



For the Committee of the Whole Meeting June 14 2018

Date: Friday June 8 2018

From: Mayor Helps

Subject: Fairfield Plaza

Background

Throughout the public engagement process with regard to Fairfield plan there has been extensive discussion with regard to Fairfield Plaza. The draft plan proposes that the Fairfield Plaza be designated as a Large Urban Village with a mix of residential and commercial uses up to a height of four stories.

This proposal is generating a certain amount of concern from hundreds of residents who live near the Fairfield Plaza or who are regular users of the Plaza. When Council reviewed the draft plan, Council made a number of proposed changes to the plan and gave significant direction to staff. One thing that Council declined to do at that time was to alter the proposed land use designation for Fairfield Plaza.

Since then, neighbours have organized and come up with a "Fairfield Plaza Neighbourhood Group Collaborative Community Plan." This plan proposes that Fairfield Plaza be designated as neither a large nor small urban village but rather "The Fairfield Plaza Shopping District" with specific design guidelines.

Without Council direction to explore the option of some form of compromise between the proposed four storey Large Urban Village and the proposed two storey Fairfield Plaza Shopping District, it will continue to feel like a battle between staff and the community and we will continue to perpetuate the assumption that the interests of City Hall are different from the interests of the community.

Recommendation

1. That Council direct staff to work with the community to find a suitable compromise between the current proposed land use designation in the draft Fairfield Plan and the current proposal in the Fairfield Plaza Group Collaborative Community Plan and to develop site specific guidelines and a regulatory framework to achieve a form of development for this site that would:
 - a.) Achieve the type and scale of commercial development that is similar to the small scale shops and services that currently exist on the site.
 - b.) Ensure transition from the site to the surrounding neighbourhood which is to retain largely the same look and feel as it currently does.
 - c.) Take into consideration the site specific issues that exist relative to soil stability and seismic amplification potential.

2. That staff and the community participate in a session with a skilled, third party facilitator to have the conversations laid out in #1.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Helps", written in a cursive style.

Mayor Helps