

## Council Motions related to Fairfield Draft Plan

From the Minutes of Victoria City Council, Meeting of March 15, 2018

### REPORTS OF COMMITTEES

#### 1. Committee of the Whole – February 22 and March 1, 2018 – Fairfield Neighbourhood Plan

##### 1. Workshop: Fairfield Neighbourhood Plan – from February 22, 2018 COTW Meeting

###### Motion:

It was moved by Councillor Loveday, seconded by Councillor Lucas:

That Council direct staff to amend the plan as follows:

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 lot)
  - d. Incorporate open space guidelines into development of additional design guidelines for infill housing (2018- 2020)

Carried Unanimously

###### Motion:

It was moved by Councillor Madoff, seconded by Councillor Loveday:

That Council direct staff to amend the plan as follows:

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

Carried Unanimously

###### Motion:

It was moved by Councillor Loveday, seconded by Councillor Thornton-Joe:

That Council direct staff to amend the plan as follows:

3. Urban Place Designation West of Cook Street Village (Cook Street to Heywood Street)
  - a. Support “gentle density” approach:
    - i. 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 3 storeys, and creative housing on laneways in this area.
    - ii. Retain option for single townhouses in area
    - iii. Add new policy to consider other new and innovative housing types that meet plan objectives
    - iv. Consider reduced parking requirements for houseplexes with more than 3 units in this area

Carried Unanimously

**Motion:**

It was moved by Councillor Loveday, seconded by Councillor Lucas:

That Council direct staff to amend the plan as follows:

4. Infill Housing East of Cook Street Village
  - a. Support “gentle density” approach:
    - i. East Village sub-area (Cook Street to Chester Street): expand option for larger houseplexes (4+ units), emphasize adaptation of heritage and character properties, ground-oriented housing up to 3 storeys, and creative housing on laneways in this area. Retain option for single row townhouses; review site requirements to consider feedback.
    - ii. 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 row townhouses; review site requirements to consider feedback.
    - iii. Add new policy to consider other creative, innovative housing types that meet plan objectives
    - iv. Consider reduced parking requirements for 3+ unit houseplexes.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Loveday:

That Council direct staff to amend the plan as follows:

5. Accommodate Larger Share of Fairfield’s growth through “gentle density”
  - a. Encourage more gentle density **in sub-area 2, including** options for larger houseplexes (4+ units), emphasizing adaptation of heritage and character properties and creative laneway housing
  - b. Continue to support other housing types as proposed in plan; review site requirements, open space and parking policies to consider feedback.

**Amendment:**

It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following point:

- c. **Work collaboratively with the Neighbourhood working group Fairfield Gonzales Neighbourhood Association CALUC, the Cook Street Village Residents Network, and others in the community to further develop a program of gentle density to meet Fairfield’s diverse population and housing needs.**

**On the amendment:**  
**Carried Unanimously**

**Amendment:**

It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following point:

- d. **That staff work with the neighbourhood to clearly define what is meant by gentle density in both Fairfield and Gonzales.**

**On the amendment:**  
**Carried Unanimously**

**Main motion as amended:**

It was moved by Councillor Coleman, seconded by Councillor Loveday:

That Council direct staff to amend the plan as follows:

5. Accommodate Larger Share of Fairfield’s growth through “gentle density”
  - a. Encourage more gentle density in sub-area 2, including options for larger houseplexes (4+ units), emphasizing adaptation of heritage and character properties and creative laneway housing

- b. Continue to support other housing types as proposed in plan; review site requirements, open space and parking policies to consider feedback.
- c. Work collaboratively with the Neighbourhood working group Fairfield Gonzales Neighbourhood Association CALUC, the Cook Street Village Residents Network, and others in the community to further develop a program of gentle density to meet Fairfield's diverse population and housing needs.
- d. **That staff work with the neighbourhood to clearly define what is meant by gentle density in both Fairfield and Gonzales.**

**On the main motion as amended:**  
**Carried Unanimously**

## **2. Workshop: Fairfield Neighbourhood Plan – from March 1, 2018 COTW Meeting**

### **Motion:**

It was moved by Councillor Alto, seconded by Councillor Coleman:

That Council direct staff to amend the plan as follows:

- 6. Design of Cook Street Village Built Form
  - a. 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.
  - b. that consideration be given to a two storey street wall with step backs of any additional storeys.

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, while not tying the conceptual design to a preferred bike lane treatment.

### **Amendment:**

It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows: 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, while not tying the conceptual design to a preferred bike lane treatment **ensuring that all proposed concepts allow for bikes to move safely through the village for people of all ages and abilities.**

**On the amendment:**  
**Carried Unanimously**

### **Main motion as amended:**

That Council direct staff to amend the plan as follows:

- 6. Design of Cook Street Village Built Form
  - a. 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.
  - b. that consideration be given to a two storey street wall with step backs of any additional storeys.

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, while not tying the conceptual design to a preferred bike lane treatment ensuring that all proposed concepts allow for bikes to move safely through the village for people of all ages and abilities.

**On the main motion as amended:**  
**Carried Unanimously**

**Motion:**

It was moved by Councillor Lucas, seconded by Councillor Alto:  
That Council direct staff to amend the plan as follows:

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.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Alto:  
That Council direct staff to amend the plan as follows:

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)
  - c. Retain the emphasis on rental retention including existing rental buildings and affordable housing in the area.
  - d. Consider if new zoning tools being contemplated by the province could be used for rental retention and affordable housing in the rental retention area.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Loveday:  
That Council direct staff to amend the plan as follows:

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.
  - b. Some anticipated growth shifted from Cook Street Village area

**Carried**

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

**Motion:**

It was moved by Councillor Lucas, seconded by Councillor Loveday:  
That Council direct staff to amend the plan as follows:

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, 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.
  - d. That the designation of Stannard Avenue be consistent along its entire length as traditional residential.
  - e. Direct staff to check in with the surrounding neighbours specifically with the people who wrote in with their specific concerns.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Young:  
That Council direct staff to amend the plan as follows:

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

**Carried Unanimously**

**Motion:**

It was moved by Councillor Lucas, seconded by Councillor Coleman:  
That Council direct staff to amend the plan as follows:

12. Topics Outside Scope of Neighbourhood Plan
  - 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.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Loveday, seconded by Councillor Coleman:  
That Council 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.

**Carried Unanimously**

**Motion:**

It was moved by Councillor Loveday, seconded by Councillor Coleman:  
For the remainder of the process, that Council 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."

**Carried Unanimously**

**From the Minutes of Victoria City Council, June 14, 2018**

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 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 No.1.”

**Carried**

**REPORTS OF COMMITTEES**

**10. Fairfield Neighbourhood Plan – Update**

**Motion:**

1. That Council direct staff to amend the draft Fairfield Neighbourhood Plan based on the recommendations provided by the Gentle Density and Cook Street Village Steering Committees with the following adjustments:
  - a. That analysis and consideration of pre-zoning for gentle density be considered in conjunction with the Inclusionary Housing policy work and following approval of the Fairfield Neighbourhood Plan as part of implementation.
  - b. That the Traditional Residential designation permit gentle density up to three storeys around Cook Street Village west of Linden Avenue and along Fairfield Road; and up to two-and-a-half storeys east of Linden Avenue.
  - c. That gentle density not exceed 1:1 Floor Space Ratio (FSR), that conventional side and rear yard setbacks be respected, and that considerations be made for reduced front setbacks compatible with block context.
  - d. That gentle density destination zones, consistent with the Fairfield Neighbourhood Plan, be created to assist rezoning applicants.
  - e. That the plan include policies encouraging gentle density housing forms in the Urban Residential designation for properties adjacent to Traditional Residential and smaller lots.
  - f. That the maximum density of 2:5 FSR for Large Urban Villages be maintained in the Official Community Plan, but the plan be amended to reference the built form and place character policies for villages in the Fairfield Neighbourhood Plan.
  - g. That future buildings in Cook Street Village be setback an average of two metres (with a one metre minimum);
  - h. That development permit guidelines for Cook Street Village include one, five metre step-back, measured from the front property line for portions of buildings above the second-storey to accommodate boulevard tree canopies.
  - i. That village gateway components be evaluated through design during plan implementation.
  - j. That a parking study be undertaken during plan implementation with the objective to maintain on-street parking capacity.
  - k. Direct staff to include amendments to the Official Community Plan that limit the height to four storeys in Cook Street Village
  - l. Direct staff to report back with an evaluation and recommendations on designating all trees in Cook Street Village as significant.
2. That Council:
  - a. Consider consultation under Section 475(1) and 475(2) of the Local Government Act; and direct staff to undertake consultation with those affected by the proposed amendments to the Official Community Plan through online consultation, and one or more public open houses, concurrent with public review of the proposed Fairfield Neighbourhood Plan.
  - b. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
    - i. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, and the School District Board;
    - ii. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.

- c. Direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance with feedback received, as follows:
  - i. amend Section 6: Land Management and Development to permit three storeys west of Linden Avenue, and two-and-a-half storeys east of Linden Avenue, in the Traditional Residential designation (for Fairfield only);
  - ii. amend Figure 8: Urban Place Guidelines to reference the Fairfield Neighbourhood Plan in the Large Urban Village and Small Urban Village designations to provide built form and place character policies specific to Fairfield
  - iii. delete policy 6.20 and renumber accordingly
  - iv. amend Development Permit Area 5: Large Urban Villages to add new guidelines for Cook Street Village
  - v. amend Development Permit Area 6A: Small Urban Villages to add the areas of Five Points Village and Moss at May Village
  - vi. amend Development Permit Area 15F: Intensive Residential - Attached Residential Development to include the Traditional Residential areas of Fairfield and apply guidelines for gentle density
  - vii. rename "Ross Bay Village" to "Fairfield Plaza".
- d. Refer the proposed Fairfield Neighbourhood Plan to the meeting of Council at which the Public Hearing be held for the above Official Community Plan amendments, for consideration of final approval.

**Amendment:**

That Council direct staff to report back with the draft Fairfield Neighbourhood Plan based on the recommendations outlined in the report.

**Carried**



**From the Minutes of Victoria City Council, Meeting of October 4, 2018**

That staff be directed to report back to Council in the form of the draft plan on options for preserving the character of the Cook Street Village, including changes to the guidelines governing Large Urban Villages, or consideration of changing the designation to Small Urban Village and preserving the possibility for densities up to 2.5 to 1 subject to meeting the Cook Street Village design guidelines.

**Carried**