

# 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



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## 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



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## 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



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# 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



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# 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



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## 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

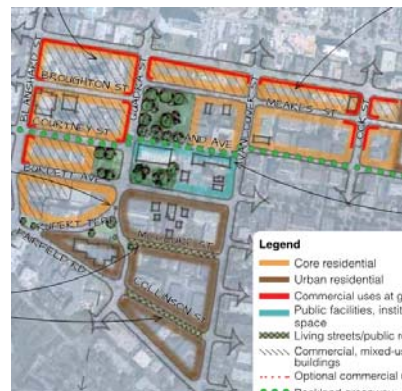


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## Key Revisions to Draft Plan

### 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



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FORT STREET

# OCP Amendments

## Northwest area

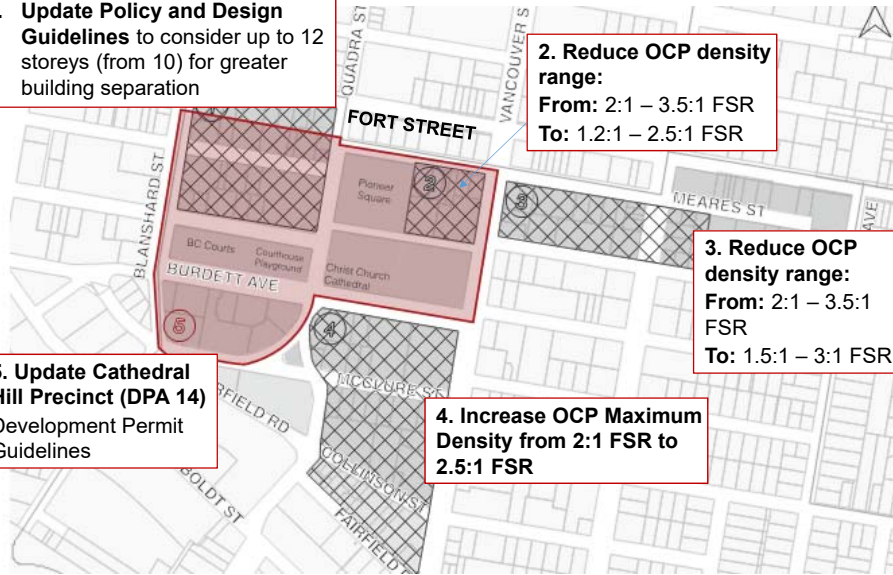
**1. Update Policy and Design Guidelines** to consider up to 12 storeys (from 10) for greater building separation

**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

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

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



## 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



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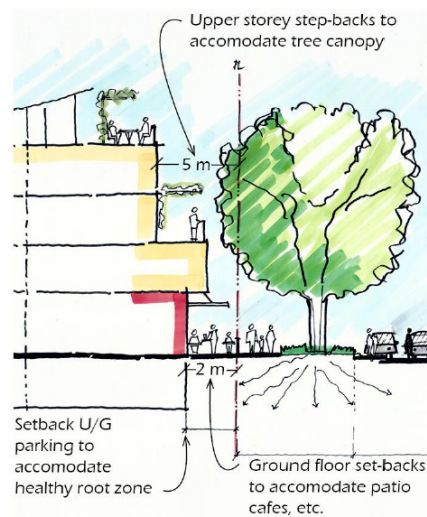
## Key Revisions to Draft Plan

### Cook Street Village:

For mature canopy trees:

- Upper-level setback above 2<sup>nd</sup> floor (5m)
- Ground-floor setback (1-3m)
- Underground setback

Maintain 2.5:1 density but within 4 storey height



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## 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.



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## 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
3. Adopt *Cook Street Village Design Guidelines* (2019)
4. No change to current density range for large urban village of 1.5:1 to 2.5:1 FSR



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## Questions?



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## 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



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## 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)*



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## Questions?



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## Key Revisions to Draft Plan

### Fairfield Plaza



## Key Revisions to Draft Plan

### Fairfield Plaza

#### Reduce to Small Urban Village

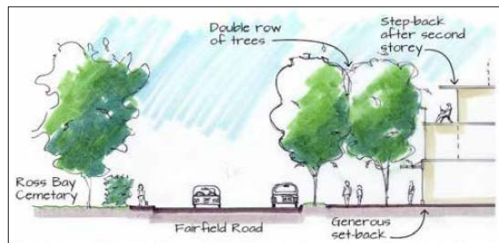
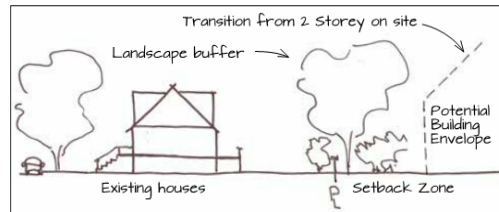
- Reduced max. density (1.5:1 FSR; up to 2:1 FSR considered with community benefit)
- 3 & 4 storey buildings
- Strengthen policies for neighbourhood-serving commercial and transitions
- Identify soil conditions as part of context
- Removal of sub-area around village

## 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



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## 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



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## Questions?



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## Urban Residential Areas (excluding Northwest)



## 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



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## Questions?



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## Key Revisions to Draft Plan

### Traditional Residential Areas



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## 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



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## Revised Design Guidelines

### Traditional Residential Areas

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

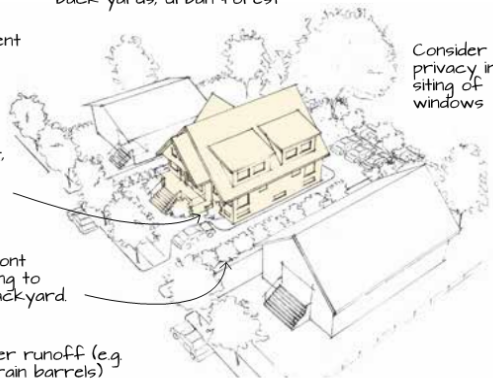


Maintain pattern of green front and back yards, urban forest

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)



Consider privacy in siting of windows

## 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

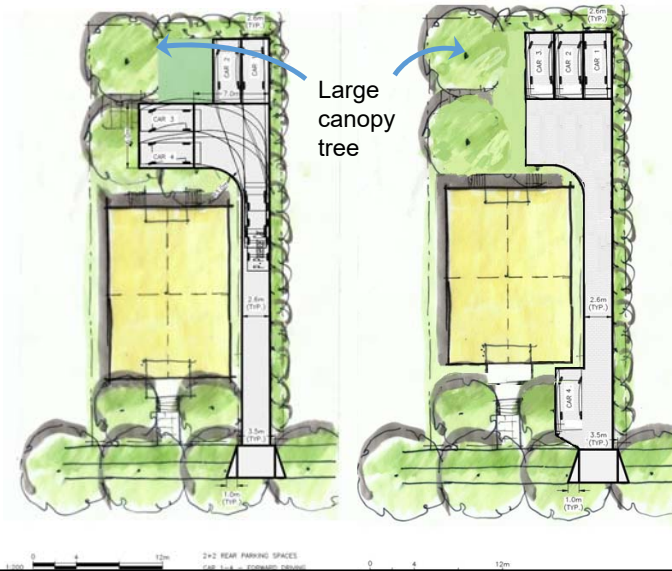
- Between 2011-2016, population increased 7.2% while traffic on arterial roads declined

#### 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

## Infill Housing Analysis

### Traditional Residential Areas



**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 back yards
- Typical zoning ranges from 6m to 7.5m to contextual setbacks



5m setback, Bushby Street



Approx. 6m setbacks, Cornwall Street

## 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?

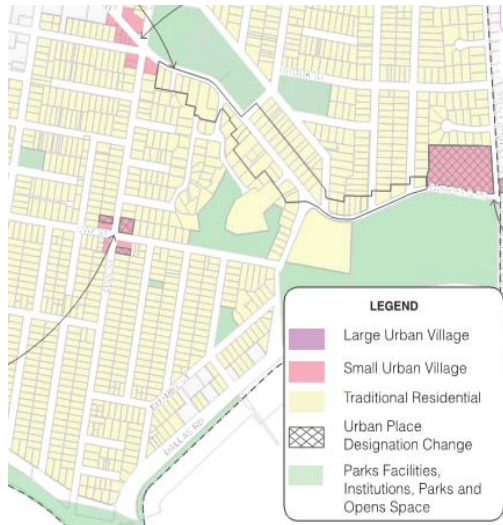


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## Other Proposed OCP Amendments

### 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



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## 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



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## 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



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## 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



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## 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



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