.2 READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS. REPORT ANY CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- 1.3 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 1.4 NOTIFY ENGINEER 48 HOURS IN ADVANCE FOR INSPECTION OF STRUCTURAL CONNECTIONS OR REINFORCEMENT BEFORE COVERING UP.
- 1.5 THESE DRAWINGS SHOW COMPLETED STRUCTURAL COMPONENTS OF THE BRIDGE. THE REQUIRED TEMPORARY BRACING AND SHORING TO PERFORM THE WORK SAFELY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 1.6 ENVIRONMENTAL WORK PROCEDURES, TIMING, AND SPECIAL PRECAUTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND LIMITATIONS OF THE FEDERAL DEPARTMENT OF FISHERIES AND OCEANS, AND THE PROVINCIAL MINISTRY OF ENVIRONMENT.
- 1.7 QUALITY ASSURANCE QUALIFICATION OF CONTRACTOR AND SUPERINTENDENT: THE CONTRACTOR SHALL BE FULLY CONVERSANT WITH ALL SAFETY PROCEDURES AND REGULATIONS RELATING TO CONSTRUCTION, AND SHALL EMPLOY STAGING AND OTHER SAFETY PROVISIONS AS SPECIFIED ELSEWHERE AND REQUIRED BY THE WORKSAFE B.C. REGULATIONS.
- 1.8 DIMENSIONS ARE IN MILLIMETRES AND ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.

<u>2.0 STEEL</u>

- 2.1 ALL FABRICATED AND MISCELLANEOUS METAL TO BE GRADE 350W. UNLESS NOTED OTHERWISE.
- 2.2 STEEL TO STEEL BOLTED CONNECTIONS SHALL UTILIZE ASTM A325 TYPE 1 BOLTS COMPLETE WITH NUTS AND WASHERS, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- 2.3 WELDING SHALL BE IN ACCORDANCE WITH CSA W59.
- 2.4 6mm FILLET WELD, UNLESS NOTED OTHERWISE
- 2.5 ALL STEEL SHALL BE HOT DIP GALVANIZED TO ASTM A123M OR SPRAY METALIZED TO ANSI/AWS C2.18
- 2.6 TOUCH UP GALVANIZED SURFACES WITH MULTIPLE COATS OF ORGANIC ZINC RICH PAINT (DOD-P-21035) TO FORM A DRY FIRM THICKNESS OF 8 MILS (IN ACCORDANCE WITH ASTM-A780).

3.0 WELDING INSPECTIONS

- 3.1 ALL INSPECTIONS SHALL BE PERFORMED BY A CERTIFIED WELDING INSPECTOR REGISTERED IN THE PROVINCE OF B.C. AND PAID FOR BY THE CONTRACTOR. INSPECTION PROCEDURES SHALL BE AS OUTLINED BELOW. USE HILTI HIT HY200 MAX WHEN; 3.2 ALL WELDS ARE TO BE VISUALLY INSPECTED. ADDITIONALLY, AT LEAST 25% OF WELDS SHALL BE ASSESSED IN DETAIL BY NON-DESTRUCTIVE A QUICK CURE IS REQUIRED,
- METHODS CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATING INSPECTIONS AND PROVIDING SUITABLE AND SAFE ACCESS TO THE WORK BEING INSPECTED.
- 3.3 ALL FAILURES IDENTIFIED BY THE TESTING AND INSPECTIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COST OF ADDITIONAL TESTING TO CONFIRM CONFORMANCE WITH SPECIFICATIONS SHALL BE BORNE BY THE CONTRACTOR.
- 3.4 SUBMIT ALL TEST REPORTS TO HEROLD ENGINEERING FOR REVIEW. DO NOT COVER MEMBERS AND THEIR CONNECTIONS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- 4.0 PRECAST CONCRETE

4.1 PRECAST MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH CSA A23.4 "PRECAST CONCRETE - MATERIALS AND CONSTRUCTION". 4.2 FIRMS MUST BE CERTIFIED IN ACCORDANCE WITH CSA A25 "QUALIFICATION CODE FOR ARCHITECTURAL AND STRUCTURAL PRECAST CONCRETE PRODUCTS".

4.3 REINFORCING STEEL SHALL CONFORM TO CSA SPECIFICATION G30.18, GRADE 400. IF 400R GRADE REINFORCEMENT IS USED, IT SHALL HAVE A MINIMUM ELONGATION AT RUPTURE OF 12%, FOR A 200mm GAUGE LENGTH.

- 4.4 LIFTING DEVICES SATISFACTORY TO THE ENGINEER SHALL BE PROVIDED. ONLY VERTICAL LIFTS SHALL BE PERMITTED. CARE SHALL BE TAKEN TO PREVENT SUDDEN IMPACT LOAD ON LIFTED COMPONENTS.
- 4.5 THE CONTRACTOR SHALL ENSURE THAT ALL PRECAST MEMBERS ARE CHECKED FOR SHIPPING AND HANDLING STRESSES.
- 4.6 ALL PRECAST MEMBERS SHALL BE CAST A MINIMUM OF 30 DAYS PRIOR TO ERECTION OR AT AN EARLIER STAGE SUBJECT TO APPROVAL BY THE CONTRACT ADMINISTRATOR.
- 4.7 PROVIDE A 20mm CHAMFER ON ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE.
- 4.8 MINIMUM CONCRETE COVER TO REINFORCING SHALL BE 50mm, UNLESS NOTED OTHERWISE.
- 4.9 PRECAST MEMBERS SHALL BE SUPPORTED ONLY AT POINTS DIRECTLY BELOW LIFTING INSERTS WHILE BEING STORED OR TRANSPORTED. 4.10 ALL PRECAST MEMBERS SHALL BE CAST A MINIMUM OF 30 DAYS PRIOR TO ERECTION OR AT AN EARLY STAGE SUBJECT TO APPROVAL BY THE ENGINEER.

	ISSUES						SUB	CONSULTA			
No.	DATE YYYY.MM.DD	ISSUED FOR	No.	DATE YYYY.MM.DD	ISSUED	FOR	No.	DATE YYYY.MM.DD	ISSUED FOR		
A	2018.01.15	40% REVIEW									
В	2018.01.24	90% REVIEW									
С	2018.02.20	INFORMATION ONLY									

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5.0 CAST IN PLACE CONCRETE

5.1 ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA A23.1 AND A23.2

5.2 CONCRETE MIXES SHALL CONFORM TO CAN/CSA A23.1 AND A23.2 AND SHALL HAVE THE FOLLOWING PROPERTIES:

CLASS	28 DAY STRENGTH	MAXIMUM AGGREGATE SIZE	MAXIMUM SLUMP	AIR CONTENT	EXPOSURE
ABUTMENT	30 MPa	20mm	75mm	4% TO 7%	C-1
BRIDGE DECK	35 MPa	20mm	75mm	4% TO 7%	C-1

5.3 CONCRETE TESTING SHALL BE CARRIED OUT BY THE CONTRACTOR IN ACCORDANCE WITH CAN/CSA A23.1 AND A23.2. THE MINIMUM 1 PERFORMED SHALL BE AS PER CSA A23.2. ADDITIONAL TESTING SHALL BE PERFORMED AT THE DIRECTION OF THE STRUCTURAL ENGIN CONTRACTOR SHALL PROVIDE TESTING AGENCY WITH ADEQUATE NOTICE TO PROVIDE TESTING AS REQUIRED. COST OF TESTING BY CON

5.4 PROVIDE A 20mm CHAMFER ON ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE.

5.5 CONCRETE FINISHES SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1.

- 5.6 ALL CONCRETE CURING SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1. SPECIAL PRECAUTIONS SHALL BE TAKEN AS NOTED IN CSA PLACING AND CURING CONCRETE ABOVE 30° C AND BELOW 5° C.
- 5.7 MINIMUM CONCRETE COVER TO REINFORCING SHALL BE 70mm, UNLESS NOTED OTHERWISE.
- 5.8 REINFORCING STEEL SHALL CONFORM TO C.S.A. SPECIFICATION G30.18-M, GRADE 400.
- 5.9 LAP OF BARS FOR SPLICES TO BE AS FOLLOWS, UNLESS NOTED OTHERWISE: 10M BARS 300mm 15M 400. BARS TO BE STAGGERED SO THAT NOT MORE THAN EVERY THIRD BAR IS SPLICED AT ANY CROSS SECTION.
- 5.10 TOP OF EXPOSED CONCRETE SHALL HAVE A TRANSVERSE BROOM FINISH.
- 5.11 TOP OF DECK SLAB SHALL BE ROUGHENED TO THE EQUIVALENT OF ICRI CSP 8.

<u>6.0 GROUT</u>

6.1 GROUT TO BE NON SHRINK, 50MPa.

7.0 ADHESIVE ANCHORS

- 7.1 ALL ANCHORS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 7.2 UNLESS NOTED OTHERWISE ADHESIVE ANCHORS SHALL BE HILTI 'HAS' ROD. REFER TO DRAWINGS FOR ANCHOR LOCATIONS, SIZES, CENTRES AND EMBEDMENT LENGTH. USE HILTI HY200 MAX OR HILTI HIT RE500 ADHESIVE AS NOTED BELOW.
- CONDITIONS ARE DRY, HOLES ARE HAMMER DRILLED,
- HOLES ARE NOT OVER-SIZED, BASE MATERIAL TEMPERATURE IS ABOVE 5° CELSIUS.
- USE HILTI HIT RE500 WHEN;
- EXTENDED WORKING TIME IS REQUIRED AND CURE TIME IS NOT CRITICAL, HOLES ARE DRILLED USING DIAMOND CORE, PNEUMATIC OR HAMMER DRILLS,
- DEEP EMBEDMENT IS SPECIFIED, THE APPLICATION IS UNDERWATER, OR HOLES ARE OVERSIZED.
- 7.3 HOLES FOR ADHESIVE ANCHORS SHALL BE CLEANED OUT WITH HIGH PRESSURE AIR AND THEN A BRUSH PRIOR TO ANCHOR INSTALLATION.

- GENERAL CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A LETTER STATING THAT THIS TRAINING HAS BEEN COMPLETED. 7.5 STEEL HARDWARE (BOLTS, WASHERS, NUTS, ANCHOR RODS) SHALL BE ASTM A325 TYPE 1 AND ARE TO BE GALVANIZED WITH 610 gm/m MINIMUM ZINC COATING IN ACCORDANCE WITH ASTM A123M.

DRAWING No.

1473-010-1473-010-1473-010-1473-010-1473-010-1473-010-1473-010-

DRAFTED ADS DRAFTING REVIEW

DESIGNED ΤW DESIGN REVIEW



3701 Shenton Rd, Nanaimo, BC V9T 2H1 Tel: 250-751-8558 Fax: 250-751-8559 Email: mail@heroldengineering.com

GENERAL NOTES

JOHNSON STREET **BRIDGE PEDESTRIAN** 1 CENTENNIAL SQUARE VICTORIA BC V8W 1P6 CITY OF VICTORIA

	<u>8.0 ABBR</u>	REVIA	<u>TIONS</u>
	C.I.P.	_	CAST IN PLACE
	CL	_	CLEAR
		_	CENTRELINE COMPLETE PENETRATION
	СР.	_	COMPLETE PENETRATION
	C/W	_	COMPLETE WITH
	DWG.	_	DRAWING
	EL.	_	ELEVATION
	REV.	_	REVISION
	I.D.	_	INSIDE DIAMETER
	LLH	—	LONG LEG HORIZONTAL
	LLV	—	LONG LEG VERTICAL
	MAX.	—	MAXIMUM
NUMBER OF TESTS	MIN.	_	MINIMUM
SINEER.	M.o.T.	-	
ONTRACTOR.			AND INFRASTRUCTURE
	N.T.S.		
	OPP.	_	OPPOSITE
	PL		PLATE
	R	_	
	SIM.		SIMILAR
A A23.1 FOR	S.S.		STAINLESS STEEL
	T.O.		TOP OF
	TYP.		
	U/S		UNDERSIDE
	U.N.O.	—	
	WP	_	WORK POINT
ERED SO THAT			

7.4 INSTALLERS OF HILTI PRODUCTS SHALL HAVE RECEIVED TRAINING BY HILTI (CANADA) CORP. IN THE USE OF THE SPECIFIED PRODUCTS. THE

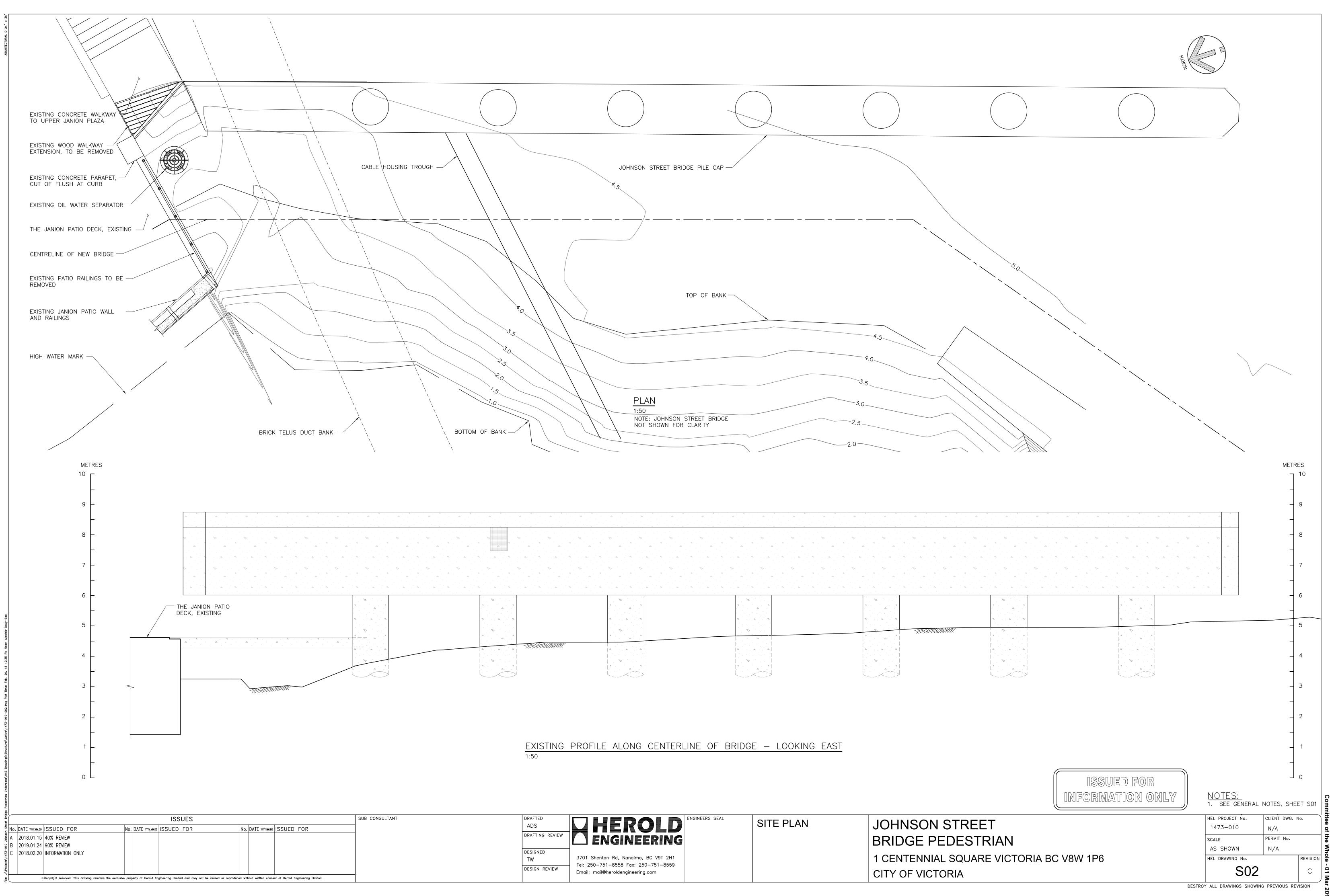
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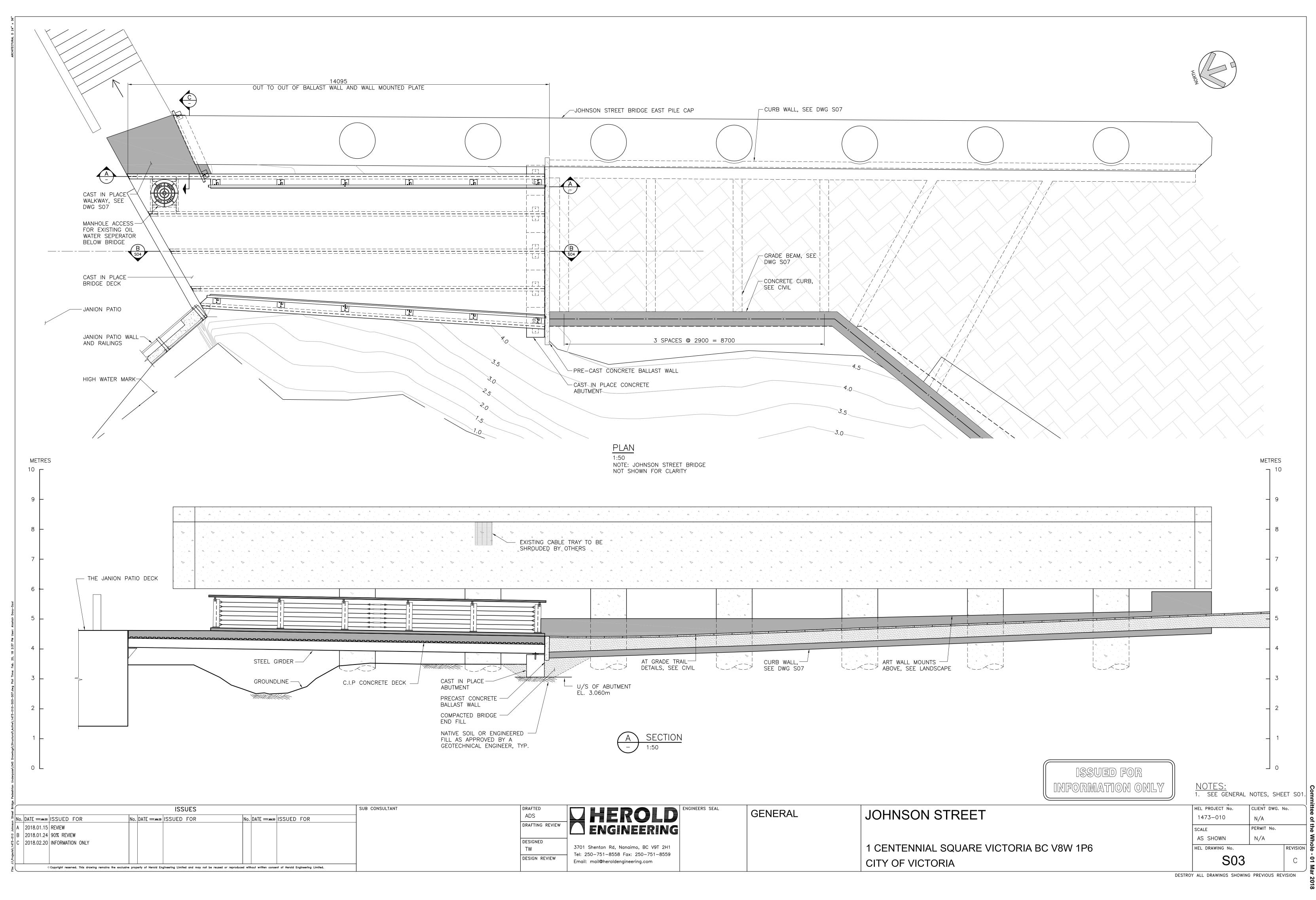
DESCRIPTION

-S01	GENERAL NOTES
-S02	SITE PLAN
-S03	GENERAL ARRANGEMENT SHEET 1
-S04	GENERAL ARRANGEMENT SHEET 2
-S05	STEEL GIRDERS
-S06	CAST-IN PLACE DECK & BALLAST WALL
-S07	CAST-IN PLACE ABUTMENT & MISCELLANEOUS DETAILS

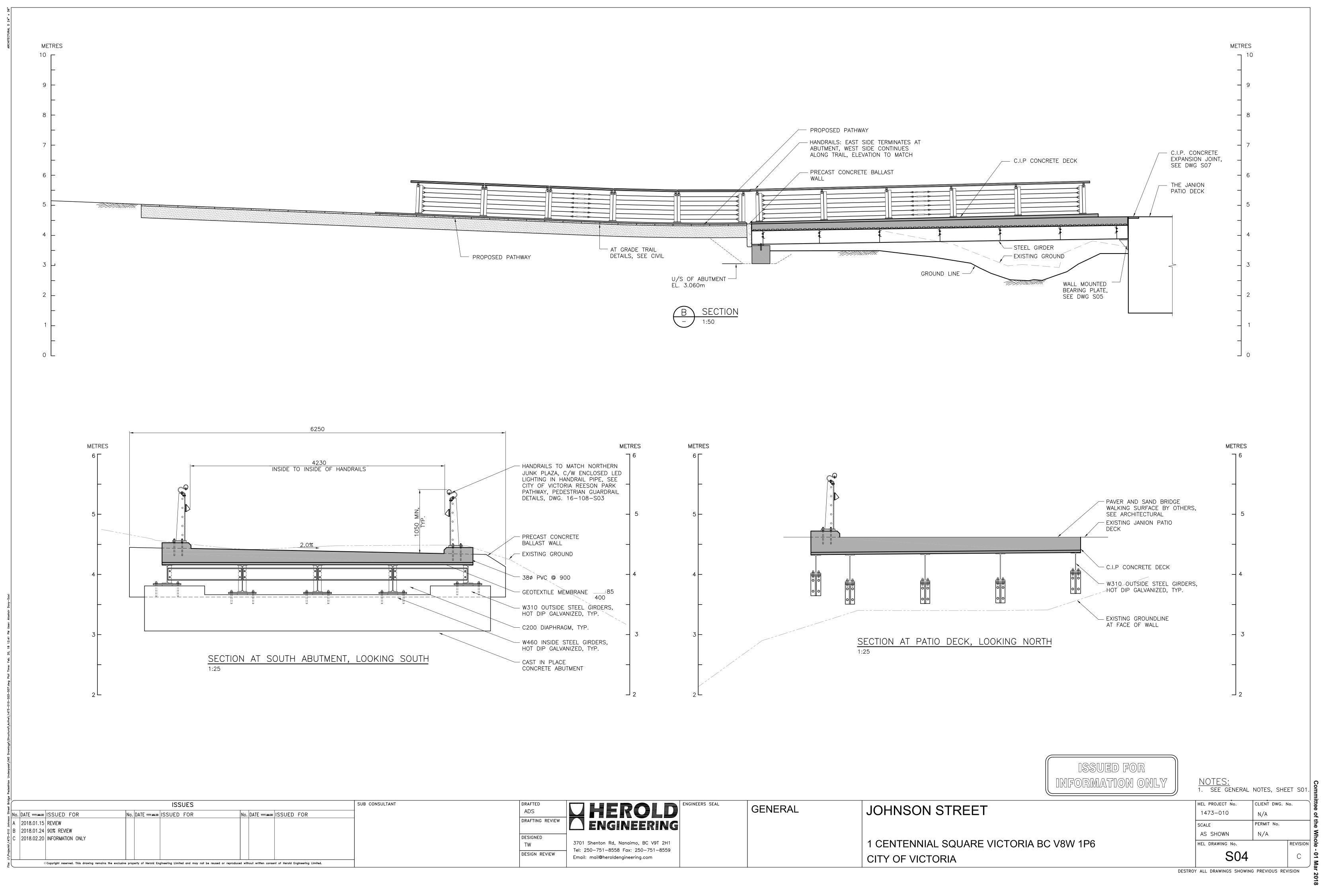
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	1473-010	N/A		
	SCALE	PERMIT	No.	
	AS SHOWN	N/A		
	HEL DRAWING No.			REVISION
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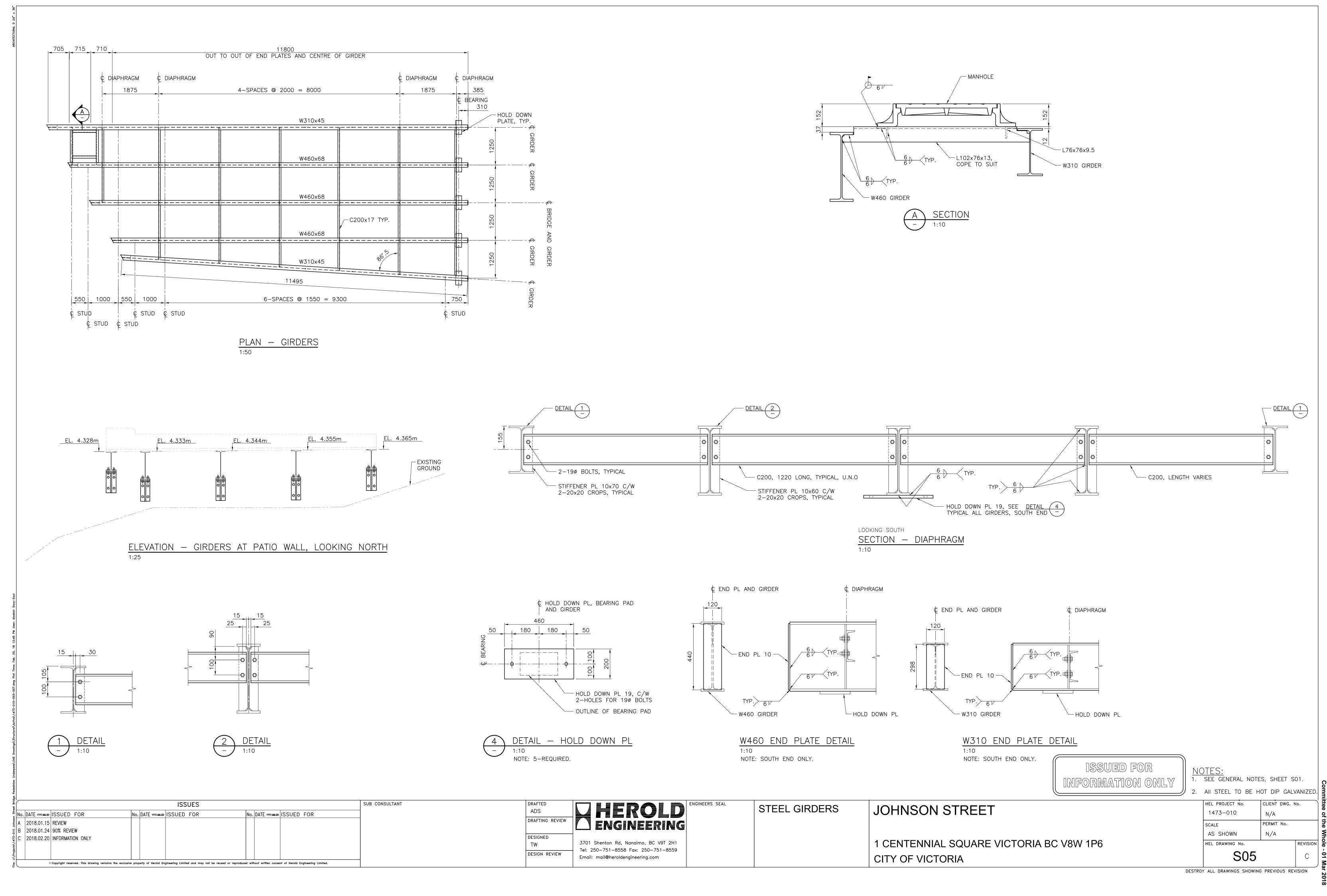


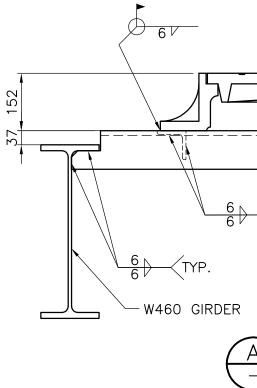


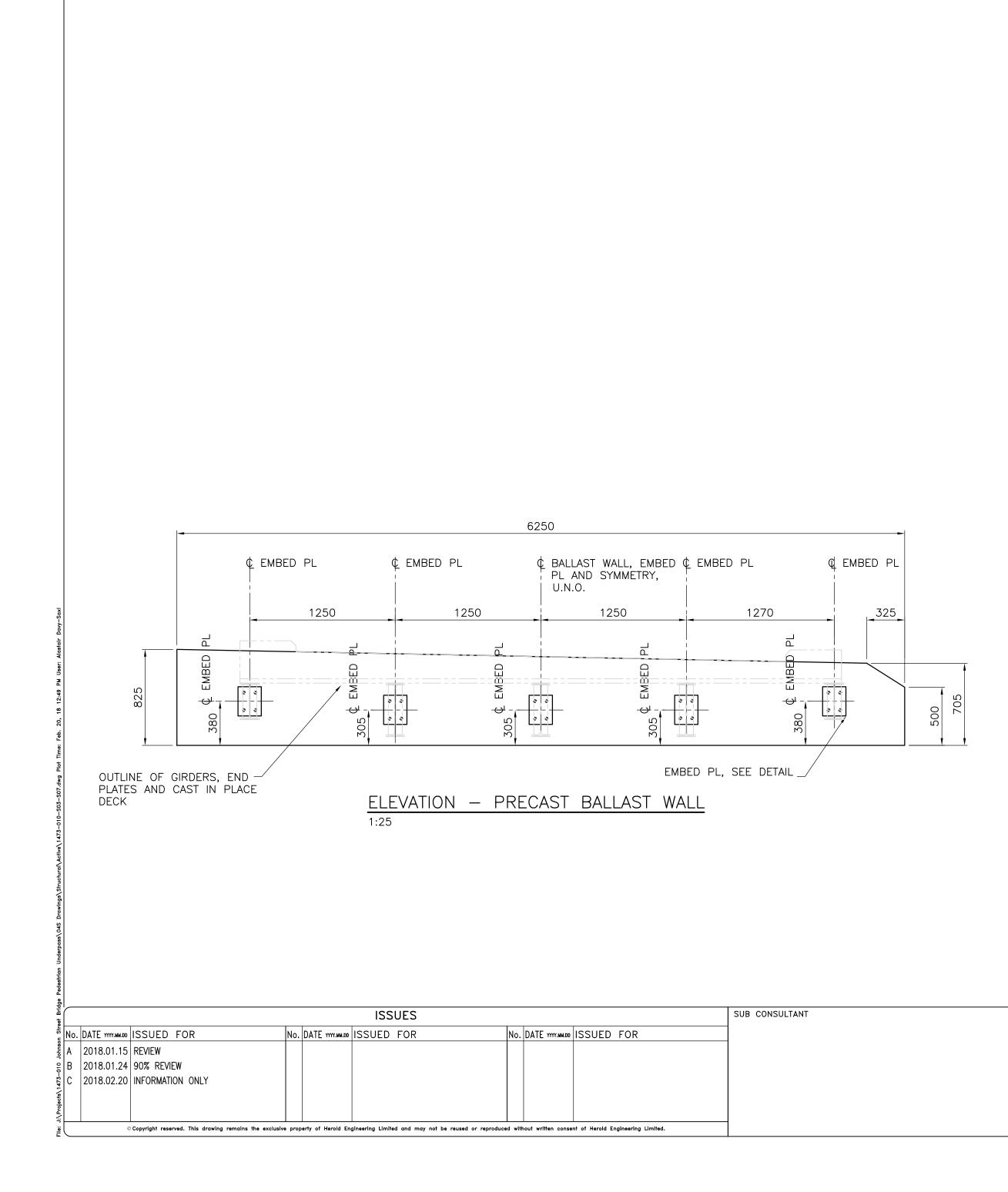


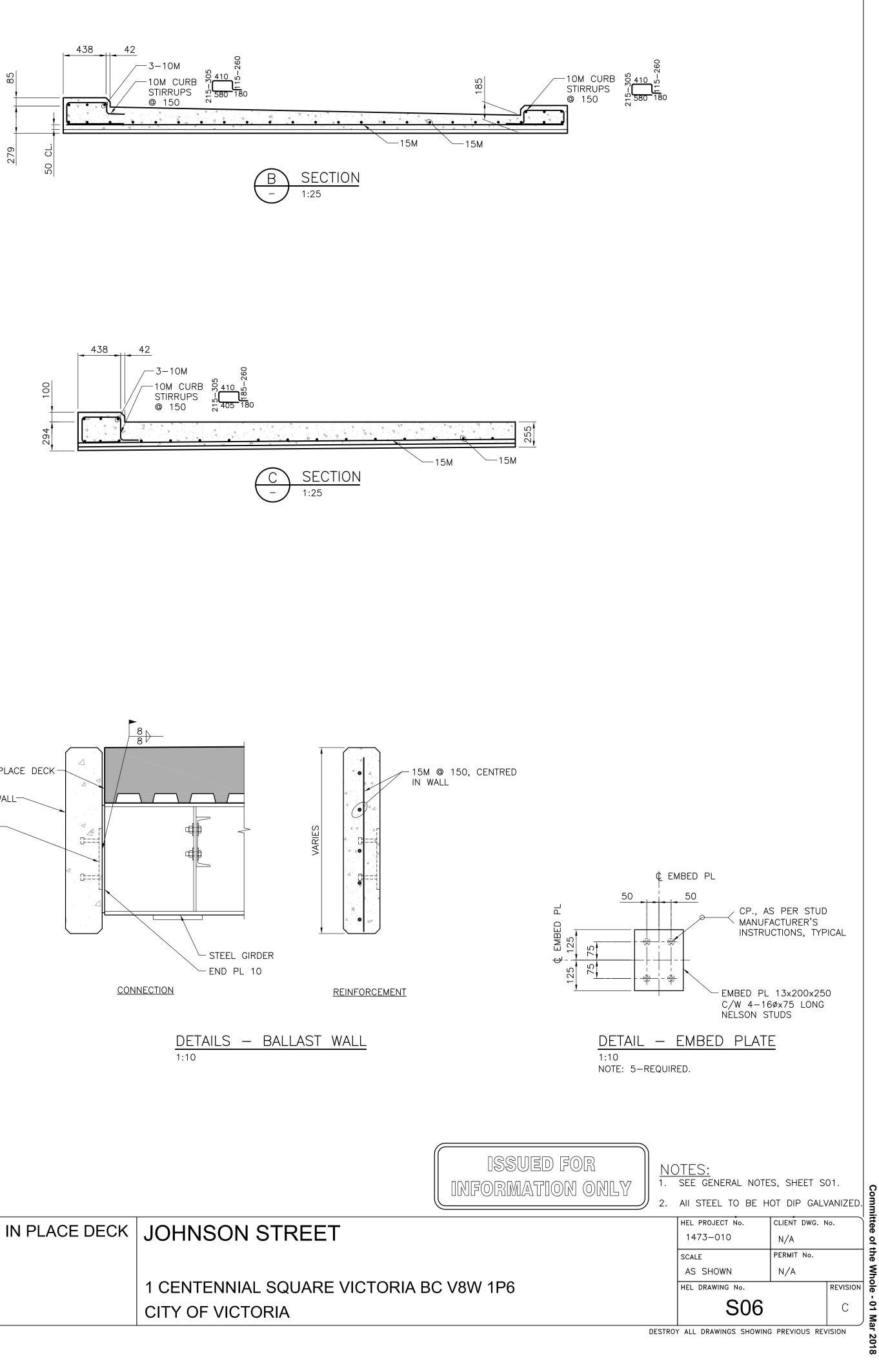


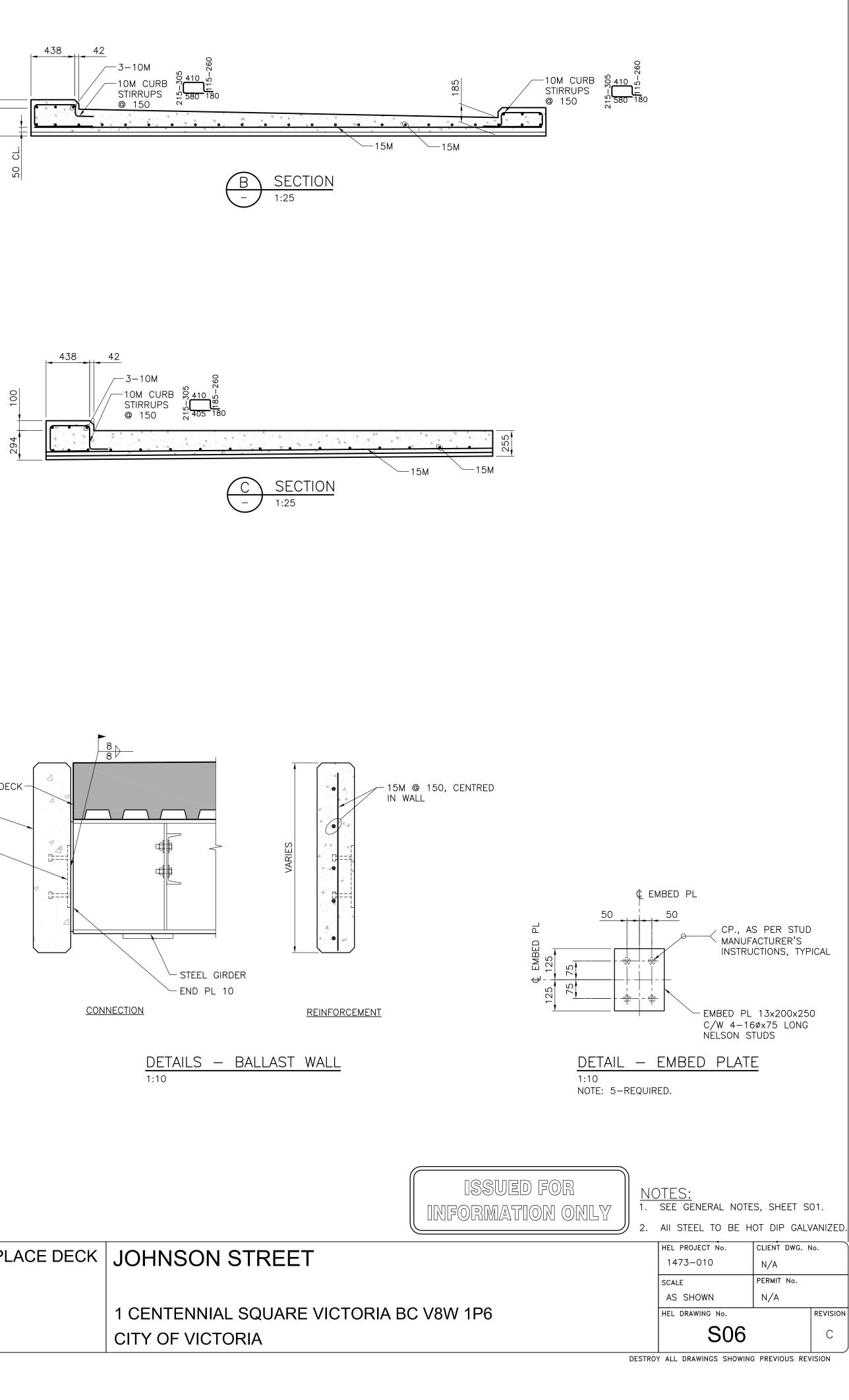
Ν	1ET	RES
	_	6
 HANDRAILS TO MATCH NORTHERN JUNK PLAZA, C/W ENCLOSED LED LIGHTING IN HANDRAIL PIPE, SEE CITY OF VICTORIA REESON PARK PATHWAY, PEDESTRIAN GUARDRAIL DETAILS, DWG. 16–108–S03 	_	
	_	5
– PRECAST CONCRETE BALLAST WALL	_	
- EXISTING GROUND		
``		
- 38¢ PVC @ 900	_	4
- GEOTEXTILE MEMBRANE85		
– W310 OUTSIDE STEEL GIRDERS, HOT DIP GALVANIZED, TYP.	_	
- C200 DIAPHRAGM, TYP.	_	3
– W460 INSIDE STEEL GIRDERS, HOT DIP GALVANIZED, TYP.		
– CAST IN PLACE CONCRETE ABUTMENT	_	

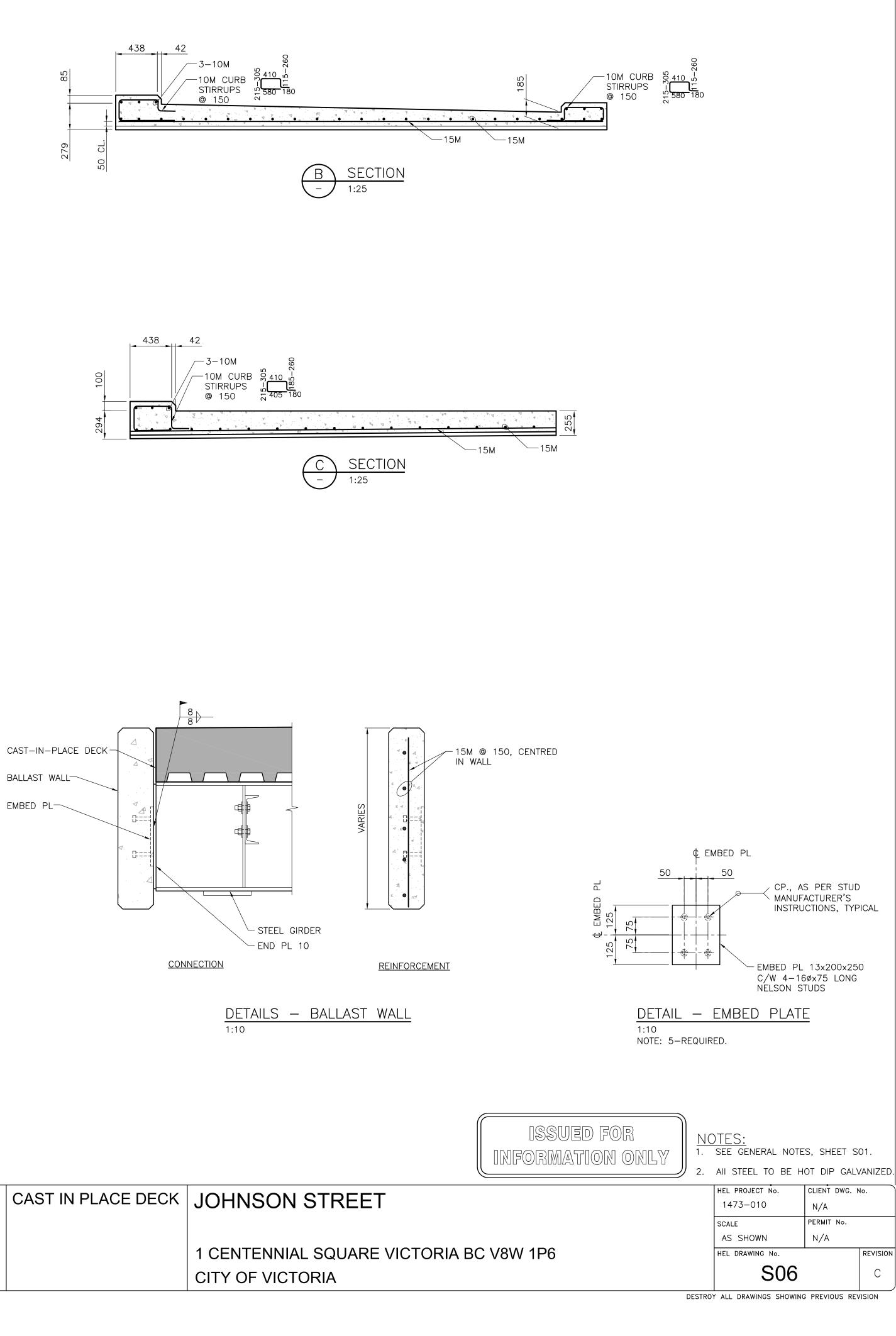


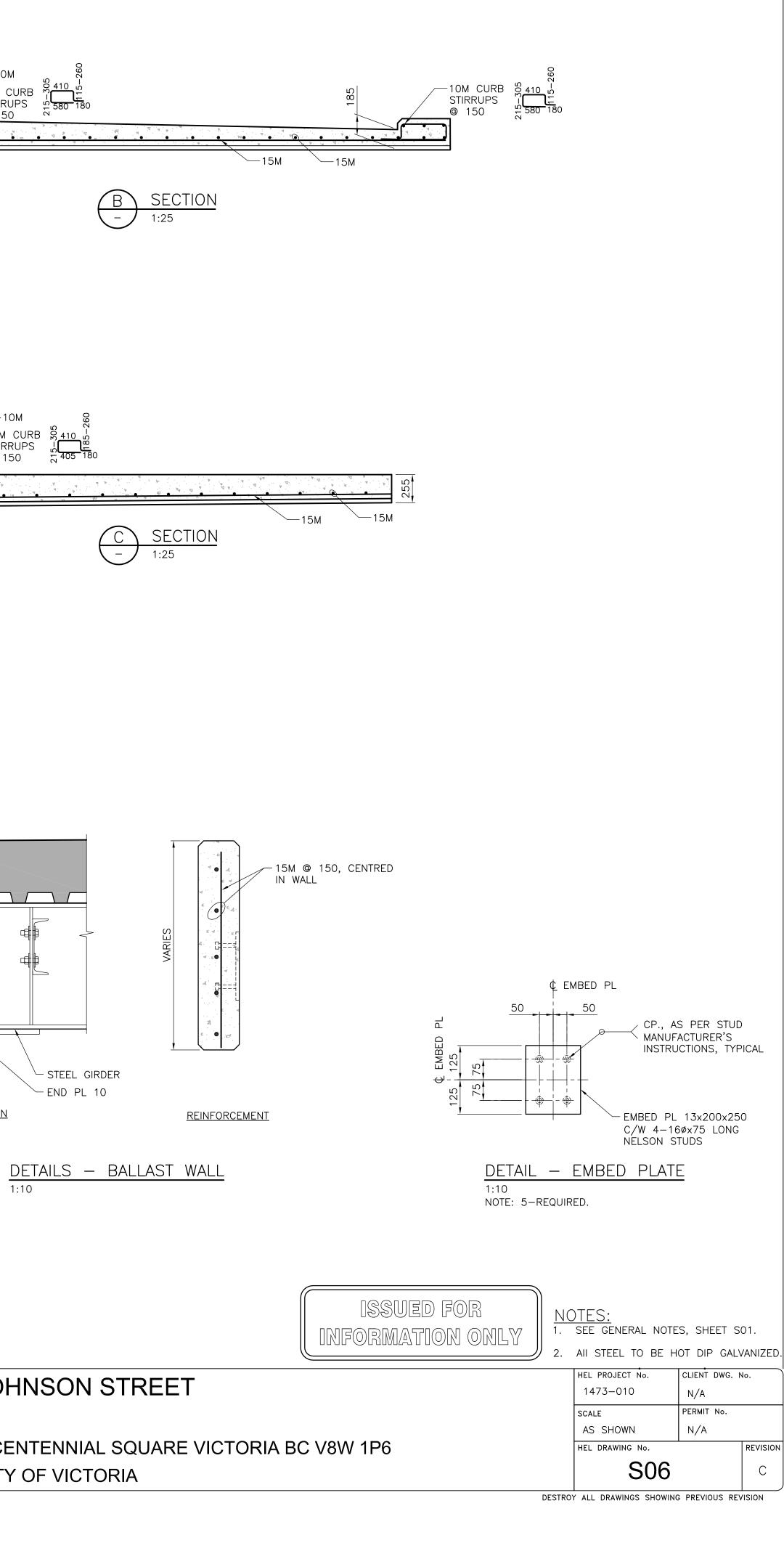


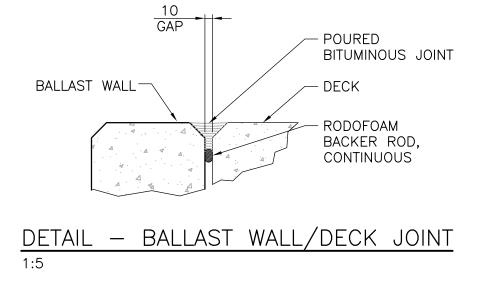














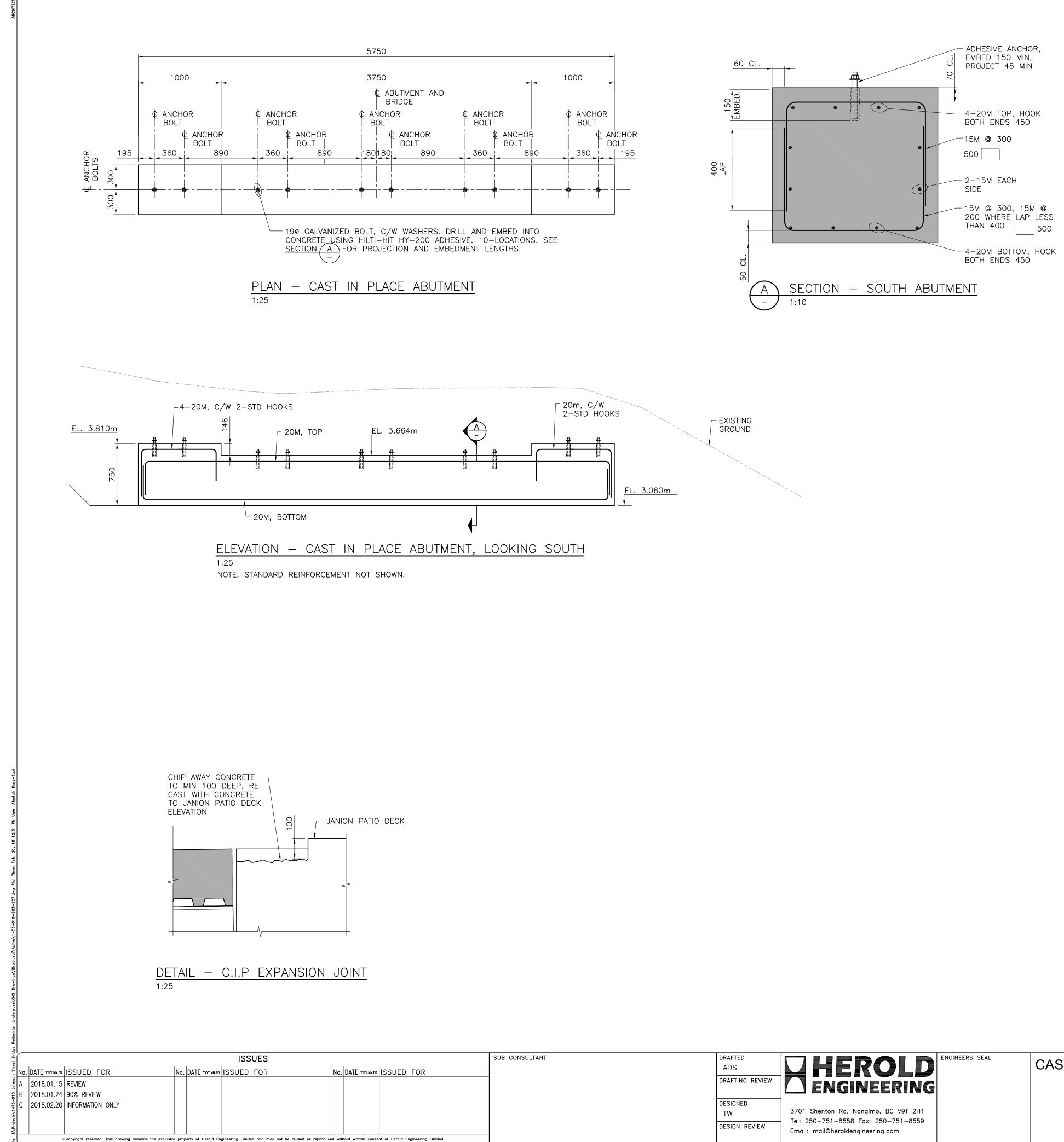


DESIGN REVIEW



ENGINEERS SEAL





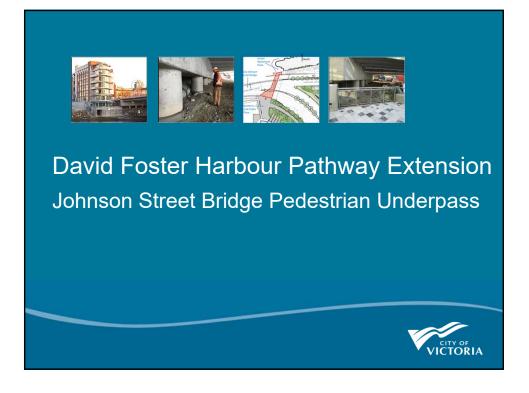
CAST-IN PLACE

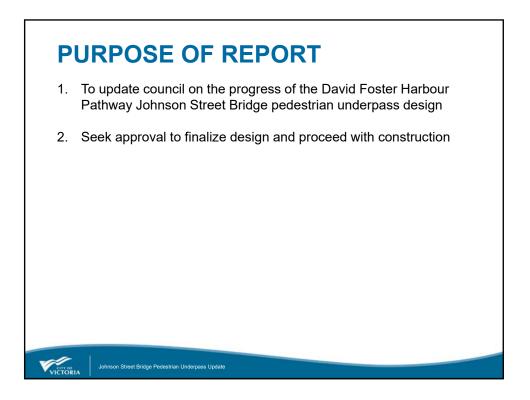
JOHNSON STREET

1 CENTENNIAL SQUARE VICTORIA BC V8W 1P6 CITY OF VICTORIA

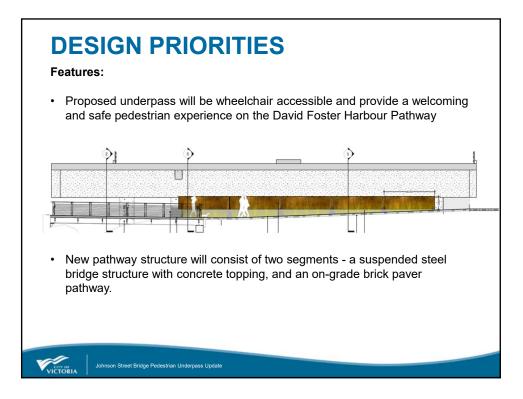
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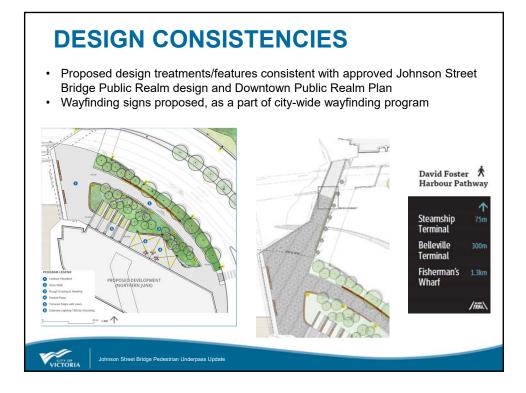
)	<u>NOTES:</u> 1. see general	NOTES, SHE	ET SO1.		
	HEL PROJECT No.	CLIENT DWG. N	lo.		
	1473-010	N/A			
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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION					











ISSUES SUMMARY

Timing:

 Proposed project delivery coordinated with Johnson Street Bridge completion schedule, accelerated/phased to meet TCT funding timelines

Costs & Construction:

- · Cost estimate based on 90% design
- Funding external and Harbour Pathway Capital Budget
- · Procurement options explored timely, efficient, construction sequencing

Public Engagement:

• Public engagement process for JSB Public Realm design - 2015 to 2017

Public Art Integration:

VICTORIA

 Options will be presented to Council at a future date, and can be installed independent of this project

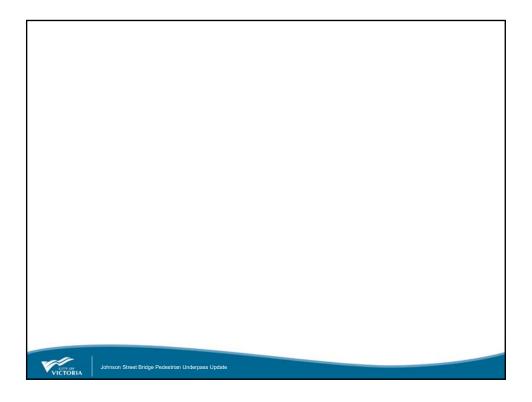
Description of Work	Estimate	Totals
Engineering design (schematic / detailed) and surveying		\$76,000
Construction estimates (90% design)	\$320,800	
Public Art Allocation (1% of construction)	\$3,200	
Contract Administration / Supervision (10% of construction)	\$32,000	
Contingency (10% of construction)	\$32,000	
Market Condition Contingency (25% of construction)	\$80,000	
Estimated Construction Total	\$468,000	
Total Project Cost (not including GST)		\$544,000
Project External Funding – Trans Canada Trail		(\$100,000)
Estimated Costs – City Funds		\$444,000
David Foster Harbour Pathway - Current Funds Available		\$3,070,000
Remaining Capital Funds – Harbour Pathway		\$2,626,000

RECOMMENDATIONS

That Council directs staff to:

- 1. Finalize this detailed design and proceed with procurement and construction of the proposed Johnson Street Bridge Underpass.
- Update the 2018 Financial Plan to set a project budget of \$544,000 for the extension of the David Foster Harbour Pathway under the new Johnson Street Bridge, consisting of \$444,000 from the Harbour Pathway Capital Budget from the deferred pedestrian bridges and \$100,000 contribution from the Trans Canada Trail Foundation.
- 3. Incorporate maintenance and operating costs of this new section of the pathway as part of the 2019 Operating budget.

VICTORIA











Committee of the Whole Report For the Meeting of March 1, 2018

То:	Committee of the Whole	Date:	February 19, 2018
From:	Susanne Thompson, Director, Finance		
Subject:	Development Cost Charges Bylaw Update	– Parks a	ind Sewer

RECOMMENDATION

That Council direct staff to:

- 1. Initiate the process for amending the Development Cost Charges (DCC) bylaw to update DCC rates for parks and sewage to reflect newly available engineering and planning information.
- 2. Replace DCC rates for Parkland Acquisition and Parkland Development with a new rate for Parkland Acquisition and Development as part of the DCC bylaw amendment process.
- 3. Prepare a bylaw to establish a DCC reserve fund for Parks Acquisition and Development DCCs.
- 4. Initiate the process with the Ministry of Municipal Affairs & Housing to transfer existing funds in the Parkland Acquisition and Parkland Development DCC reserve funds to a new Parks Acquisition and Development DCC reserve fund.
- 5. Bring forward the bylaws to the March 8, 2018 Council meeting for introductory readings.

EXECUTIVE SUMMARY

The City's current Development Cost Charges (DCC) bylaw and rates were updated in the spring of 2017. Parks DCC projects and Sewer DCC projects were only partially updated due to the pending completion of the Parks and Open Spaces Master Plan and the update of the Sewer Master Plan. At that time, Council also approved a DCC Policy, which contemplates annual inflationary updates to fees as well as a full review of the Bylaw and fees every five years. As per the *Local Government Act*, DCCs can only be levied to fund City projects that are needed to support population growth. These projects are identified and used to calculate the DCC rates and the portion attributable to growth is determined by technical rationale. The majority of projects within the current DCC program are only approximately 16% attributable to growth and therefore only that portion of the cost of the projects that can be funded by DCCs.

Since the time of the update in 2017, additional infrastructure and land use planning work has also been completed or is underway that would inform an update to the DCC Bylaw. For example, the draft Ship Point Master Plan and the conceptual design for the new waterfront park space resulting from the realignment of the Johnson Street Bridge have outlined new opportunities to create and enhance public park spaces. On December 14, 2017, as part of discussion on the Public Realm Waterfront Design report, Council directed staff to report back on the rationale and implications of merging the parks acquisition and parks development cost charges.

The primary rationale for merging the Parks Acquisition and Parks Development DCCs and reserves is to better position the City to meet the parks needs of its new residents. In addition to retaining the same opportunity to acquire new park space, current opportunities for existing City-owned properties have emerged and combining the parks acquisition and development DCC reserves would allow for the development of those spaces sooner.

For example, identified park improvements to park spaces in and around the downtown area, will require substantial investment in the coming years to respond to the increasing demand brought about by the continued densification of the core. This approach also aligns with the recently adopted Parks and Open Spaces Master Plan, which indicates a priority on ensuring that existing parks are improved to provide a higher quality of service to residents commensurate with higher levels of usage in the future.

This represents a shift from a more traditional park delivery model (i.e. assessed as hectares per capita) to the approach laid out in the Official Community Plan and Parks and Open Spaces Master Plan that focuses more on the proximity of park spaces to residents as well as on the overall quality and flexibility of those spaces.

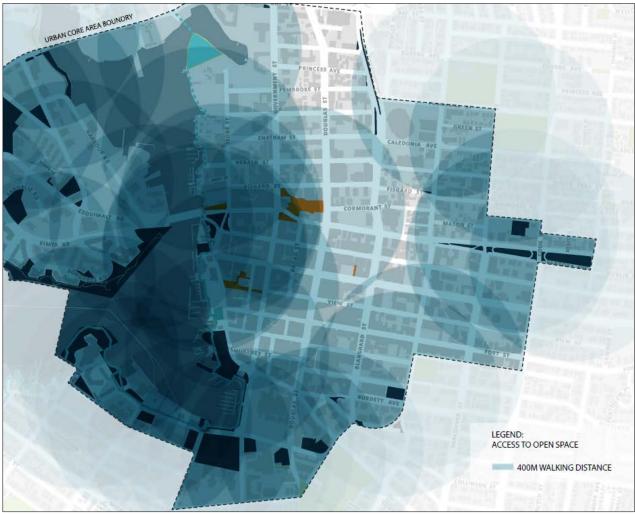


FIG. 1: ANALYSIS RESIDENT PROXIMITY TO CURRENT AND POTENTIAL PARK SPACES SERVING CORE AREA RESIDENTS.

In support of this approach, analysis related to the Downtown Core Area Plan has identified a number of City-owned sites that present substantial opportunities for new park spaces within the Core Area.

Committee of the Whole Report Development Cost Charges Bylaw Update – Parks and Sewer Page 2 of 4 February 19, 2018

Late Item: Development Cost Charges Bylaw Update - Parks and Sewer --S. ...

These include the proposed expansion to Songhees Park at the western end of the Johnson Street Bridge, new plaza spaces at the eastern end of the JSB, as well as Ship Point, and Harris Green. These spaces, while city-owned, are not currently designated as parks and have significant potential to provide additional park amenities to residents. To do this, significant investments are required to transition these spaces into functional park assets rather than for their acquisition. As these sites are within the fastest growing areas of the City, the collection of DCCs provides a potential funding source to support these required investments.

Other existing park assets such as the David Foster Harbour Pathway, which is already part of the current DCCs for both parks acquisition and development, also require more development funding rather than acquisition funding due to the successful approach of securing statutory rights-of-way rather than purchasing land. This is also the case for other downtown park spaces. Centennial Square and Reeson Park both require additional investments in their development to better support the recreational and open space needs of downtown residents within these existing land assets.

The implication of combining the reserves may be that funding in the merged parks acquisition/development reserve may not be sufficient in the near-term for a purchase of a new property if the funding has been used for parks development. Having said that, there currently is approximately \$5 million within the two reserves so funding would still remain should Council approve the funding for the current waterfront park development opportunity. In addition to DCCs, the City also has a Parks and Greenways Acquisition Reserve with an approximate balance of \$1.5 million, which is available to fund any parks acquisition, not just those related to population growth.

Further, it is anticipated that the combined DCC reserve would be replenished at a rate of approximately \$600,000 to \$800,000 per year based on current DCC rates and projected population growth and development forecasts.

Any update to projects and related rates in the DCC bylaw, in addition to Council approval, also requires approval from the Inspector of Municipalities. As per the *Community Charter*, the transfer of existing Parkland Acquisition and Parkland Development reserve funds to a new Parks DCC reserve fund also requires approval of the Minister of Municipal Affairs & Housing.

Next Steps

The process steps are outlined and tentative timeline is as follows:

Steps	Tentative Timeline
Council:	March
1. Adoption of establishing bylaw for new combined Parks	
Acquisition and Development DCC reserve fund	
First three readings of transfer of funds bylaw	
Submit transfer of funds bylaw to Minister of Municipal Affairs &	March submission; estimated
Housing for approval	time for approval is 6 months
Develop new DCC rates for parks and sewage	March/April
COTW report with new rates and seek direction to consult with	April
development community	
Consult with development community	Late April
New DCC rates bylaw for consideration of first three readings	Мау
Submit DCC rates bylaw to Inspector of Municipalities for	May submission; will only be
approval	approved after the transfer of
	funds bylaw has been approved
Council:	Upon approval of Inspector
1. Adoption of transfer of funds bylaw and DCC rates bylaw	· · · ·
2. Repeal bylaw for original parks DCC reserve funds	

Late Item: Development Cost Charges Bylaw Update - Parks and Sewer --S. ...

Respectfully submitted,

Susanne Thompson Director, Finance

Jonathan Tinney Director, Sustainable Planning and **Community Development**

Report accepted and recommended by the City Manager

Date:

Thomas Soulliere

Director, Parks Recreation and Facilities



Committee of the Whole Report For the Meeting of March 1, 2018

То:	Committee of the Whole	Date:	February 9, 2018
From:	Chris Coates, City Clerk		
Subject:	Proclamation "World Water Day" March 22,	2018	

RECOMMENDATION

That the *World Water Day Proclamation* be forwarded to the March 8, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *World Water Day Proclamation*. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of the 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates

City Clerk

Appendix A: Proclamation "World Water Day" Appendix B: List of Previously Approved Proclamations

Committee of the Whole Report Proclamation "World Water Day" March 22, 2018 February 9, 2018 Page 1 of 1

Proclamation World Water Day --C. Coates, City Clerk A report providing ...

Page 829 of 868

"WORLD WATER DAY"

- *WHEREAS* The WHO/UNICEF Joint Monitoring Program 2017 Report estimates that 3 in 10 people worldwide, or 2.1 billion, lack access to safe, readily available water at home; and
- *WHEREAS* according to the World Health Organization, every year in low- and middle-income countries, over half a million people die due to unsafe and insufficient drinking-water. The majority of them are children under five years of age; and
- WHEREAS VICTORIA SPECIFIC FACT; and
- WHEREAS Canadians are encouraged to appreciate and conserve water, one of our country's most vital natural resources, look for their local "Paint it Blue" landmarks, and engage on social media with the hashtags #PaintItBlue #WorldWaterDay to show their support for World Water Day and universal access for safe drinking water.
- NOW, THEREFORE I do hereby proclaim the day March 22nd, 2018 as "WORLD WATER DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA,
- *IN WITNESS WHEREOF*, I hereunto set my hand this 8th day of March, Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Tori D'Avella CAWST

Council Meetings	Appendix B Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018
22-Feb-18	



Committee of the Whole Report For the Meeting of March 1, 2018

To: Committee of the Whole

Date: February 1, 2018

From: Chris Coates, City Clerk

Subject: Proclamation "Purple Day for Epilepsy Awareness" March 26, 2018

RECOMMENDATION

That the *Purple Day for Epilepsy Awareness Proclamation* be forwarded to the March 8, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Purple Day for Epilepsy Awareness Proclamation*. Council has established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of the 2017 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Purple Day for Epilepsy Awareness" Appendix B: List of Previously Approved Proclamations

Committee of the Whole Report Proclamation "Purple Day for Epilepsy Awareness" March 26, 2018 Page 1 of 1 February 1, 2018

Proclamation Purple Day for Epilepsy Awareness --C. Coates, City Clerk A...

"PURPLE DAY FOR EPILEPSY AWARENESS"

WHEREAS Purple Day is a global effort dedicated to promoting epilepsy awareness in countries around the world; and

- *WHEREAS* Purple Day was founded in 2008 by Cassidy Megan, a nine year old girl from Nova Scotia, who wanted people to know that if you have epilepsy, you are not alone; and
- *WHEREAS* epilepsy is the most common neurological condition affecting children, and the second most common neurological condition affecting adults; and
- *WHEREAS* epilepsy affects more than 50 million people worldwide, more than 300,000 people in Canada, and 40,000 people in British Columbia; and
- *WHEREAS* the public is often unable to recognize common seizure types, nor how to respond with appropriate first aid; and
- *WHEREAS* Purple Day will be celebrated on March 26th annually, during Epilepsy Awareness Month, to increase understanding, reduce stigma and improve the quality of life for our community.

NOW, THEREFORE I do hereby proclaim March 26th, 2018 as "PURPLE DAY FOR EPILEPSY AWARENESS" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 8th day of March, Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By: Lindsay Beal Epilepsy Program Coordinator Victoria Epilepsy and Parkinson's Centre

Proclamation Purple Day for Epilepsy Awareness -- C. Coates, City Clerk A...

Council Meetings	Appendix B Proclamations
-	
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018
22-Feb-18	



For the <u>Committee of the Whole Meeting</u> March 1 2018

Date: Friday February 23 2018

From: Mayor Helps

Subject: National Cycling Strategy

Background

As laid out in the attached backgrounder, a national cycling strategy is a consultatively written plan to achieve the overall goal of more cycling. It is evidence-based, includes financial implications and results in a set of policies, guidelines and actions. A Canadian cycling strategy will guide all levels of government and partners as they work to improve conditions for cycling across the country.

Typically, a federal government agency (such as Transport Canada) will lead and coordinate the development of such a strategy on behalf of the federal government with input and resources from relevant internal and external stakeholders including other federal government agencies (such as Health, Environment, Sport, and Infrastructure) provinces, municipalities, NGOs, research institutions, industry groups, cycling advocates and community organizations.

Canada faces many critical challenges in the next few years including soaring health care and infrastructure costs, CAC and GHG emissions, and traffic congestion. Reliable research has shown that increasing cycling mode share delivers significant savings and positive returns unmatched by any other type of government spending. Nothing else eliminates pollution and emissions while increasing worker productivity, longevity and well being at such a low cost. Cycling is a sustainable solution to transportation that brings substantial benefits for society and across multiple ministries.

With the right infrastructure and programming support, cycling can occur anywhere and in any weather. If a national cycling strategy, which can include walking and other active modes of transportation, is not specifically identified and implemented, experience has shown that cycling falls through the policy and funding cracks and remains neglected. The opportunity for improvement is too great and the costs of doing nothing are too high for Canada not to embark on a National Cycling Strategy.

Recommendation

- 1. That Council request that the Federation of Canadian Municipalities advocate to the Federal government to create a National Cycling Strategy and that the FCM work to build a knowledge framework and set of tools to inform a national process to advance cycling and active transportation across Canada.
- 2. That Council forward this motion to the March FCM Board Meeting for consideration.

Respectfully Submitted,

Mayor Helps

Page 1 of 1

Committee of the Whole - 01 Mar 2018

TOWARDS A BIKE-FRIENDLY CANADA

A National Cycling Strategy Overview

Council Member Motion: National Cycling Strategy -- Mayor Helps A Council...

Page 843 of 868

Potential for this modal shift can be found in municipalities of all sizes, in every population group, and for a number of types of journeys.

-Finland's National Action Plan for Walking and Cycling 2020

What is a National Cycling Strategy?

A national cycling strategy is a consultatively written plan to achieve the overall goal of more cycling. It is evidence-based, includes financial implications and results in a set of policies, guidelines and actions. A Canadian cycling strategy will guide all levels of government and partners as they work to improve conditions for cycling across the country.

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Cover photo: Cycling home from school, Den Haag, Netherlands. Photo by Anders Swanson Eager kids summer. Photo by Janice Lukes

Council Member Motion: National Cycling Strategy -- Mayor Helps A Council...

Why do we need one?

Canada faces many critical challenges in the next few years including soaring health care and infrastructure costs, CAC and GHG emissions, and traffic congestion. Reliable research has shown that increasing cycling mode share delivers significant savings and positive returns unmatched by any other type of government spending. Nothing else eliminates pollution and emissions while increasing worker productivity, longevity and well being at such a low cost. Cycling is the sustainable solution to transportation that brings substantial benefits for society and across multiple ministries. With the right infrastructure and programming support, cycling can occur anywhere and in any weather. If a national cycling strategy, which can include walking and other active modes of transportation, is not specifically identified and implemented, experience has shown that cycling falls through the policy and funding cracks and remains neglected. The opportunity for improvement is too great and the costs of doing nothing are too high for Canada not to embark on a National Cycling Strategy.

Who has one?

Every country engages in activities that target and affect bicycle usage. Many have formal policies. Many countries who recognize the benefit of cycling and wish to see it increase will develop a coordinated, high-level approach. The summary of research, policies, guiding principles and targets is called a national cycling strategy. The best ones are comprehensive in their approach and provide evidence-based justification for investment.

Who is it for?

All Canadians . Decisions are continually being made across the country that affect our ability to ride a bicycle. Those decisions leave a lasting impact on our country, our cities and who we are as a people. From the most modest bike to school program to a billion-dollar bridge project, a national cycling strategy can detail how cycling fits in everywhere and helps governments at every level understand their role and target their investments. It ensures that everyone, regardless of their age, ability, gender, economic status or postal code is able to personally enjoy the innumerable benefits of cycling.

Committee of the Whole - 01 Mar 2018 ...it is believed possible that cycling could have a 15 % share of all journeys made.

-Germany's National Cycling Plan 2020

What Does a National Cycling Strategy Cover?

The following topics should be addressed in the context of a national cycling strategy:

Usage and Demand

A review of benchmarks used to measure bicycle usage in Canada including improved modal share statistics for different trip types to help us all know more about where, when and why Canadians are currently choosing to travel by bicycle. Just as importantly, it would include improved estimates of the level of latent demand that exists so that we can map our progress, set realistic targets and better predict what is going to happen in the future.

Strategic Capital Infrastructure Investment

A review of capital investment and funding frameworks to be sure that infrastructure funding is being directed strategically to:

- Urban Cycling Networks (Protected lanes, Cycle Tracks and Cycling Highways)
- Regional Cycle Touring Networks
- National Cycling Routes, the Trans Canada Trail, Rails-to-trails, Rails-with-Trails
- River, Roadway and Railway Crossing Improvements
- End of Trip Facilities and Wayfinding

Strategic Policy Development and Planning

A review of key policies governing the external and internal operations of governments across the country in relation to cycling.

Capacity for Research, Program Delivery and Knowledge Transfer

Programs and services related to cycling are delivered by governments, NGOs, industry associations, schools and community groups. A national strategy will examine Canada's ability to catalyse change, recommend funding mechanisms and develop new programs and services. These will increase our capacity for knowledge transfer and help us learn from each other.

Infrastructure Design Quality

Includes bike-friendly protocols/standards when building any nationally-funded infrastructure and a review of standards, guidelines and funding criteria that are in place for transportation projects across Canada. Includes guidance to foster the adoption of important concepts like year-round accessibility, all-ages-and-abilities design, Vision Zero or even something as simple as conversational cycling (ensuring that our bicycle infrastructure standards and laws, like the Danish example, aim to allow two people to ride side by side having a conversation). Critical policies like this ultimately affect how our communities work - and are worth of becoming national goals.

Protected bicycle facility before, during and after construction. Photos by: Anders Swanson

The Role of Federal Government Ministries and Agencies, Provinces, Municipalities and First Nations

A clear understanding of how cycling rates are both affected by and affect the entire spectrum of government activity at the national level. Detailed description of the federal government as a policy maker, an evidence-based leader, a coordinator and major funder. A clear understanding of everyone's role and guidance so that they may better understand their contribution to the national strategy.

Cycling and Health

A thorough understanding of the impact of daily physical activity on disease prevention and the Canadian healthcare system leading to empirical funding justification for infrastructure investment.

Cycling and the Economy

A thorough understanding of the impact of local and regional bicycle transportation on worker productivity, local economies, and the finances of individuals and their families. Funding justifications for infrastructure investment based on productivity increases and other economic benefits.

Cycling and the Environment

A thorough understanding of the impact of climate change and the role of cycling in meeting our international commitment like CO2 emission reduction targets.

Cycling and Transit

Comprehensive consideration and analysis of trip-chaining and cycling's contribution as a solution for the first and last mile of a transit journey.

...new bicycle facilities, facilitating cycling on existing traffic areas and better operation and maintenance in cooperation between the state, counties and municipalities [are] the most important instruments for increased cycling. **Winter operation is particularly important.**

-Norway's National Bicycle Strategy (2014)

Council Member Motion: National Cycling Strategy --Mayor Helps A Council... Page 847 of 868

Cycling and Recreation

A review of the importance of cycling as a recreational activity for millions of Canadians, including the economic and health benefits of investing in mountain bike trails, amateur sports, etc.

Cycling and Tourism

A national cycling strategy will help us understand and plan for the significant economic and cultural impact of daytrips, weekend trips, long distance touring and adventure cycling.

Placemaking and the Knowledge Economy

A thorough understanding of cycling's role in building smarter cities and stronger communities.

Land-Use Planning

Guidance on efficient planning approaches that encourage sustainable local travel, and internal policy considerations like the siting of federal government buildings.

Rural and Northern Communities

From Canada's smallest rural communities to its largest cities, people ride bicycles. Each community is different, and a national strategy needs to consider everyone's needs.

Despite the various measures implemented, the longer-term trend over the past several years is unfortunately clear: The number of children cycling to school has decreased. It is therefore necessary to examine what can be done in order to reverse this trend.

-Denmark's National Bicycle Strategy (2014)

New cyling infrastructure in rural Alberta and (opposite) Downtown Calgary. Photos by: Anders Swanson (above) Modified infographic. Original via European Cycling Federation. Council Member Motion: National Cycling Strategy --Mayor Helps A Council...

CHILDREN CYCLING TO SCH

Road, Vehicle, Personal and Public Safety

A renewed approach to policy frameworks, safe vehicle design and technology that help eliminate death and serious injury on our roads, with a focus on reducing risk for vulnerable road user populations. A recognition that cycling infrastructure is a form of social infrastructure that helps make our communities stronger and safer.

Communications, Messaging and Education

A look at the messaging of Canadian government organizations and how they are contributing to the normalization of cycling.

Children's Mobility

Tailored strategies designed to provide more children with the opportunity to travel to school actively and safely. A comprehensive approach would include infrastructure improvements, programming and education for students, parents and teachers and would ultimately reverse national trends in the number of children meeting daily requirements for physical activity.

Accessibility and Electric Mobility

Policy frameworks, regulations and design guidance that benefits everyone, especially those traveling on foot, in wheelchairs, or using electric-assisted chairs and bicycles. Specifically, guidelines, policies, standards and regulations for e-bikes and their use on cycling infrastructure.

The Bicycle Industry

Providing bicycles to 34 Million Canadians means big business. A National Cycling Strategy should help guide innovation, streamline the prospects of Canadian bicycle-related businesses and, ultimately, ensure all Canadians have access to good quality, well-maintained bicycles. It will also study taxes and tariffs considering the basic principle of taxing "bads" and subsidizing "goods".

Funding

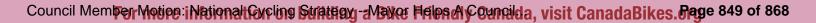
A review of funding and grant evaluation mechanisms in place for transportation projects across Canada. Cost-benefit research that quantifies the existing and potential impacts of cycling for a wide array of federal government ministries and agencies. Projections for federal funding on bicycle-specific projects over the next 20 years.

Targets

Targets are projections of what is possible and act as simple but effective communication and leadership tools. A handful of key, clear targets helps to quickly and easily measure success.

Monitoring, Evaluation and Review

Methodology for ongoing measurement of key metrics, criteria by which success can be measured and a regular timeline for review.





March 2016

Council Member Motion: National Cycling Strategy --Mayor Helps A Council...

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First Session, Forty-second Parliament, 64-65 Elizabeth II, 2015-2016

HOUSE OF COMMONS OF CANADA

BILL C-312

An Act to establish a national cycling strategy Première session, quarante-deuxième législature, 64-65 Elizabeth II, 2015-2016

CHAMBRE DES COMMUNES DU CANADA

PROJET DE LOI C-312

Loi concernant l'établissement d'une stratégie nationale sur le cyclisme

FIRST READING, OCTOBER 4, 2016

PREMIÈRE LECTURE LE 4 OCTOBRE 2016

Mr. Johns

M. JOHNS

421231

Council Member Motion: National Cycling Strategy --Mayor Helps A Council...

SUMMARY

This enactment provides for the development and implementation of a national strategy on cycling.

SOMMAIRE

Le texte prévoit l'élaboration et la mise en œuvre d'une stratégie nationale sur le cyclisme.

Available on the Parliament of Canada Web Site at the following address: http://www.parl.gc.ca

2015-2016

Disponible sur le site Web du Parlement du Canada à l'adresse suivante : http://www.parl.gc.ca

Council Member Motion: National Cycling Strategy -- Mayor Helps A Council...

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1st Session, 42nd Parliament, 64-65 Elizabeth II, 2015-2016

HOUSE OF COMMONS OF CANADA

BILL C-312

An Act to establish a national cycling strategy

1^{re} session, 42^e législature, 64-65 Elizabeth II, 2015-2016

CHAMBRE DES COMMUNES DU CANADA

PROJET DE LOI C-312

Loi concernant l'établissement d'une stratégie nationale sur le cyclisme

Preamble

Whereas cycling provides important environmental, social and economic benefits, including a healthier lifestyle, reduced road traffic and lower greenhouse gas emissions;

Whereas all Canadians, regardless of age, ability, 5 gender, economic status or location, should be able to avail themselves of the benefits of cycling;

Whereas current conditions for cycling vary significantly across the country and a comprehensive strategy could engage other levels of government to help 10 link cycling networks and create community support for cycling;

Whereas Canada's landscape provides a unique opportunity to encourage cycling tourism from around the globe; 15

Whereas many countries that are members of the Organisation for Economic Co-operation and Development have comprehensive policies to encourage cycling and, as a result, have seen an increase in the popularity and safety of cycling; 20

Whereas the development of cycling infrastructure has shown significant and positive effects on local economies and has demonstrated significant overall return on investment;

Whereas it is in the interest of the federal govern- 25 ment to play a significant role in supporting and encouraging cycling in all forms through infrastructure planning, programming, standards and education;

And whereas a national cycling strategy would promote research, help create infrastructure projects and 30 establish a clear framework for investment in order to support and increase all types of cycling in

Préambule

Attendu:

que le cyclisme offre des avantages environnementaux, sociaux et économiques importants, notamment en favorisant un mode de vie sain, en allégeant le trafic routier et en réduisant les émissions de gaz à 5 effet de serre;

que tous les Canadiens, indépendamment de leur âge, de leur capacité, de leur genre, de leur situation économique et de l'endroit où ils vivent, devraient pouvoir bénéficier des avantages que procure le cy- 10 clisme;

que, puisque les conditions de cyclisme varient considérablement d'un endroit à l'autre au pays, une stratégie d'ensemble pourrait inciter les autres ordres de gouvernement à appuyer la liaison des réseaux 15

cyclables et à susciter l'engagement de la population pour le cyclisme;

que les paysages du Canada constituent un attrait idéal pour les cyclotouristes de partout dans le monde; 20

que de nombreux pays membres de l'Organisation de coopération et de développement économiques ont adopté des politiques de portée générale pour encourager le cyclisme et que celles-ci ont eu une incidence favorable sur le nombre de cyclistes ainsi 25 que sur leur sécurité;

que la réalisation de travaux d'aménagements cyclables a grandement stimulé les économies locales et a, en général, offert un excellent rendement du capital investi; 30

qu'il est dans l'intérêt du gouvernement fédéral de jouer un rôle de premier plan dans le soutien et la promotion du cyclisme sous toutes ses formes grâce

421231

2015-2016

64-65 Eliz. II

Council Member Motion: National Cycling Strategy --Mayor Helps A Council...

National Cycling Strategy Act	Loi relative à une stratégie nationale sur le cyclisme
Short Title	Titre abrégé
Sections 1-2	Articles 1-2

Canada, including commuter, tourism and recreational cycling;

Now, therefore, Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows: 5

Short Title

Short title

1 This Act may be cited as the *National Cycling Strategy Act*.

National Cycling Strategy

National cycling strategy

2 (1) The Minister of Transport must, in collaboration with the Minister of the Environment and in consultation with ministers responsible for health, infrastructure, 10 sport, communities, education and intergovernmental affairs, as well as representatives of the provincial and territorial governments responsible for those matters, municipalities, Aboriginal communities, cycling organizations, businesses representatives from the cycling indus-15 try and other stakeholders interested in cycling, develop and implement a national cycling strategy that includes measures to

(a) facilitate the building and maintenance of safe and efficient cycling infrastructure for cyclists of all ages in 20 order to support healthy, vibrant and liveable communities;

(b) support national programs, standards, education and training to promote cycling;

(c) identify fiscal and policy requirements to support 25 and promote cycling, encourage commuter, tourism and recreational cycling, and support the cycling industry in Canada;

(d) review existing policies regarding cycling across the country year-round and the transportation legisla- 30 tion, regulation and standards needed to increase road

à la planification des infrastructures, à l'instauration de programmes, à l'établissement de normes et à la sensibilisation;

qu'une stratégie nationale sur le cyclisme stimulerait la recherche, favoriserait la réalisation de nouveaux 5 travaux d'aménagement et établirait un cadre clair pour les investissements afin d'appuyer et d'accroître la pratique du cyclisme sous toutes ses formes au Canada, notamment pour les déplacements quotidiens, le tourisme et les loisirs, 10

Sa Majesté, sur l'avis et avec le consentement du Sénat et de la Chambre des communes du Canada, édicte :

Titre abrégé

Titre abrégé

1 Loi relative à une stratégie nationale sur le cyclisme.

Stratégie nationale sur le cyclisme

Stratégie nationale sur le cyclisme

2 (1) Le ministre des Transports, en collaboration avec 15 le ministre de l'Environnement et en consultation avec les ministres responsables de la santé, des infrastructures, des sports, des collectivités, de l'éducation et des affaires intergouvernementales, des représentants des gouvernements provinciaux et territoriaux responsables 20 de ces sujets, ainsi que des représentants des municipalités, des communautés autochtones, des organisations de cyclistes, des entreprises de l'industrie du cyclisme et d'autres intéressés, élabore et met en œuvre une stratégie nationale sur le cyclisme, laquelle comprend notamment 25 des mesures visant à :

a) faciliter la construction et l'entretien d'aménagements cyclables sécuritaires et adaptés pouvant être empruntés par des cyclistes de tous les âges afin de créer des milieux de vie sains et dynamiques où il fait 30 bon vivre;

b) promouvoir le cyclisme en soutenant, à l'échelle nationale, l'instauration de programmes, l'établissement de normes et l'organisation d'activités de sensibilisation et de formation;
35

c) établir des mesures fiscales et politiques en vue d'appuyer et de promouvoir le cyclisme, d'encourager les déplacements quotidiens, le tourisme et les loisirs à vélo et de soutenir l'industrie du cyclisme au Canada;

Council Member Motion: National Cycling Strategy -- Mayor Helps A Council...

2

National Cycling Strategy Act National Cycling Strategy Section 2 Loi relative à une stratégie nationale sur le cyclisme Stratégie nationale sur le cyclisme Article 2

safety, such as the requirement for mandatory side guards on all vehicles in higher weight categories;

 (e) maximize cycling's role in reducing greenhouse gas emissions and criteria air contaminants to help meet Canada's climate goals;

(f) recognize cycling's contributions to health and well-being, as well as its role in reducing healthcare spending as a result of increased physical activity and fitness;

(g) outline clear and achievable targets for the growth 10 of commuter cycling, as well as for increased tourism and recreational cycling;

(h) facilitate the gathering of data and the monitoring of indicators that illustrate the extent of cycling in communities, such as the number of children who cy- 15 cle to school and adults who cycle to work; and

(i) identify industry policies that could be used to support Canadian cycle and retail manufacturing while taking into account trade issues impacting the cost of cycling products, including duties and other importa- 20 tion restrictions.

Conference

(2) The Minister of Transport must, in collaboration with the Minister of the Environment, within one year after the day on which this Act comes into force, convene a conference with the ministers responsible for health, infrastructure, sport, communities, education and intergovernmental affairs, as well as representatives of the provincial and territorial governments responsible for those matters, municipalities, Aboriginal communities, cycling organizations, businesses representatives from 30 the cycling industry and other stakeholders interested in cycling, for the purpose of developing the national strategy. **d)** revoir les politiques en vigueur sur la pratique, à longueur d'année, du cyclisme au Canada et établir les lois, les règlements et les normes sur le transport qu'il faudrait adopter afin d'accroître la sécurité routière, telle l'obligation d'installer des dispositifs de protec- 5 tion latérale sur les véhicules des catégories de poids les plus élevés;

e) maximiser l'apport du cyclisme aux efforts de réduction des gaz à effet de serre et des principaux contaminants atmosphériques afin d'aider le Canada à 10 atteindre ses cibles en matière de climat;

f) reconnaître les bienfaits du cyclisme sur la santé et le bien-être, ainsi que son rôle dans la réduction des dépenses en soins de santé attribuable à l'augmentation de l'activité physique et à l'amélioration de la 15 forme physique;

g) établir des cibles de croissance claires et atteignables pour les déplacements quotidiens à vélo ainsi que le tourisme et les loisirs à vélo;

h) faciliter la collecte de données et la surveillance des 20 indicateurs sur la pratique du cyclisme dans les diverses régions, notamment le nombre d'enfants qui vont à l'école à vélo et le nombre d'adultes qui vont au travail à vélo;

i) déterminer les politiques de l'industrie qui pour-25 raient soutenir les fabricants de vélos et de produits destinés à la vente au détail, compte tenu des enjeux commerciaux qui ont une incidence sur le prix des produits pour le cyclisme, notamment les droits de douane et les autres restrictions à l'importation.

Conférence

(2) Dans l'année suivant la date d'entrée en vigueur de la présente loi, le ministre des Transports, en collaboration avec le ministre de l'Environnement, convoque une conférence avec les ministres responsables de la santé, des infrastructures, des sports, des collectivités, de l'édu-35 cation et des affaires intergouvernementales, des représentants des gouvernements provinciaux et territoriaux responsables de ces sujets, ainsi que des représentants des municipalités, des communautés autochtones, des organisations de cyclistes, des entreprises de l'industrie 40 du cyclisme et d'autres intéressés, dans le but d'élaborer la stratégie nationale.

National Cycling Strategy Act Report to Parliament Sections 3-4

Report to Parliament

Report to Parliament

3 (1) Within two years after the day on which this Act comes into force, the Minister of Transport must prepare a report setting out the national cycling strategy and cause a copy of the report to be laid before each House of Parliament on any of the first 15 days on which that 5 House is sitting following the completion of the report.

Publication of report

(2) The Minister must post the report on the departmental Web site within 30 days after the day on which the report is tabled in Parliament.

Review and Report

Review and report

4 Within five years of the tabling of the report referred to 10 in section 3 and every three years after that, the Minister of Transport must prepare a report on the effectiveness of the national cycling strategy, setting out his or her conclusions and recommendations regarding the strategy, and cause a copy of the report to be laid before each 15 House of Parliament on any of the first 15 days on which that House is sitting following the completion of the report.

Loi relative à une stratégie nationale sur le cyclisme Rapport au Parlement Articles 3-4

Rapport au Parlement

Rapport au Parlement

3 (1) Dans les deux ans suivant la date d'entrée en vigueur de la présente loi, le ministre des Transports établit un rapport énonçant la stratégie nationale sur le cyclisme et le fait déposer devant chaque chambre du Parlement dans les quinze premiers jours de séance de celle-5 ci suivant son achèvement.

Publication du rapport

(2) Le ministre publie le rapport sur le site Web de son ministère dans les trente jours suivant la date de son dépôt au Parlement.

Rapport d'examen

Rapport d'examen

4 Dans les cinq ans suivant le dépôt du rapport visé à 10 l'article 3 et tous les trois ans par la suite, le ministre des Transports établit un rapport sur l'efficacité de la stratégie nationale sur le cyclisme, dans lequel il expose ses conclusions et recommandations sur la stratégie, et il le fait déposer devant chaque chambre du Parlement dans 15 les quinze premiers jours de séance de celle-ci suivant son achèvement.

Published under authority of the Speaker of the House of Commons 2015-2016

64-65 Eliz. II

Council Member Motion: National Cycling Strategy --Mayor Helps A Council...

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Council Member Motion For the Committee of the Whole Meeting of March 1, 2018

Date: February 26, 2018

From: Councillor Ben Isitt

Subject: Attendance at Federation of Canadian Municipalities annual conference

Recommendation:

That Committee recommends that Council

• Authorize the attendance and associated costs for Councillor Isitt to the FCM conference to be held in Halifax, May 31 to June 4, 2018.

The approximate cost for attending is:

\$900.00 \$240.00
\$900.00
\$800.00
\$900.00

Respectfully submitted,

Councillor Isitt

Council Attendance Requests 2018 Approved Council Requests with Probable Future Requests	Budget		Approved 2018 Request	Probable Future Requests *
Council Budget 2000.4116 (Conferences/Travel)	\$	35,000		
Approved Requests:				
Councillor Coleman - FCM Airfare ** **Council gave approval for Councillor Coleman to attend all FCM meetings			\$ 556.74	1
January 25, 2018 Council Meeting: Councillor Alto - CCCO Board Meeting in Ottawa - Feb 6-8 Mayor Helps - FCM Sustainable Communities Conference - Feb 6-8 Councillor Loveday - Local Government Leadership Academy - Jan 31 - Feb 2			\$967.0 \$2,435.0 \$1,060.3	0
* Upcoming Events:				
AVICC Annual Conference (Victoria) April 13 - 15 per Council member attending:				\$ 800.00
FCM Annual Conference (Halifax) May 31 - June 3 per Council member attending			\$-	\$ 2,500.00
UBCM Annual Conference (Whistler) September 10 - 14 per Council member attending			\$ -	\$ 1,700.00
Miscellaneous Conferences Attended in 2016				\$ -

Total Requests/Actuals	\$ 5,019 \$	5,000

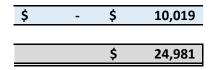
Remaining

* Note: These estimated costs are based on an average of 2017 expenses

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Actual Claims		Total
	\$	35,000
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	\$	556.74
		\$967.00 \$2,435.00 \$1,060.36
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Council Member Motion For the Committee of the Whole Meeting of March 1, 2018

Date: February 26, 2018

From: Councillor Ben Isitt

Subject: Attendance at Local Government Forum on Backcountry Access

Recommendation:

That Committee recommends that Council

• Authorize the attendance and associated costs for Councillor Isitt to the Local Government Forum on Backcountry Access, which took place in Port Alberni on February 23, 2018.

The approximate cost for attending is:

Approximate Cost	\$163.00
Accommodation	\$122.00
Meals	\$41.00

Respectfully submitted,

Councillor Isitt

<u>Council Attendance Requests 2018</u> Approved Council Requests with Probable Future Requests	_	Budget	Appr 20 Requ	18	Prob Fut Requ	ure Iests
Council Budget 2000.4116 (Conferences/Travel)	\$	35,000				
Approved Requests:						
Councillor Coleman - FCM Airfare ** **Council gave approval for Councillor Coleman to attend all FCM meetings			\$ 5	56.74		
January 25, 2018 Council Meeting: Councillor Alto - CCCO Board Meeting in Ottawa - Feb 6-8 Mayor Helps - FCM Sustainable Communities Conference - Feb 6-8 Councillor Loveday - Local Government Leadership Academy - Jan 31 - Feb 2			\$2,	967.00 435.00 060.36	\$	-
* Upcoming Events:						
AVICC Annual Conference (Victoria) April 13 - 15 per Council member attending:					\$8	00.00
FCM Annual Conference (Halifax) May 31 - June 3 per Council member attending			\$ ¢	-	\$ 2,5	00.00
UBCM Annual Conference (Whistler) September 10 - 14 per Council member attending			\$	-	\$ 1,7	00.00
Miscellaneous Conferences Attended in 2016					\$	-

Total Requests/Actuals	\$ 5,019 \$	5,000

Remaining

* Note: These estimated costs are based on an average of 2017 expenses

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Actual Claims	Total	
	\$	35,000
	\$	556.74
		\$967.00
		\$2,435.00
		\$1,060.36
	\$	-
	\$	-

