

UPDATE

Fairfield Neighbourhood Plan

Purpose

- Update Council on the Fairfield Neighbourhood Plan process
- Consider proposed plan directions specific to gentle density and Cook Street Village
- Receive direction on the final phase of the process

Background

Fairfield Community Summit (May 28):

- Discuss next steps in the process with interested stakeholders
- Achieve shared understanding for moving forward
- Formation of two community steering committees:
 - ✓ Gentle density
 - ✓ Cook Street Village
- Desire to accelerate the process where possible while ensuring good planning and engagement practice.

Gentle Density

Steering Committee Work:

- Defined “gentle density”
- Created a series of gentle density videos for website showing successful examples of gentle density forms throughout Fairfield
- Created an on-line survey with City staff with a menu of gentle density housing options

Cook Street Village

Steering Committee Work:

- Health, Wellness and Accessibility Walk
- Charrette (design workshop) on July 26
- Created 14 goals and strategies for improving Cook Street Village



Pop-Up Storefront

- Work of both steering committees displayed at #4-313 Cook Street
- Open during period of August 2-14, 2018
- Promoted through emails, social media, posters
- Attracted close to 400 people and directed them to on-line survey



Gentle Density - Survey

Duplexes



House conversions



Houseplexes



Townhouses



Small apartment buildings



Gentle Density - Guidelines

Ensure new development fits in with existing streetscape character and 'rhythm'



Existing street rhythm



Disruptive redevelopment



Sensitive redevelopment



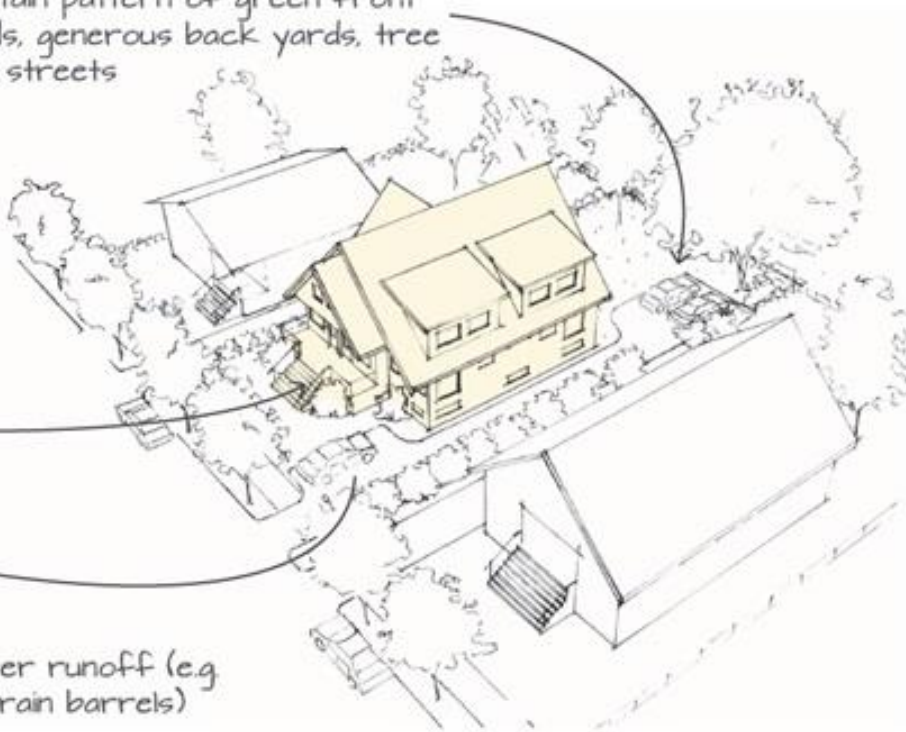
New developments should transition in height to existing adjacent residential buildings

Maintain pattern of green front yards, generous back yards, tree lined streets

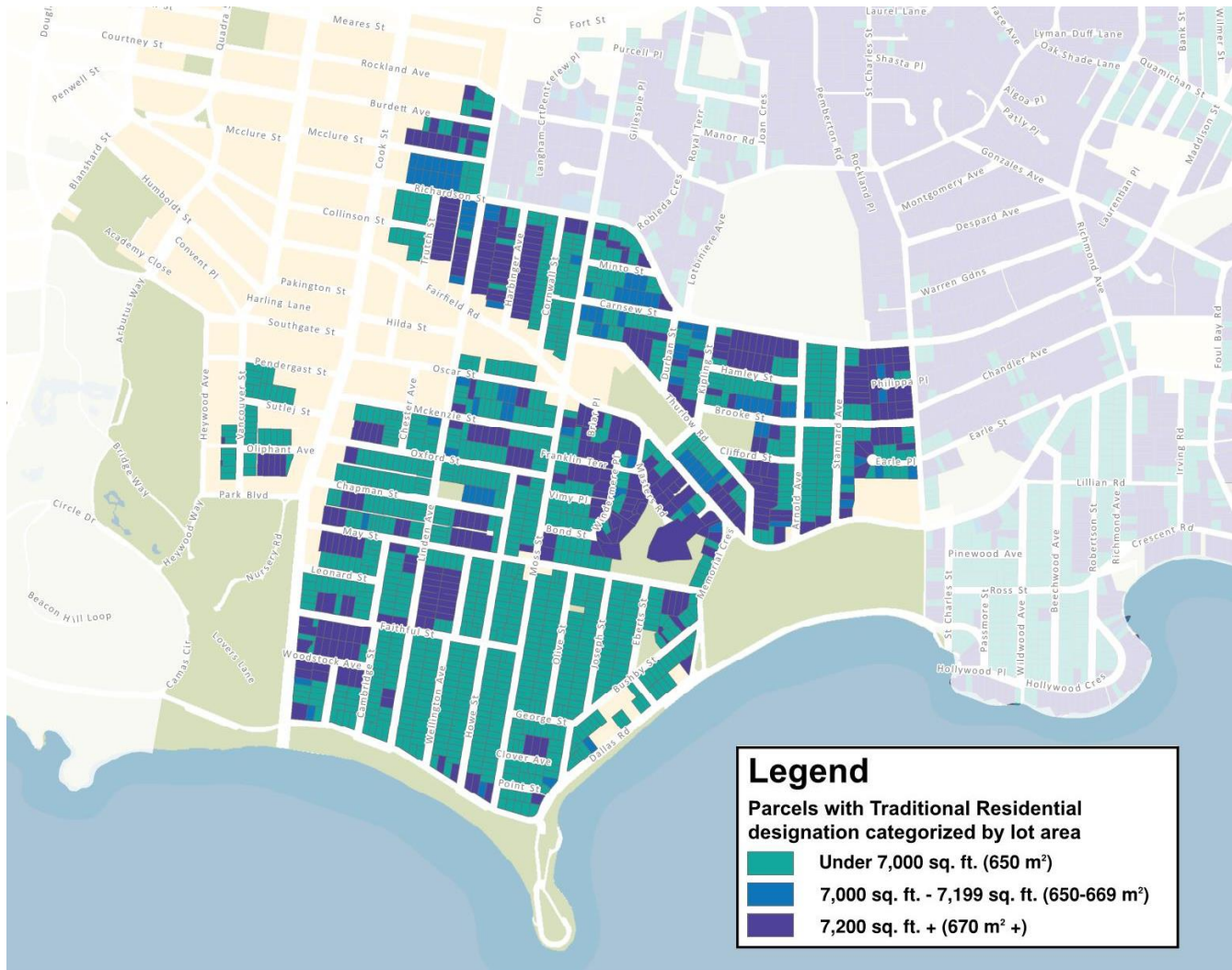
Have buildings present a friendly face to the street, with clear front entries, and human scale design

Consider front or side yard parking to maximize use of backyard

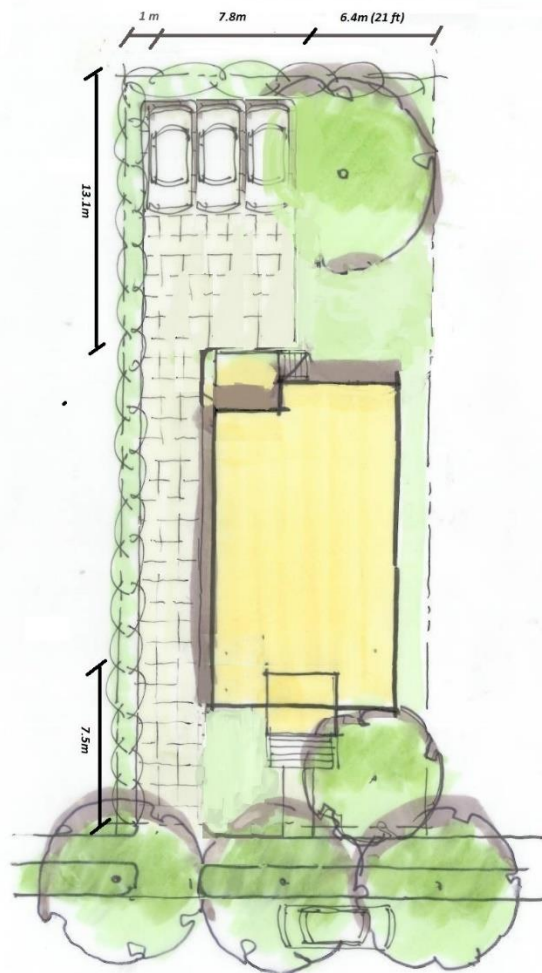
Minimize stormwater runoff (e.g. permeable paving, rain barrels)



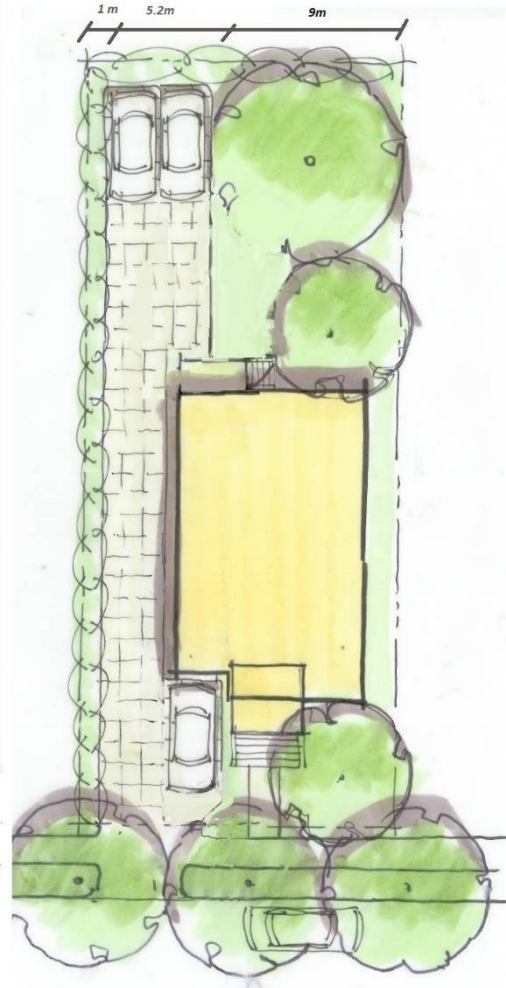
Gentle Density - Analysis



Gentle Density - Analysis



15.25m (50 ft) x 36.5m (120 ft), 3 parking spaces

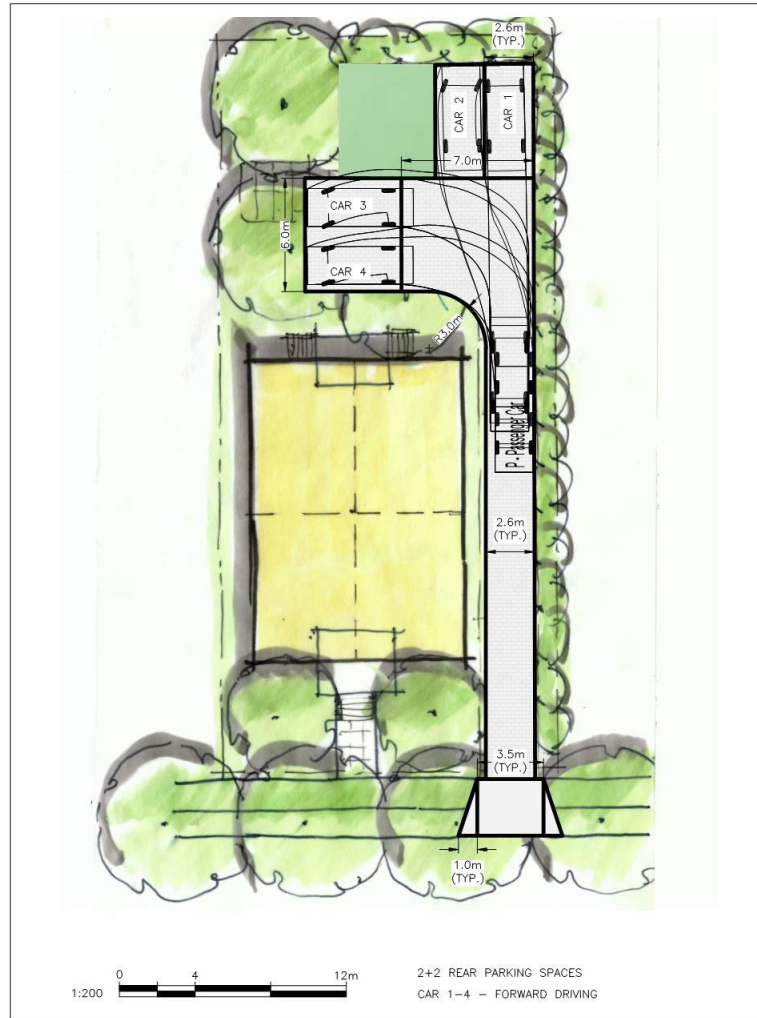


Standard Lot

50' x 120'
(6,000 sq. ft.)

Illustrative examples:
3 parking spaces

Gentle Density - Analysis

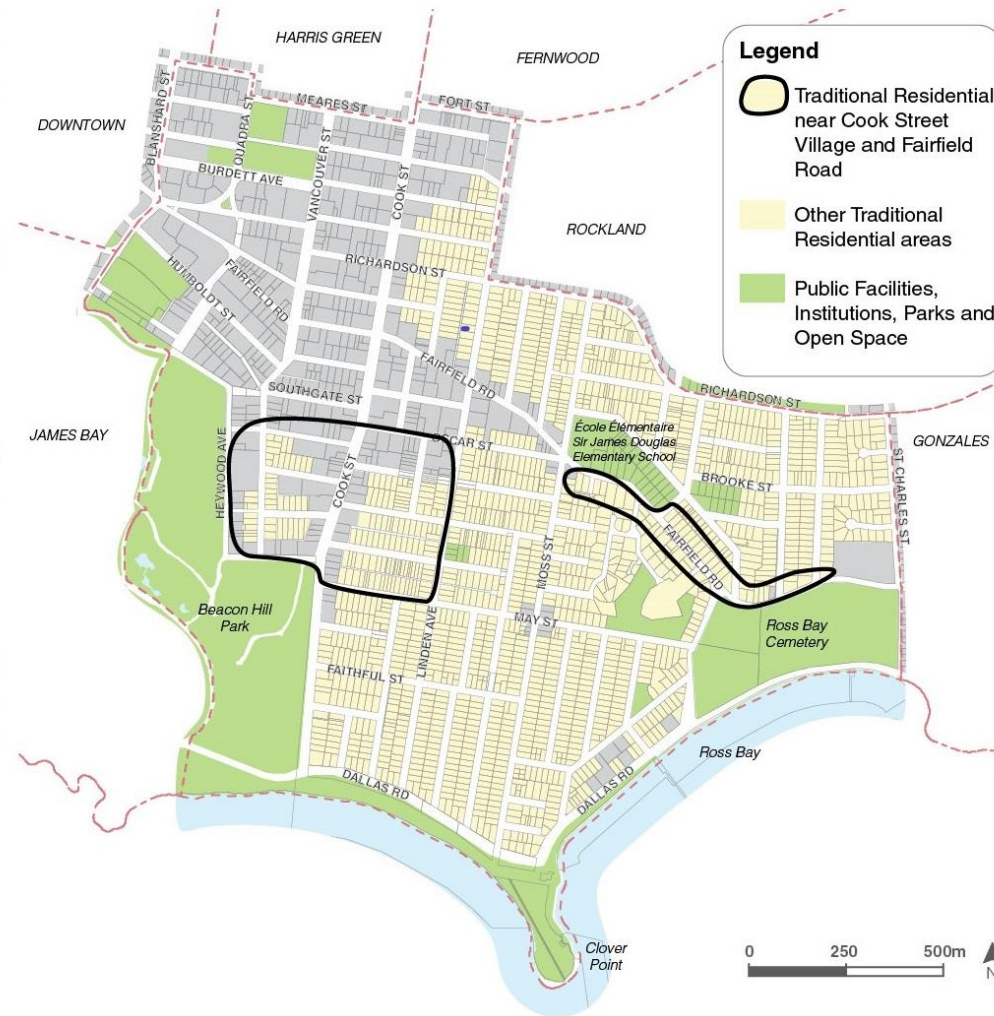


Larger Lot

60' x 130'
(7,800 sq. ft.)

Illustrative example:
4 parking spaces

Gentle Density



Gentle Density - Analysis

- Builds on success of City's house conversion regulations
- Strategy to integrate more housing supply in character with neighbourhood
- Encourages more gentle density units around Cook Street Village to support village vitality and smaller forms of gentle density in the eastern part of the neighbourhood

Gentle Density

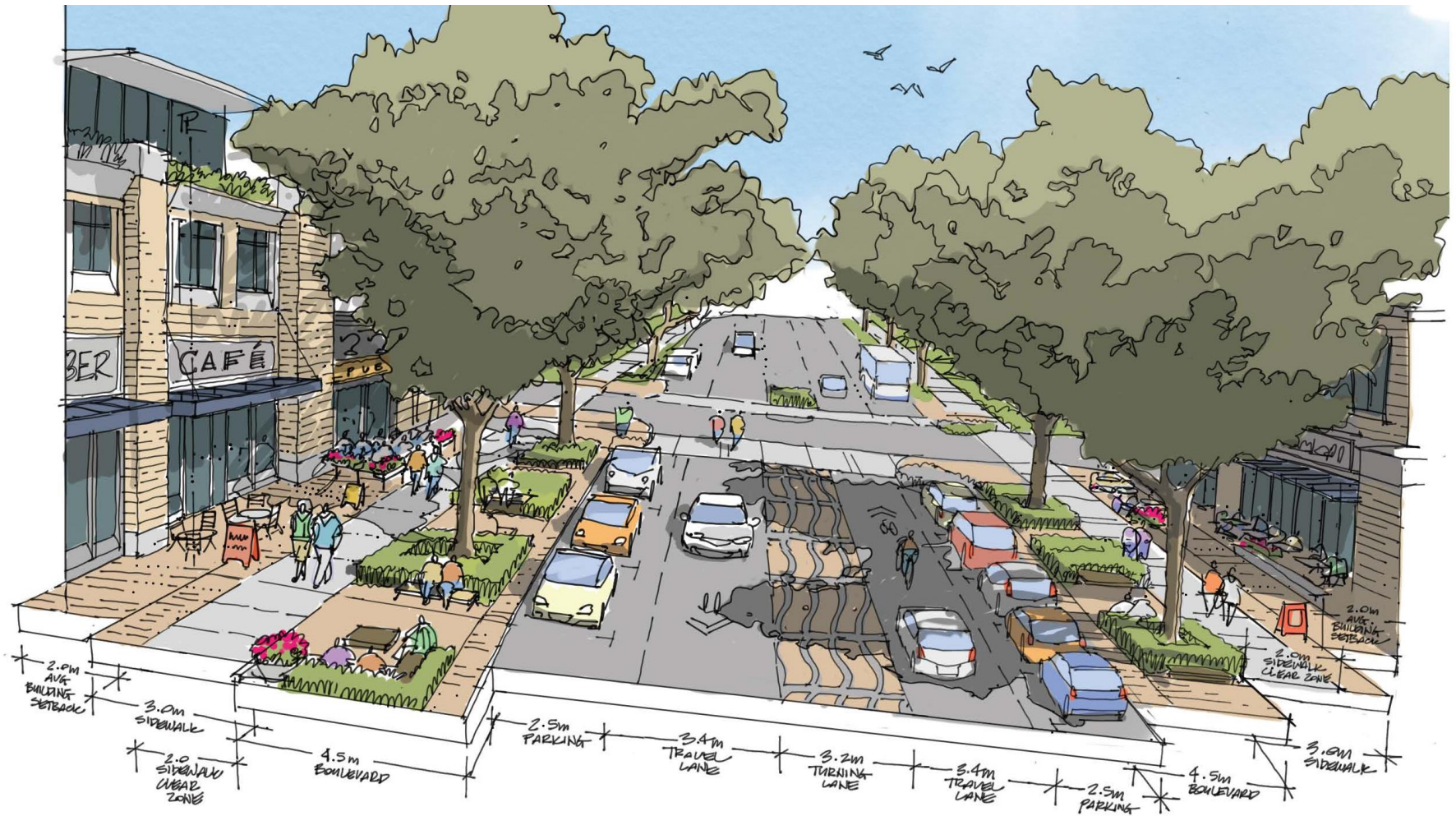
Staff Recommendations:

- ✓ Consider pre-zoning in conjunction with Inclusionary Housing policy work and as part of plan implementation
- ✓ Ensure gentle density does not exceed 1:1 FSR, that conventional side and rear yard setbacks be respected and consider reduced front setbacks compatible with block context
- ✓ Permit gentle density in Traditional Residential up to 3 storeys west of Linden Avenue and up to 2.5 storeys east of Linden Avenue
- ✓ Create gentle density “destination zones” consistent with Fairfield plan to assist future rezoning applicants
- ✓ Include plan policies encouraging gentle density housing forms in the Urban Residential designation for properties adjacent to Traditional Residential and for smaller lots

Cook Street Village - Charrette



Cook Street Village - Objectives



Cook Street Village – Strategies

Variation in terracing to support eclecticism

- 3-5m step back from property line preferred (to the satisfaction of the city arborist)
- Reviewed case by case
- Terracing for any proposed new building at the third storey and above to accommodate the tree canopy

Gateway Feature at Pinch Points

✓ Parking

- Retain or add number of parking
- Establish pilot projects for flexible residential and commercial parking

Terracing of buildings to protect trees and allow sunlight

- Allow 4 storey buildings with proper set backs and step backs at the third storey and above in accordance with existing draft policy

Roof Top Patios for Commercial Use

Roof Top Amenity

Underground Parkade Step Back to Protect Tree Roots

Pedestrian Realm

- Improve the furnishings and paving surfaces along the street, and introduce new features to make it more inviting and to enhance eclectic character
- Achieve 3m min sidewalk zone
- Introduce temporary or permanent kiosk retailers

Slow Traffic to Enable Shared Space

- Establish pilot projects for flexible residential and commercial parking
- Narrow travel lane through road markings in centre lane and parking zones
- Enhance and add medians at village gateways to create pinch points
- Provide signage informing entry to the shared street zone at entry points to the village

Boulevard Outdoor Room As Public Seating and Patio Space

- Allow space for open air public art exhibitions
- Limit the extent of grass boulevards/ provide more planted areas
- Integrate seating and planting as root protection strategy

- **Variable set backs to support a variety of business storefront designs**

- 2m average set back per development site
- 1m min set back
- Boulevard as public seating and patio spill out to support varying set backs

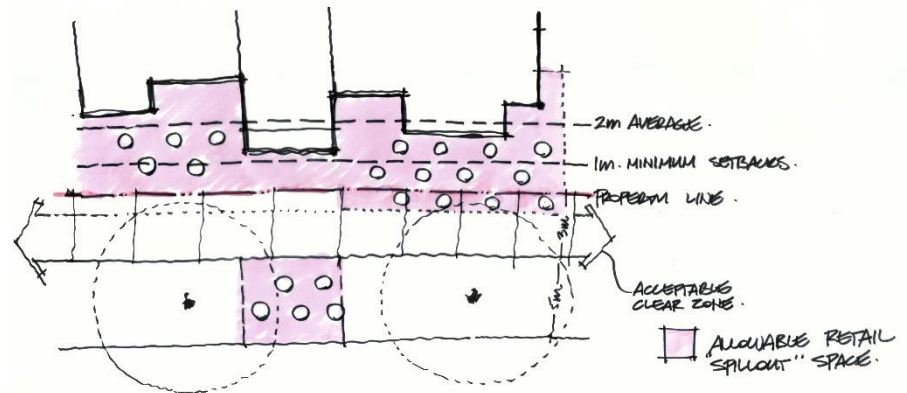
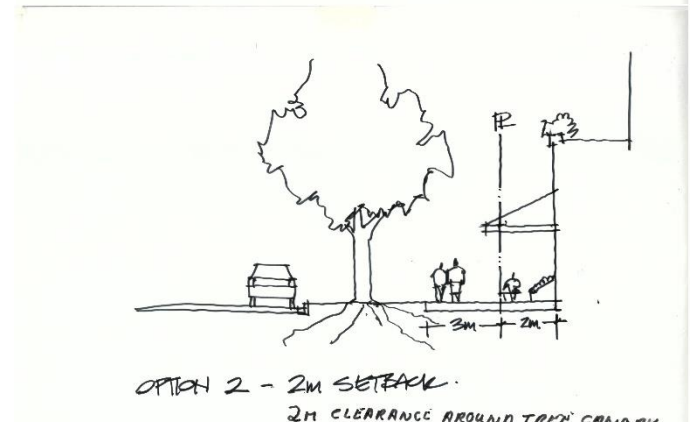
Materials and Furnishings

- Delineate public and private realm by use of different materials
- Allow diversity of public realm materials and patterns within established pallet
- Introduce pedestrian lights
- Provide public seating (more benches)
- Enhance street corners as outdoor rooms

Cook Street Village

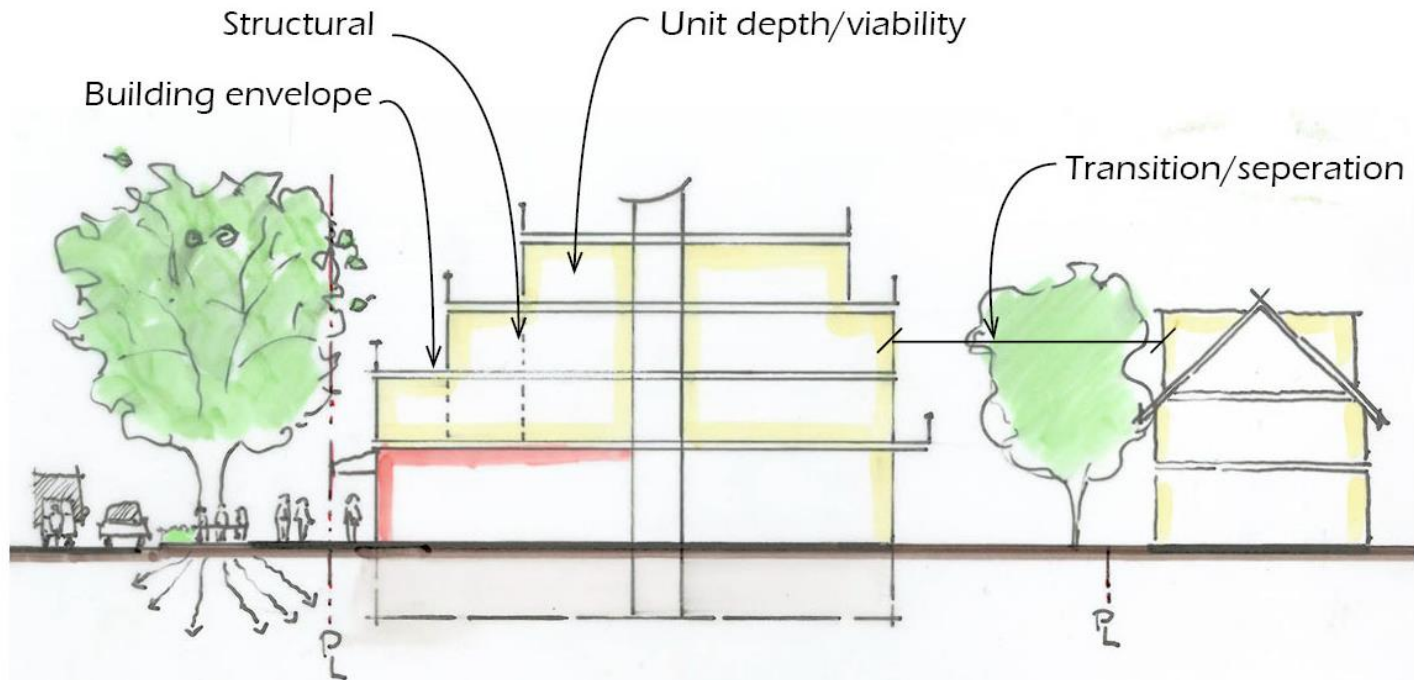
Analysis:

- Options for building setbacks considered
- Competing objectives for accommodating patio space, facilitating development of smaller properties and having a sidewalk presence for business vitality
- Desire for precise metrics vs performance-based guidelines to provide flexibility for different site-by-site conditions



Cook Street Village - Analysis

- Upper-level building step-backs considered
- Architectural testing indicates multiple step-backs may create hardships
- Objective to facilitate healthy tree canopies through building clearances



Cook Street Village

Staff Recommendations:

- ✓ Maintain maximum density of 2.5:1 FSR for Large Urban Villages, but amend OCP to reference Fairfield Neighbourhood Plan for more detailed built form and place character policies for villages
- ✓ Future buildings in village be setback an average of 2m (with 1m minimum)
- ✓ Establish DP guidelines for village that include one 5m step-back (from property line) above the 2nd storey to accommodate boulevard trees
- ✓ Evaluate village gateway components through design during plan implementation
- ✓ Undertake parking study with the objective to maintain on-street parking capacity during plan implementation

OCP Amendments

Staff Recommendations for Plan Alignment:

- ✓ Amend Traditional Residential designation to permit 3 storeys west of Linden Avenue and 2.5 storeys east of Linden Avenue
- ✓ Reference Fairfield Neighbourhood Plan in village designations to provide more detailed policy on built form and place character
- ✓ Amend development permit areas to apply design guidelines for villages and gentle density
- ✓ Rename Ross Bay Village to Fairfield Plaza
- ✓ Delete policy 6.20
- ✓ Council consider consultation under Section 475(1) and (2) of LGA
- ✓ Consult on proposed OCP amendments concurrent with final engagement phase for Fairfield Neighbourhood Plan

Fairfield Plaza

- July meeting with representatives of Fairfield Plaza Neighbourhood group to better understand concerns
- Representatives indicated preference for moving forward:
 - ✓ Facilitated session not desired
 - ✓ Consider Fairfield Plaza Group Collaborative Community Plan
 - ✓ Staff bring back proposed policy solutions
- Work is ongoing
- Recommend that outcomes be incorporated into draft plan and included in broad neighbourhood engagement

Next Steps

- Staff to revise draft plan based on Council direction
- Following revisions, release updated plan and proposed OCP amendments for alignment
- Final phase of engagement to include:
 - ✓ Mid-level summary
 - ✓ On-line survey
 - ✓ Open houses (November target)
- Return to Council with results of consultation

Conclusions

- Community-led events resulted in policy recommendations that:
 - ✓ Reaffirms content already captured in draft plan
 - ✓ Fills in policy gaps
 - ✓ Strengthens other parts of the plan
- Broader community input recommended to review and provide feedback on the steering committee policy outcomes

Recommendations

1. That Council direct staff to amend the Fairfield Neighbourhood Plan based on recommendations provided by the Gentle Density and Cook Street Village Steering Committees with adjustments recommended by staff (full list noted in report recommendation)
2. Consider consultation under Section 475(1) and (2) of the LGA and direct staff to consult with those affected by the proposed amendments to the OCP including:
 - a. Referrals to the Songhees Nation, Esquimalt Nation and School District Board;
 - b. No referrals necessary to the CRD Board, provincial or federal governments.