Fairfield Neighbourhood Plan Update

Purpose

1. Present revised draft Fairfield Neighbourhood Plan
2. Present revised Development Permit Area guidelines
3. Present proposed OCP amendments for plan alignment
4. Consider consultation for OCP amendments and next steps
Presentation Structure

1. Background
2. Northwest Area
3. Cook Street Village
4. Five Points Village
5. Fairfield Plaza
6. Urban Residential Areas
7. Traditional Residential Areas
8. Other proposed OCP amendments
9. Next Steps and Recommendations

Background

Engagement

• Pre-Planning: commenced spring 2016
• Imagine: develop neighbourhood-specific goals and vision
• Co-create: develop preferred land use scenario
• Draft Plan: consultation on draft plan

Results

• Support for key directions
• Concerns in several areas
• Proposal by community groups to work through concerns
Background

Additional Engagement

• Directed by Council (March 15)
• Collaborate: partner with public in development of alternatives and identification of the preferred solution

Steering Committees

• Fairfield community summit (May 28)
• Formation of two community steering committees:
  • Gentle Density
  • Cook Street Village

Background

Steering Committee Work:

Gentle Density

• Gentle density videos
• On-line survey (300+ responses)

Cook Street Village

• Health, Wellness & Accessibility Walk
• Public realm & urban design principles
• Design workshop (charrette)

Pop-Up storefront

• Approx. 400 attendees
Background

Fairfield Plaza:

• Public support for draft plan proposal, but also significant opposition and specific concerns

• Submission by Fairfield Plaza Neighbourhood Group

• Direction to seek compromise solution on key issues:
  • Transitions to occur on-site
  • Scale and type of commercial spaces
  • Soil conditions

• Preliminary meetings with Neighbourhood Group organizers

Key Revisions to Draft Plan

Northwest Area

• Higher buildings (10-12 storeys) on 2 blocks for added building separation

• Reduced density (on 3 core residential blocks) to better fit 6 storey height

• Revised design guidelines for livability, landscape and sunlight on public open spaces

• Continue to support added density (3 urban residential blocks) to support additional housing and amenity
OCP Amendments
Northwest area

1. Update Policy and Design Guidelines to consider up to 12 storeys (from 10) for greater building separation

2. Reduce OCP density range:
   From: 2:1 – 3.5:1 FSR
   To: 1.2:1 – 2.5:1 FSR

3. Reduce OCP density range:
   From: 2:1 – 3.5:1 FSR
   To: 1.5:1 – 3:1 FSR

4. Increase OCP Maximum Density from 2:1 FSR to 2.5:1 FSR

5. Update Cathedral Hill Precinct (DPA 14) Development Permit Guidelines

Questions?
Key Revisions to Draft Plan

Cook Street Village:

• Maintain the eclectic character of the village
• Support healthy mature canopy trees
• Guidance for enhanced public spaces, placemaking and walkability

For mature canopy trees:

• Upper-level setback above 2nd floor (5m)
• Ground-floor setback (1-3m)
• Underground setback

Maintain 2.5:1 density but within 4 storey height
Key Revisions to Draft Plan

Cook Street Village

• Pilot side street closures for community gathering/events
• Guidance for boulevards, gateways, connections
• Accessibility principles
• Autos and bikes share roadway (interim*)

*Cook Street remains on the long-term AAA network; Vancouver Street is priority.

Proposed OCP Amendments

Cook Street Village

1. Up to approximately 4 storeys for Cook Street Village, consistent with neighbourhood plan
2. Reference neighbourhood plan for built form
4. No change to current density range for large urban village of 1.5:1 to 2.5:1 FSR
Questions?

Key Revisions to Draft Plan

Five Points Village:

- Many properties in village have existing zoning to 12 metres (approx. 4 storeys) and 1.4:1 FSR
- Previous draft proposed 4 storeys along Fairfield Rd, and considered bonus density to 2:1 FSR
- Support and concerns received
- Revised Plan re-instates OCP direction for 3 storeys and 1.5 FSR
- Concerns with revisions - additional conversation with community recommended to resolve before plan is finalized
OCP Amendments
Five Points Village

1. No change to urban place designation, land use, density or height

2. Designate as DPA 6 (Small Urban Villages) and apply Revitalization Guidelines for Corridors, Villages and Town Centres (2018)

Questions?
Key Revisions to Draft Plan
Fairfield Plaza

Reduce to Small Urban Village

- Reduced max. density (1.5:1: FSR; up to 2:1 FSR considered with community benefit
- 3 & 4 storey buildings
- Strengthen policies for neighbourhood-serving commercial and transitions
- Identify soil conditions as part of context
- Removal of sub-area around village
Key Revisions to Draft Plan
Fairfield Plaza

New Design Guidelines:
• Building transitions on-site
• Enhanced pedestrian-friendly design and placemaking:
  • Gathering space
  • Internal street network
  • Tree plantings
  • Small-scale commercial storefronts
• Natural materials
• Convenience parking

Proposed OCP Amendments
Fairfield Plaza
1. Reduce urban place designation from Large to Small Urban Village
2. Rename
3. Identify potential for 3 to 4 storey buildings and density up to 1.5:1 floor space ratio
4. Consider density up to 2:1 FSR with consideration of public benefit
5. Add to DPA 6 (Small Urban Villages) and apply revised Revitalization Guidelines for Corridors, Villages and Town Centres with added content
Urban Residential Areas
(excluding Northwest)

Legend
- Urban Residential
- Urban townhouses, larger houses, and conversions preferred
- Ground floor commercial desired
- Public facilities, institutions, parks and open space
- Other urban place designations
- View corridor

Rental Retention Area
Near Cook Street Village
Key Revisions to Draft Plan
Urban Residential Areas (excluding Northwest)

- Added policies for transitional and/or small lots
- Removed specific 10% density bonus above maximum (defer to OCP and Density Bonus policy)

No changes to:

- Continue to consider up to 6 storeys and 2:1 floor space ratio in the “Rental Retention” area
- Continue to consider 4 storeys and 2:1 floor space ratio near Cook Street Village
- Continue to consider development of 3-4 storeys, considering context, in scattered areas

Questions?
Key Revisions to Draft Plan
Traditional Residential Areas

• Focus development with more units/density near Cook Street Village and along Fairfield Road, where people can access transit and shops and services
• Less intensive forms in the rest of the neighbourhood
• Buildings that fit in, based on success of house conversion regulations
• Balance of housing, on-site parking and green spaces, with setbacks compatible with context
• Emphasize options to re-use character houses through easier conversion or more than one suite
Revised Design Guidelines
Traditional Residential Areas

Ensure new development fits in with existing streetscape character and rhythm.
New developments should transition in height to existing adjacent residential buildings.

Maintain pattern of green front and back yards, urban forest.

Consider privacy in sitting of windows.

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

Consider limited front or side yard parking to maximize use of backyard.

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

Infill Housing Analysis
Traditional Residential Areas

Rental housing, family-friendly housing impacts
• House conversions and added suites in existing and new
• Family-sized units, open space
• Tenant assistance policy

Transportation Impacts
• Between 2011-2016, population increased 7.2% while traffic on arterial roads declined

Retention and reuse of character houses
• Builders of infill housing unlikely to compete with homebuyers seeking a character house in good condition
• Homes marketed for land value are often replaced with new single detached homes
Infill Housing Analysis
Traditional Residential Areas

Larger Lot
60’ x 130’
(7,800 sq. ft.)
Illustrative example:
4 parking spaces

Standard Lot
50’ x 120’
(6,000 sq. ft.)
Illustrative examples:
3 parking spaces
Infill Housing Analysis
Traditional Residential Areas

- Existing front setbacks range from 4 to 8+ m
- Canopy trees preferred in boulevards and backyards
- Typical zoning ranges from 6m to 7.5m to contextual setbacks

Proposed OCP Amendments
Traditional Residential Areas

1. Consider ground-oriented housing up to 3 storeys (west of Cook Street Village and along Fairfield Road) and up to 2.5 storeys elsewhere for some infill housing types

2. Include in DPA 15F and apply Design Guidelines for Attached Residential Development: Fairfield for townhouses, houseplexes and duplexes
Questions?

Other Proposed OCP Amendments

**Moss at May Small Urban Village**

1. Add to DPA 6: Small Urban Villages and apply *Revitalisation Guidelines for Corridors, Villages and Town Centres*
2. Add three parcels to small urban village area to reflect draft neighbourhood plan
Other Proposed OCP Amendments

Clarify role of planning areas and urban villages

1. Remove OCP 6.19 and 6.20 and make related changes to remove confusion between planning areas and areas where growth would be supported

Next Steps

Final Engagement to Address:

• Legislative requirements for consultation on OCP amendments
• Consultation on specific areas (Fairfield Plaza and Five Points Village) to finalize policies
Next Steps

Final Engagement:

• Working Group meeting
• Open house (held in 2 locations)
• Online summary and brief survey
• Referral to Advisory Design Panel, Songhees and Esquimalt nations, and School Board
• Promotion through media, social media and email list
• Offer to meet with key stakeholder groups

Recommendations

• Receive the revised Fairfield Neighbourhood Plan
• Consider consultation on the related OCP amendments
• Direct staff to prepare OCP amendment bylaws and any final adjustments to the Plan following final consultation