



Fairfield Neighbourhood Plan Engagement Summary Report

JUNE 2019

Introduction

In April 2019, Council directed staff to undertake a final round of focused engagement with the community on the Fairfield Neighbourhood Plan.

Engagement occurred in June 2019 and was focussed on six areas of anticipated change in Fairfield, Official Community Plan (OCP) amendments and Development Permit Area design guidelines.

The six areas that were included in the focus of engagement were:

- Cook Street Village
- Fairfield Plaza
- Five Points Village
- Moss at May Village
- Traditional Residential Areas
- Northwest Fairfield

This final phase of engagement involved more than 400 participants who engaged at pop up events in Cook Street Village and Moss Street Market, completed an online survey, and attended an open house event held at the Fairfield Community Centre's Garry Oak Room, adjacent to the Moss Street Market.

This last phase of engagement wrapped up a three-year process in which more than 4,000 participants were involved through in person events, sounding boards and surveys.

Previous engagement phases included:

1. **Pre-planning** (April - June 2016): Community launch meeting and collaboration with a working group to identify key values, issues, and engagement approach.
2. **Imagine** (June - October 2016): Numerous engagement events to identify planning issues for Gonzales and Fairfield and develop neighbourhood-specific goals and vision.
3. **Co-create** (October 2016 - September 2017): A series of workshops to explore key issues and identify early directions, two surveys on key directions and land use scenarios, a public information session, and a two-day design workshop focused on five different areas within Fairfield. In September 2017, Council approved Emerging Directions resulting from this phase, as the basis for preparing a draft plan.
4. **Draft Plan** (November 2017 - January 2018): The community was invited to provide feedback on the draft Fairfield Neighbourhood Plan to determine whether the plan reflected the community's vision for the future. This phase included a series of open houses and drop in events, including events targeting renters and families.

In March 2018, Council directed staff to undertake several amendments to the draft Fairfield Neighbourhood Plan and extended the timeline to continue engagement with community stakeholders with a focus on Cook Street Village and "gentle density" housing for residential areas. In June 2018, Council directed staff meet with area residents to seek compromise policies regarding specific concerns at Fairfield Plaza (see Attachment B).

A Fairfield Community Summit facilitated by external facilitators was held, resulting in the formation of two community steering committees tasked with working on "gentle density" and the future of Cook Street Village. A Cook Street Village design workshop was held in July and August 2018 and a survey on "gentle density" resulted in more than 300 responses. Engagement involved hosting a public storefront in Cook Street Village for a two-week period to share results of the design workshop, gather feedback, provide information on "gentle density" options and direct people to the online survey.

The most recent round of engagement builds on these past processes.

Engagement Approach

Engagement focused on six areas of the draft plan where there were substantive changes from the previous version (November 2017) resulting from earlier engagement during the summer of 2018.

Pop up events were held in high-foot-traffic locations in Cook Street Village and Moss Street Market to make it easier for people living and working in Fairfield to learn about the draft Neighbourhood Plan. These are locations in the community frequented by both renters and homeowners and efforts were made to reach a mix of both through these events.

An online survey and web presence on the City's Engagement platform made background information and input opportunities accessible online 24/7.

An open house event with a Q&A session was held during the Moss Street Market to increase awareness and drop-in opportunities for residents, especially families, seniors, renters and other hard-to-reach groups who were already attending the Saturday market.

Engagement was designed to gauge support and identify remaining concerns for the draft plan's proposed policies.



What We Did

Public Engagement

Engagement throughout June 2019 included:

- Three pop up events: two in Cook Street Village and one at Moss Street Market
- An Open House and Q&A Session at the Fairfield Gonzales Community Centre (Garry Oak Room) during the June 15 Moss Street Market
- An online survey collected input from June 4 to June 20
- Meetings with:
 - Cook Street Village Merchants' Association
 - Fairfield Gonzales Community Association
 - Fairfield Plaza Neighbourhood Group Organizers
 - Individuals involved through earlier engagement phases, including the members of steering committees and the Fairfield Neighbourhood Plan working group
 - Five Points Village property owners



Invitations were also extended to Ecole Sir James Douglas Parent Advisory Committee (PAC), Fairfield Plaza Neighbourhood Group, Cook Street Village Residents' Network and Fairfield Gonzales Community Advisory Land Use Committee. While these groups either declined or did not respond to the offer for a meeting or presentation related to the draft plan, they were included in the email invitation to attend public events and provided a link to the survey.

Summary of Community Participation:

Event/Activity	Date	# of participants
Five Points Village Property Owners	April 26	3
Fairfield Plaza Neighbourhood Group organizers	April 30	3
Fairfield Neighbourhood Plan Working Group	April 30	4
Fairfield Neighbourhood Plan Steering Committees	May 6	10
Fairfield Gonzales Community Association	May 6	20
Advisory Design Panel	May 22	
Online Survey	June 4 – June 20	197
Moss Street Market pop up	June 8	66
Cook Street Village pop up	June 12	70
Cook Street Village Merchants Association	June 13	3
Cook Street Village pop up	June 13	40
Moss Street Market Open House	Saturday, June 15	95

Communication

Individuals who had been involved in earlier engagement phases for either Fairfield or Gonzales Neighbourhood Plans were sent an email with an invitation to attend engagement events and complete the online survey. The email was also shared with the Fairfield Community Association and community groups including the Cook Street Village Merchants' Association, Cook Street Village Activity Centre, Cook Street Village Residents' Network, and Fairfield Plaza Neighbourhood Group and other community groups who regularly receive correspondence from the City of Victoria. The survey was also promoted widely through social media.

Who We Heard From

Online Survey

Of those who completed the survey:

- 89% identified as living in Fairfield or Gonzales neighbourhoods
- 12% identified as owning or operating a business in Fairfield Neighbourhood
- 79% identified as homeowners and only 21% identified as renters.
- 17% identified as under age 40, 47% as 40 – 64 years old, and 34% age 65 or older. **The median age in Fairfield of 48.6 years (2016 Census)*
- 12% reported individual incomes of under \$30,000 annually, 24% reported incomes of \$30,000 - \$60,000, and 65% indicated incomes of \$60,000 or more. **The median household income in Fairfield is \$54,058 (2016 Census)*

Pop Up Events and Open House

A large majority of those who attended in person events identified as living in Fairfield. A large number identified as being homeowners, some identified as being renters, and some identified as being business owners or operators. A small number of people identified as living in another neighbourhood.



In-person Meetings

Meetings were held with Cook Street Village Merchants, Fairfield Gonzales Community Association, Cook Street Village and Gentle Density Steering Committees, Advisory Design Panel, Five Points Village property owners, Esquimalt Nation and members of the Fairfield Neighbourhood Plan Working Group. The Working Group is made up of Fairfield residents who have been involved in making recommendations for engagement from early on in the process.

What We Heard

Pop ups and Open House

Many people who attended pop up events and the open house had been involved in earlier engagement and were interested to learn about the changes to the draft plan:

- For **Cook Street Village**, building height and design, parking and bike lanes remained top-of-mind issues for the community. Many noted they were more satisfied to see design guidelines for buildings and a reduced building height while others noted the need for more housing.
- For **Fairfield Plaza**, concerned remained regarding any future development and its potential impact on the surrounding neighbourhood. Some noted that they were more satisfied to see design guidelines included in the plan to guide any future development at the site.
- For **Traditional Residential areas**, comments were mixed. Many noted a desire to see more housing that would be suitable and affordable for families and noted that they were pleased to see more options for townhouses in the neighbourhood. Others noted concern about current development applications, included applications for townhouse developments or recent single-detached houses, being out of scale/character for the neighbourhood and noted concerns related to building design, privacy, parking, and traffic. Some desired more incentives to maintain existing houses (including west of Cook Street Village) or were concerned about the Council motion for pre-zoning and its potential effects on property taxes. Some expressed a desire to implement new design guidelines.
- For **Five Points Village**, comments were mixed. Many were looking forward to seeing new development with new housing, commercial space and other amenities, while others expressed concerns related to building height, speed and traffic on Fairfield, and parking. Very few comments were received related to **Moss at May Village**.
- For **Northwest Fairfield**, comments included support for encouraging sunlight access to public open spaces and protection of a public view corridors. Regarding housing, comments were mixed with some agreeing development near downtown was appropriate and others expressing concerns that the plan policies recognize the heritage properties within Cathedral Hill and Humboldt Valley and limit density on these sites to discourage inappropriate redevelopment.

Online Survey (see attachment for full summary)

- **Cook Street Village:** Overall there was strong support for the policy directions (73% supportive or strongly supportive, 10% neutral, 13% somewhat supportive, 4% not supportive).

Common comments included strong support for building setbacks, pedestrian-friendly design improvements for wider sidewalks, benches and gathering spaces. There was strong support for more bike parking. There were diverging opinions about limiting buildings to four storeys with some desiring less height and others feeling that there should be more density to support more affordable housing. Mixed comments were received about whether the bike lanes should be on Cook Street. Some businesses noted a desire to see more businesses in the Village with more housing nearby to support those businesses.

- **Fairfield Plaza:** Overall there was strong support for the policy directions (54% supportive or strongly supportive, 14% neutral, 17% somewhat supportive, 14% not supportive).

There was diverging opinion on building height. There was strong support for improving the public realm and amenities offered at the plaza and for adding housing. Many comments suggested that five storeys is too high for the site, with four or three being more appropriate, while others felt that the provision of diverse housing was important. A few suggested greater densities if this would support affordable housing. Concerns remain related to shadowing of nearby properties. The need to maintain and expand existing commercial space and provide the goods and services for daily living was confirmed by many.

- **Traditional Residential Areas:** Overall there was strong support for the policy directions (56% supportive or strongly supportive, 16% neutral, 18% somewhat supportive, 10% not supportive).

Diverging opinions included some participants who felt that the policies provided too much housing change or density, several commenters were disappointed that the plan did not provide more opportunities to create townhouses and/or courtyard townhouses for younger families. A few commenters felt that the Traditional Residential policies focused too much on low-density development and wanted more apartment-style housing. Many noted general concerns about a lack of housing for families and young people and the preservation and creation of rental housing. Key concerns included retention of green spaces and trees, and fit and design of new buildings. Support was noted for the retention and reuse of existing houses. Some wanted stronger incentives to retain heritage houses, with some mention of specific areas (west of Cook Street Village).

Divergent opinions were expressed regarding the Fairfield Road corridor, with some wanting this area to remain as it is now to encourage current residents and social networks to remain in place, while some felt that as a transit corridor it was appropriate to have more opportunities for apartment-style development. There were diverging opinions about parking with some feeling there was not enough, and that new development should include parking, and others feeling that people's travel habits are changing and parking shouldn't be required. Some desired stronger management of on-street parking to address concerns if housing is added.

- **Northwest Fairfield:** Overall there was strong support for the policy directions (62% supportive or strongly supportive, 19% neutral, 10% somewhat supportive, 9% not supportive).

Regarding building height, there were diverging opinions with some supportive of the additional opportunities for more housing and others feeling that the buildings were too high. Some noted a desire to maintain a mix of small shops and lower scale along Fort Street, and lower scale buildings near the Cathedral so that it remained a prominent feature.

- **Five Points Village:** Overall there was strong support for the policy directions (63% supportive or strongly supportive, 19% neutral, 11% somewhat supportive and 7% not supportive).

There was strong support for improving the public realm and pedestrian experiences and adding housing to the village, with diverging opinions related to building height. Some noted concern the redevelopment of the church site will change the character of the area. Others noted concern about traffic, road/pedestrian safety and increased parking demand.

- **Moss at May Village:** Overall there was strong support for the policy directions (64% supportive or strongly supportive, 26% neutral, 6% somewhat supportive and 4% not supportive).

There was interest in improving the viability and variety of businesses and improving transit service. Some noted a desire to retain existing rental housing and keeping building heights low. There was mixed support as to whether the village boundary should expand and whether it should have small village designation. There was support for retaining the heritage value of existing building.

- **Other Comments:** Some divergent opinions were noted related to the Official Community Plan's growth concept, specifically related to growth in large urban villages. Some noted a need to reassess growth potential in village areas, that each village is unique and should be considered separately, more growth should be directed downtown, and village areas should not host so much growth/change. Some expressed a desire to more strongly consider heritage and retaining rental housing when considering appropriate density.

Cook Street Village Merchants' Association

Merchants who attended a stakeholder meeting in Cook Street Village expressed support for elements of the revised draft plan including maintaining on-street parking, providing opportunities to add commercial space and future improvements to streetscape and crossings. Merchants also expressed desire to see the development of a parking management strategy (an objective of the neighbourhood plan) implemented soon, and to provide opportunities for visitor parking on side streets during daytime hours. Merchants expressed concerns to maintain Cook Street Village as both a local-serving village and destination, and that possible long-term addition of bicycle facilities may constrain vehicle movement, parking, and loading, given vehicle traffic that would be directed away from Vancouver Street.

Five Points Village Property Owners

Property owners in the Five Points area expressed opposition to removing opportunities for four-storey buildings and possible density bonus along Fairfield Road within the village. These opportunities were presented in the earlier draft plan (November 2017) and align with current zoning which anticipates buildings of up to 12 metres. Owners indicated that while they retained zoning rights, that they saw the provisions in the plan were important in supporting future land uses, including provision of rental housing; that they felt that other sites in the Small Urban Village should consider similar heights and densities as was approved at 1303 Fairfield Road; that the area should remain a Small Urban Village; and that management of public parking was important to the future vision of the village.

Next Steps

Should Council decide to move forward to a public hearing, the public hearing will be the public's next opportunity to provide input and address Council directly in advance of Council's consideration of the Official Community Plan amendments for a new Fairfield Neighbourhood Plan.

Fairfield Neighbourhood Plan - Cook Street Village Business Association Recommendations

CSVBA is concerned there would be duplication of bike lanes on Cook St, as well as Vancouver St.

- Cook St is the main artery to the Village and Dallas Road/Clover Point. Restricting traffic flow could possibly hinder business access.
- The bike lanes on Vancouver St. and reduction of parking will force a redirection of roughly 80% of its current traffic (approximately 5000 vehicles per day).
- The redirected traffic will largely go to Cook St. so it will be important to maintain vehicle flow.

Please consider increasing parking access

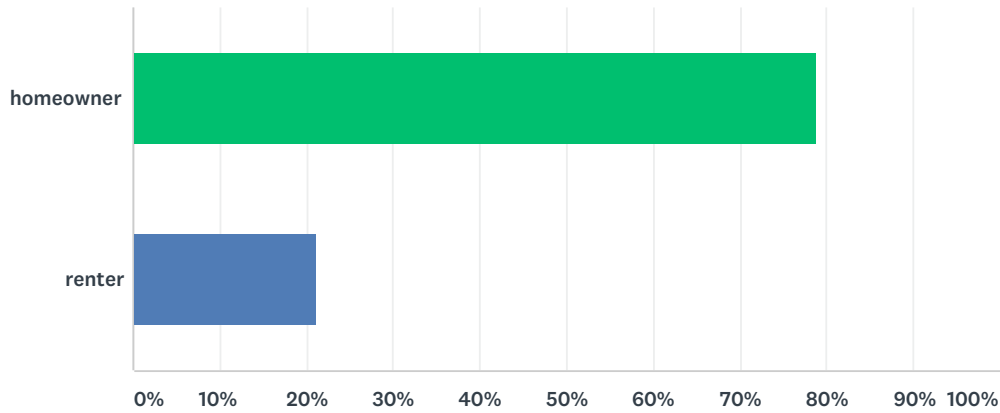
- Over the years, roughly 80% of The Village's parking has been taken away from the side streets with resident only 24 hour parking. The privately-owned parking lots are taking the brunt of this parking scarcity.
- Bring back 2 hour parking during daytime hours from 9 to 5 through the week days at a minimum on side street blocks connected to Cook Street and the Village.
- Cook Street Village is a destination not just community servicing, so reasonable access is very important. Local residents that walk to the Village for commerce need to recognise that their frequency alone does not generate enough income for businesses to succeed and day time parking is a reasonable request to maintain a vibrant mix of services.
- We believe it is important to maintain the existing parking along Cook St. and perhaps add to it by removing one of two Bus Stops at each end of the Village.

Keep middle turn lane

- The trucks that service businesses benefit from the middle turn lane and removing it would only displace more parking.

Q1 I am a:

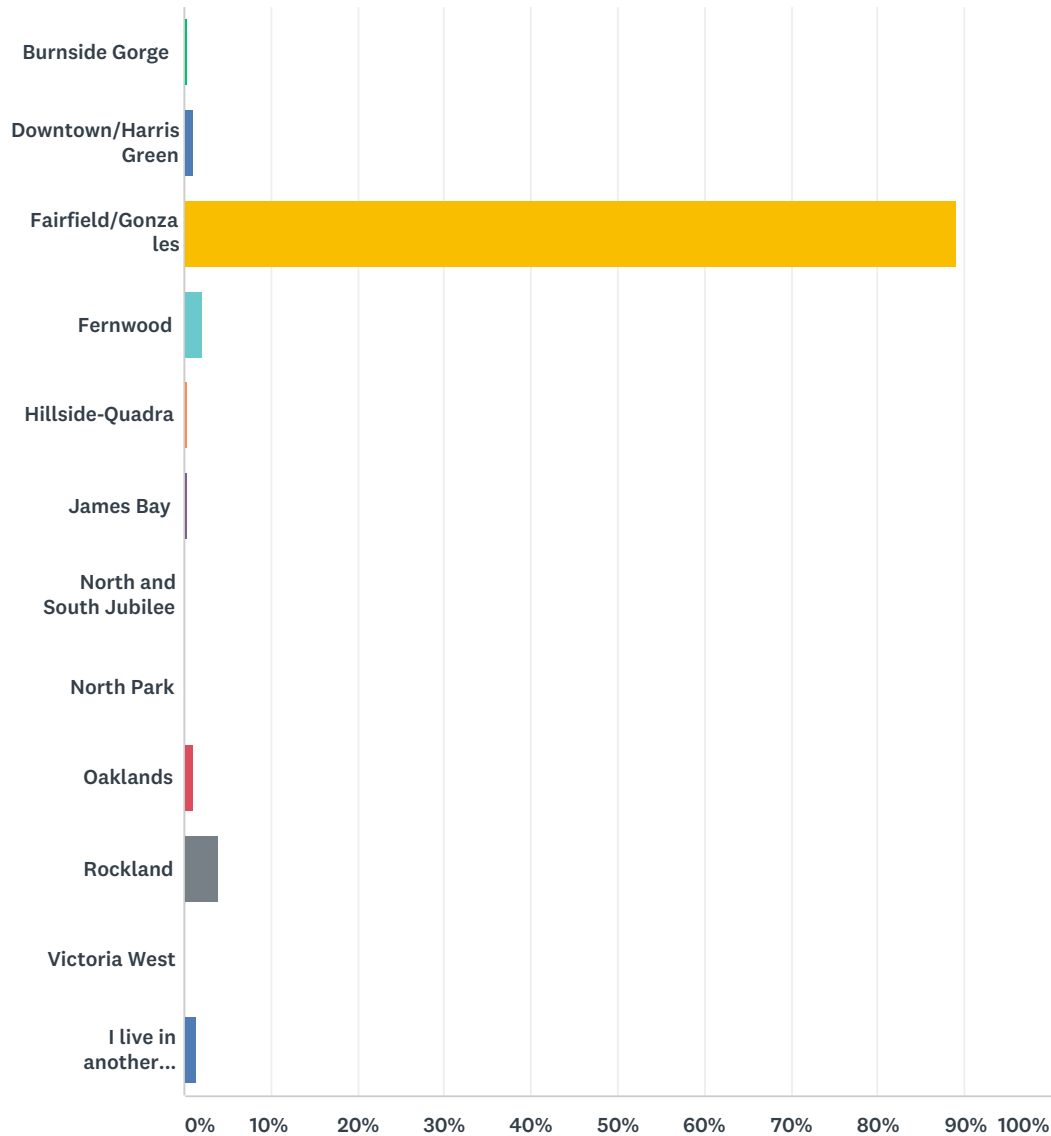
Answered: 199 Skipped: 2



ANSWER CHOICES	RESPONSES	
homeowner	78.89%	157
renter	21.11%	42
TOTAL		199

Q2 What neighbourhood do you live in? (check this map if you aren't sure)

Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Burnside Gorge	0.50%	1
Downtown/Harris Green	1.00%	2
Fairfield/Gonzales	89.05%	179
Fernwood	1.99%	4
Hillside-Quadra	0.50%	1
James Bay	0.50%	1
North and South Jubilee	0.00%	0

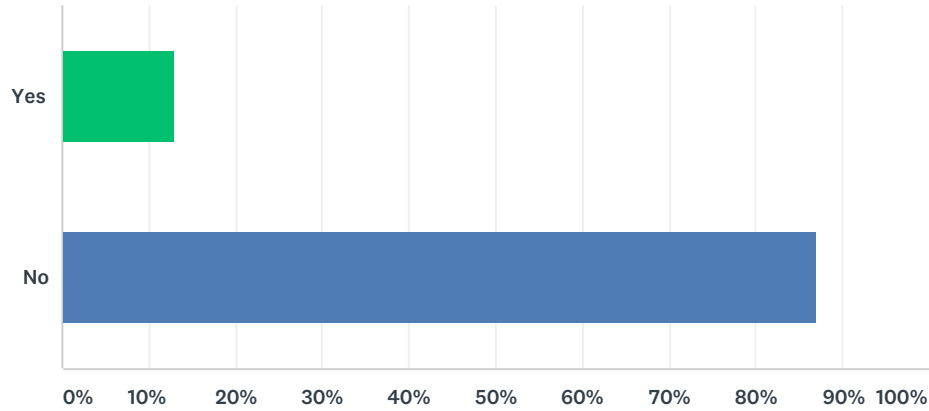
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North Park	0.00%	0
Oaklands	1.00%	2
Rockland	3.98%	8
Victoria West	0.00%	0
I live in another municipality (please specify)	1.49%	3
TOTAL		201

#	I LIVE IN ANOTHER MUNICIPALITY (PLEASE SPECIFY)	DATE
1	Saanich	6/11/2019 10:02 PM
2	Esquimalt	6/11/2019 9:56 PM
3	Esquimalt	6/9/2019 5:01 PM

Q3 Do you own or operate a business in Fairfield?

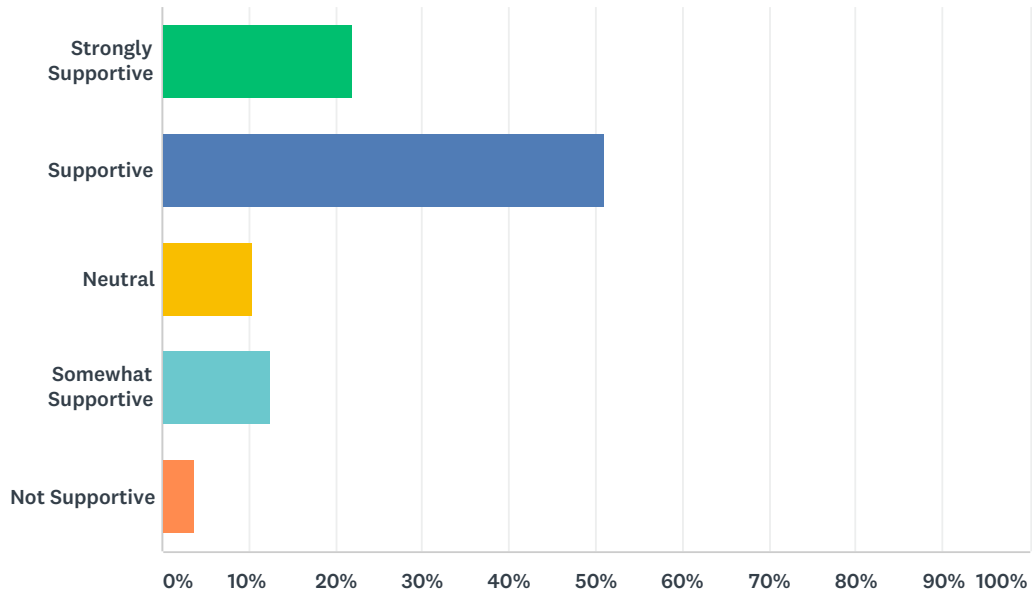
Answered: 200 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		13.00%	26
No		87.00%	174
TOTAL			200

Q4 Please rate how strongly you support the revised policy objectives, policies and guidance for Cook Street Village:

Answered: 182 Skipped: 19



ANSWER CHOICES	RESPONSES	
Strongly Supportive	21.98%	40
Supportive	51.10%	93
Neutral	10.44%	19
Somewhat Supportive	12.64%	23
Not Supportive	3.85%	7
TOTAL		182

Q5 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 117 Skipped: 84

#	RESPONSES	DATE
1	Do not put bike lanes on Cook. None.	6/20/2019 3:47 PM
2	We need to maintain a "village" feel to this centre in the community.	6/20/2019 3:30 PM
3	Ensure that three canopy is accommodated and that no excessive pruning is carried out. The chestnut trees on Cook St. are a major feature and critical to the city tree canopy and air quality/ carbon sink.	6/20/2019 3:23 PM
4	I wish to have a people friendly village that retains the character and scale of Fairfield.	6/20/2019 1:55 PM
5	need more density west of cook street for all lands, not retention of about 20 character homes; closing most of Vancouver street from park blvd to Pandora for bikes needs more density to ensure best use for bikes as bikes lanes are not	6/20/2019 8:47 AM
6	More density needed for all properties west of Cook Street, proposed partial closing of Vancouver street for bikes is a bad idea ...and at least more density is needed west of cook street to make best use of the proposed bike lanes/street closures to vehicles	6/20/2019 8:42 AM
7	a solid 4 storey street front will not look like a village. varying heights and pedestrian inserts between buildings is ESSENTIAL	6/20/2019 8:27 AM
8	Assurance that the tree canopy is accommodated without significant cutting back	6/19/2019 10:00 PM
9	Allowable height in CSV has been reduced to 4 storeys with max height of 13.5 m from 6 storeys allowed for under the OCP. However the FSR (density) has remained as high as 2.5:1, potentially resulting in a significant increase in site coverage and reduced setbacks. FSR should not exceed 1.5:1	6/19/2019 1:41 PM
10	I agree with the stepping back of buildings on the upper floors to ensure a compatible pedestrian experience at grade and I support limiting height to 4 storeys which should be strictly adhered to	6/18/2019 9:27 AM
11	I like that the buildings are no higher than four storeys and that they are set back. I like the steps to support mature trees, pedestrian spaces, safe cycling. Public benches would be nice.	6/17/2019 11:21 AM
12	Setbacks are important to allow for mature trees and greenery. This gives an area a feeling of calm even if it's denser and busy.	6/17/2019 7:34 AM
13	Building being constructed in Cook Street Village greatly overwhelms the site, has affected access along side streets and has altered street dynamic to its detriment. Many shops have been forced out with more to come.	6/16/2019 5:02 PM
14	Too little and too late to save Cook Street Village.I am very disappointed with what has been approved for Cook Street Village.The 6 storey building now under construction overwhelms the street, dominates the area and has disrupted accessibility to side streets, not to mention loss of parking for businesses.The dynamic of the street has been greatly altered to the community's detriment. Even 4 storeys is potentially too high for that area unless stepped back so that street views are not blocked or impinged. Some of the businesses that created the community feel of the area have been forced out and more will be at this rate.	6/16/2019 4:11 PM
15	more needs to be done. e.g. definitely no bike lanes. more parking. no obstruction to traffic flow.	6/16/2019 10:02 AM
16	I like the set-backs in the buildings and the pedestrian spaces.	6/15/2019 4:34 PM
17	It appears you have taken pedestrian concerns seriously. The set-back regulations for the different levels are good.	6/15/2019 3:53 PM
18	With increasing population and government workers needing to travel north out of James Bay, it is important to provide adequate north/south road access, including Cook Street	6/15/2019 2:59 PM
19	Preserving the current ambience.	6/15/2019 7:06 AM

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20	Less parking on Cook Street to allow for easier cycling. Cook Street is very difficult to cycle on.	6/14/2019 3:00 PM
21	pedestrian friendly, good quality design of buildings, streetscapes, public spaces aging in place dependent upon affordable appropriate housing options	6/14/2019 2:01 PM
22	Ensure that proper tradeoffs are being considered if council is seeking "Non-market housing" so that builders still have the incentive to build housing in the area	6/14/2019 11:33 AM
23	being able to age in place is very important and will depend on appropriate rental housing being available	6/13/2019 6:55 PM
24	We'll need new trees too! Changing climate conditions may make it hard for older trees to survive to their estimated lifespan. Also, more protection for current renters needed. Also, more bike parking in front of Also secure bike parking in new rental development- more bike parking needed. Please slow traffic on Cook Street Between the village and Dallas road by a road diet that adds protected bike lanes. I know the office route is through the park but that is hilly and annoying for transportation cycling.	6/13/2019 6:40 PM
25	What does "non-marketing housing" mean? Provision of visitor/tourist accommodation near Cook Street Village should be encouraged and facilitated.	6/13/2019 6:16 PM
26	Wish only 3 storeys. Not have roof gardens which are not considered as an additional storey. As at Pendergast.	6/13/2019 4:00 PM
27	not enough being done to make it a successful commercial centre. The shops need more parking. despite the OCP, it appears that bike lanes might still be a possibility on Cook St. This is completely against majority public opinion.	6/13/2019 3:55 PM
28	These policy objectives are the result of substantial community input and discussion, and accurately reflect that discussion	6/13/2019 3:28 PM
29	It's a commercial center and therefore the businesses should be in charge of this, their wishes are obviously not being presented, for example they want higher building heights and they are screaming for more parking. The demand that there be NO bike lanes anywhere on Cook St has been very loud and clear to Council yet this is not mentioned at all - it is a very critical item. The pop-up showed that Council is going to put bike lanes on Cook St as part of the OCP plan. This is directly against the wishes of the public so is against all morality if not against the law. This is very underhanded behaviour.	6/13/2019 1:44 PM
30	too much focus on cycling, too much focus on density, building height in Village should be at least 5 stories, it's been very loud and clear that there should be NO bike lanes anywhere on Cook St yet this is not mentioned.	6/13/2019 1:30 PM
31	This is better than 6 storey OCP but should also encourage 2 and 3 storey buildings in the village	6/13/2019 9:45 AM
32	An essential feature of Victoria is its architectural character & sense of community, the proposed plans do not take these into consideration The sleek buildings, increase density lead by developers do not address our housing crisis, as these developments do NOT provide for low income or @ least market value dwellings	6/13/2019 8:19 AM
33	Gentle density is an oxymoron, think of gentle mugging when you hear it, because that's how it will be used by developers...	6/13/2019 8:04 AM
34	My 85 year old mom and her buddies all live in Cook Street Village and love it. They all walk to everything because it's all handy. Anything to keep the Village pedestrian friendly but allows for the mobility challenged (young families to seniors) needs to be thought about.	6/13/2019 6:21 AM
35	There should be a clear value for heritage housing and traditional residential housing.	6/12/2019 10:49 PM
36	Stop destroying houses and replacing them with buildings that destroy the "Village feeling". Do not add to the Cook St Village, it is already "high density"...	6/12/2019 4:37 PM
37	Get going please! More than 3 years of "engagement" is enough!	6/12/2019 2:40 PM
38	the last 2 points are too vague and open to manipulation, these 2 points are far too complex to be a support/non-support answer based on how they are stated.	6/12/2019 2:39 PM
39	Support higher density, eclectic vibe, pedestrian -friendly. Car parking at the back of stores if possible. Encourage retail and restaurants on lower levels with condos on top, (maybe a policy that all condos can be put in a rental pool - therefore the potential for more rental stock)	6/12/2019 12:39 PM

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40	I'm surprised building heights would be limited to 4 storeys in this most central part of the neighbourhood. Everything else seems great, but that seems surprisingly limiting in the neighbourhood's biggest centre. Would love to see higher buildings here.	6/12/2019 10:44 AM
41	A four storey limit might not provide adequate density, five or six storeys would be more appropriate. A dedicated protected bike lane would also be excellent.	6/12/2019 10:28 AM
42	4 stories is great for most projects, but exemptions should be made where there is public benefit to increased density, i.e. offices to support family doctors, low income/seniors housing, bike lanes and safer/bigger pedestrian areas.	6/12/2019 9:37 AM
43	I think a four storey restriction may be too limiting, some buildings could work with a few more storeys — keeping them under 6 could allow for more affordable housing options.	6/11/2019 10:06 PM
44	Elements I support - Mature trees, pedestrian-friendly; rental housing & affordable housing I don't see any reference to enhancing/encouraging biking which is also very important.	6/11/2019 7:34 PM
45	Protected bike lanes or priority to bicycles on the street.	6/11/2019 7:30 PM
46	cannot think of anything	6/11/2019 6:02 PM
47	I feel more height beyond 4 storeys is fine with appropriate design.	6/11/2019 5:56 PM
48	keep the area "low key", limit traffic / speed, pedestrian and bike safety and comfort should be priorities	6/11/2019 4:47 PM
49	I would sacrifice more road width (eg centre lane) for wider sidewalks	6/11/2019 4:34 PM
50	maintaining and creating wide setbacks and stepbacks, as well as the maturity of the area is important to continue to keep it an attractive neighbourhood, if it gets overly crowded, parking removed and larger buildings added with smaller setbacks, the character of the neighbourhood will be ruined and it will defeat the purpose of supporting the local economy.	6/11/2019 12:24 PM
51	definitely need to keep the setbacks & encourage patios and green spaces	6/11/2019 11:33 AM
52	Increasing affordable housing and density for tax-paying renters and owners who want to stay in the area should be more important than concerns of a few businesses or the wealthy who don't want anything to change or affect their million-dollar properties.	6/11/2019 11:27 AM
53	Need to prevent densification and developments from reducing green spaces and creating a larger shadow	6/11/2019 11:23 AM
54	I am supportive of the objectives outlined above, but am deeply concerned about how these objectives get twisted or forgotten in actual practice not just by developers and politicians but also by the City staff to an extent (e.g. the development at the corner of Cook and Oliphant which should never have been allowed to have a fifth floor despite concerns raised by local residents about the transition to adjacent residential homes and lack of adherence to basic principles of sensitive densification that the objectives now belatedly reflect). I particularly appreciate the dose of reality the last objective provides, which until now, has been absent.	6/11/2019 10:28 AM
55	I would be more supportive if the DESIGN of new buildings in the Village were to have different shapes, sizes, colours, roof lines and not be a row of boxes. It has to look like a "Village".	6/11/2019 9:45 AM
56	Because protected Bike Lanes are NOT included!	6/11/2019 9:39 AM
57	No separated bike lanes included	6/11/2019 9:26 AM
58	Strong supporter of setbacks of multi storey buildings. We don't want monstrosities like the Abstract built condo on the corner of Richmond and Oak Bay - looks like a prison - no set back, no green space. Ugly, ugly, ugly, not at all in keeping with the neighbourhood.	6/11/2019 9:04 AM
59	I agree with the balance of priorities-	6/10/2019 11:28 PM
60	I believe the 4 story limit may be excessive. Light is an important aspect of any environment, as is a sense of spaciousness, having sky visible, etc. I like the commitment to maintain mature trees, and I would like to see more trees. I like public spaces, benches, wide sidewalks, and setbacks from buildings.	6/10/2019 9:48 PM
61	My mom who is a senior lives in Village and it has everything she needs in a walkable and mostly accessible place. Keeping it pedestrian friendly neighbourhood with "everyday" shops is key to keeping the Village special.	6/10/2019 9:23 PM
62	We need bike lanes on cook st which would make the village more vibrant and pedestrian friendly	6/10/2019 9:01 PM

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63	Max. building height stated in draft but not here in survey. Increased set back to accommodate business' use of storefront outdoor space e.g.dining etc. Currently quite restrictive. Current policy do not ensure more rental housing. Fairfield is not affordable.	6/10/2019 8:44 PM
64	I think the policy objectives are basically laudable. I'd like to see more support for market-based solutions, such as relaxation of zoning to permit increased density and consumer choice.	6/10/2019 8:31 PM
65	Design guidelines that minimize intrusion on existing residents - e.g. being overlooked by new build whether windows, or cameras etc. Space quality and residential change is affected by more than setbacks.	6/10/2019 8:23 PM
66	Height, set-backs, non-motorized priorities (walking, etc.)	6/10/2019 8:13 PM
67	Want to see more housing options for those of us who may be needing to downsize and the maintenance and increasing of local businesses so that we can continue to do most of our business by walking.	6/10/2019 7:35 PM
68	I like the limited building heights. Room for mature trees. Apartments above stores. I am concerned about whether the width of the road is being considered to be reduced. This is not a good idea. It is congested already.	6/10/2019 6:07 PM
69	As a package, it's balanced and good for the neighborhood. Important, however, to implement it, and not let development-by-development exceptions undermine the package.	6/10/2019 6:05 PM
70	I don't think we need new public spaces in cook st village. Just wide sidewalks 4-6m with recesses in new buildings. The development at the former pic a flick was perfect.	6/10/2019 5:10 PM
71	Makes sense. The boulevards are under utilized.	6/10/2019 4:18 PM
72	This plan is still going in the same direction, and does not reflect the desires of the neighbourhood.	6/10/2019 11:35 AM
73	I believe 4 stories is too high. I would like to limit it to2, max 3. I want to see any affordable housing or below market units that are promised along with variations to current zoning be mandatorily placed within the same community that the zoning change request property is in. I agree with increasing set backs however in this poll you do not state what the current average set back is in cook street village so it is impossible for a person to know how to relate this to what the village currently looks like. I cannot support the current set backs proposed without this information. I would want set backs to be similar to what is currently in the village. The new building across from Oxfords that is being built is way too close to the sidewalk and casts a very large shadow onto the street.	6/9/2019 11:58 AM
74	Dont put up bike lanes. Add more parking, repair infrastructure such as the roads on cook and blanshard.	6/9/2019 11:56 AM
75	Increased density through higher buildings would be fine by me. The more people we can find homes for in the cook st village area the better.	6/9/2019 1:09 AM
76	I like the stepped back street front design.	6/8/2019 11:29 AM
77	1. Mistake in picture above. The trees is 10 metres high and because on the west side there are two line running through has branches extending lower down. Need to put setback after 1st floor 2. 4 storeys are too much for village, 3 please 3. The pictures of the building design do not have the same interest/variety as older buildings.	6/7/2019 11:09 PM
78	I love the idea of people being able to move through their neighbourhood without the use of a car. The wider sidewalks and mature trees are great for pedestrians to maneuver around Cook Street Village. I would like to see building heights increased to five storeys. I feel it would provide developers with more flexibility in terms of providing more affordable housing, rather than having less units to sell with a four storey building.	6/7/2019 11:04 PM
79	1. Mistake in set backs and stepbacks diagram. The real situation on the west side is that the trees are much taller (10 metres) and filled out sooner from double lines running through. Stepbacks should be after 1st storey. 2. 4 storeys too much, 3 at most for a village. 3. I don't know what the guidelines for design are to be. 4. The "good quality" designs in diagrams do not have the quality, interest and variety of the historical. Also new buildings are made of plywood, not so environmentally good.	6/7/2019 4:49 PM
80	As people continue to move to victoria, I think it's important to make use of the space we currently inhabit, instead of contributing to more urban sprawl. I'm very supportive of the policy goal to encourage housing above shops.	6/7/2019 3:33 PM
81	Limit building of contemporary design housing as it doesn't fit it with the traditional design housing	6/7/2019 1:15 PM

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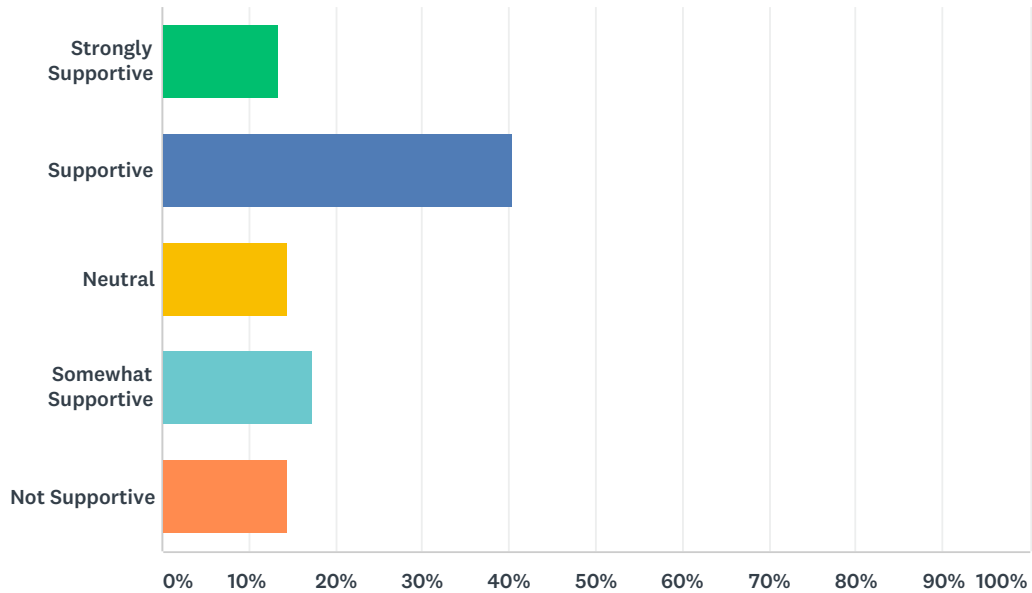
82	MORE outdoor cafe and dining options please. We live in such a beautiful, year-round climate that visitors and local love to experience while we're here! Plus, Cook Street village affords great people watching due to the strong cycling and pedestrian culture. All the more reason to support patio and sidewalk culture.	6/7/2019 10:56 AM
83	Construction traffic calming measures. I live on Oscar past linden and am concerned that both ends of my street will have major construction soon, causing our street to be clogged with illegal parking, traffic congestion and noise.	6/7/2019 10:21 AM
84	Housing affordability needs to be a priority within the limited design, not excused because of it.	6/6/2019 11:56 PM
85	I feel we already have plenty of space for pedestrian walkways. The village could use support to bring in more restaurants and store fronts.	6/6/2019 10:36 PM
86	I'm very supportive of additional gathering spaces, and keeping boulevards wide, as well as the setbacks and stepbacks for trees. Also very supportive of cycling and pedestrian friendly networks.	6/6/2019 9:05 PM
87	This is the heart of a 'village'. More place for pedestrians and community activities is good. Traffic should be drastically reduced as well as on-street parking on Cook street. Increase bike racks. People should feel they need to reach the village on their feet. Greater height of building should be encouraged to allow more rentals. This is crucial with the current housing crisis.	6/6/2019 7:29 PM
88	I would like to see more traffic management which slows traffic (e.g. roundabouts), better integrates traffic with pedestrians (e.g. centre-lane boulevards), moves parking underground and encourages walking.	6/6/2019 2:40 PM
89	I agree with sharing the road with cyclists and keeping all the existing parking. I would be more supportive if more parking were created by removing "residents only" parking on the side streets. Home owners converted their garages to rent out for profit; they should either pay for reserved street parking or let anybody use it.	6/6/2019 11:49 AM
90	'Policies and guidelines' are not enough. It should be 'regulations and restrictions' to avoid corrupt council members working FOR, not with, developers.	6/6/2019 11:43 AM
91	You recognize that the viability of affordable housing or amenities may be limited on some sites during a housing crisis. I think priorities for this city are skewed towards developers and not people who actually live here and continue to face rising costs of living. It is great to have nice public spaces but I am curious who you think will be using these spaces if many people can't afford to live here and struggle to make ends meet. Many of us will be forced out of our neighborhoods due to rising rents.	6/6/2019 11:26 AM
92	What is the definition of "affordable housing?" Will the housing be pet-friendly?	6/6/2019 10:59 AM
93	Particularly like to see increased pedestrian friendly designs and reducing all traffic in Cook Village.	6/5/2019 9:57 PM
94	I would support higher densities including taller buildings as long as these were tied to adding below-market rentals	6/5/2019 3:00 PM
95	The changes seem mostly NIMBY driven. In particular the limit to building height. In the core of CSV building height should be either 5 or 6 stories	6/5/2019 1:19 PM
96	I am happy with the increased setback to allow the trees to go and the maximum 4 storey limit. It is important to keep it sufficiently open that the buildings don't loom over the sidewalks and roadway	6/5/2019 10:52 AM
97	Building heights should be limited to 2.5 stories. 4 stories block the sun, create wind tunnels, create a dark, shaded wet streetscape.	6/5/2019 10:46 AM
98	The 4 story zoning is too much for the area, too much shadowing of sun and makes the street seem confined and dark. 2.5 stories would be much more appropriate for the villa	6/5/2019 10:37 AM
99	I would encourage that the height restriction be 3 stories maximum, rather than four. This is in view of a recent build close to my home that, even though it is an allowable three stories, because the building is completely above ground (not usual in our neighborhood) and it appears that ceiling heights may also have added height - the overall structure now towers above surrounding single family homes. Something got missed in the details here! I do not want to see more of this.	6/5/2019 8:45 AM
100	This is a much desired area and therefore affordable housing may not be a possibility.	6/5/2019 7:50 AM
101	We don't want towers in the neighbourhood. We own a house in Cook Street Village and someone is building a massive garden suite with four decks next to our fence. We hate it!!	6/4/2019 9:55 PM

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102	height limit is totally reasonable. Replacement of older "tatty" buildings was/is a good idea. Appears to be planned sensitively	6/4/2019 9:40 PM
103	I think we should not limit to 4 storey.	6/4/2019 7:51 PM
104	There's no need to retain any surface parking at Fairfield Plaza beyond new parking spots along Fairfield Road. There is no reasonable need for brand-new non-market housing in Fairfield.	6/4/2019 7:07 PM
105	The village could use some enhancement and additional amenities. More side street temporary day parking would be welcome to businesses.	6/4/2019 5:32 PM
106	There should be a stronger commitment to affordable housing in the neighbourhood.	6/4/2019 5:27 PM
107	The ideas are great but I have no confidence that this city hall-political and bureaucratic, will have the ability to do any of this given the experience of the Fortin's Folly blue bridge and some goofy bike lanes to satisfy Helps/Issitt	6/4/2019 4:33 PM
108	I like the idea of maintaining the beauty of the area by avoiding tall buildings and the idea of maintaining mature canopy for shade and its beauty.	6/4/2019 2:57 PM
109	I like the move to 4 stories and proposed setbacks on upper stories. More sidewalks and pedestrian/cycling spaces also excellent.	6/4/2019 2:56 PM
110	Not supportive of affordable housing in this area	6/4/2019 2:44 PM
111	People like Fairfield for its open spaces, large properties, and close to beacon hill/ dallas road. What qualifies as "quality design"? Do not feel that non-market housing is appropriate. People have paid an insane amount to purchase in this area for this area. Any new housing needs to fit in with the EXISTING area, not cater to council's wish list.	6/4/2019 2:42 PM
112	Building heights should be strictly limited to 3 storeys. Bike lanes should go along Cook Street because that is where cyclists want to go, not along Vancouver Street, which is hilly and out of the way. Rezoning to increase density at the expense of trees and green space should not be permitted.	6/4/2019 2:37 PM
113	Does improvements for cyclists refer to street improvements in the form of a bike lane?	6/4/2019 2:17 PM
114	I would support all except increased rentals.	6/4/2019 2:15 PM
115	I would be more supportive if the four stories was specified as a specific feet and inches height and if the mezzanine floor was included in the height limitation. I do not support any rezoning to allow additional height for any reason.	6/4/2019 2:05 PM
116	Need more density. 4 stories is unacceptable -- 6+ please. Sidewalks make no sense. Sidewalk in front of Moka House is way too narrow and has public benches, yet area in front of PokeFresh is full of ugly newspaper stands. That part of the street could use some serious design changes (flower beds, public benches, etc)	6/4/2019 1:59 PM
117	I am very supportive of making building concessions for the beloved mature horse chestnut trees in Cook Street village. I am also a fan of wider sidewalks to accommodate more seating and especially outdoor dining / patio spaces so that residents and visitors can enjoy the area on a nice day. I know that parking in Cook Street village can be an issue, I wonder if installing parking meters / paid parking would be a consideration to increase turnover and revenue. I would sure like to see more demand by the city for affordable rental housing in any new developments, and wherever new zoning is proposed.	6/4/2019 1:51 PM

Q6 Please rate how strongly you support the revised policy objectives, policies and guidance for Fairfield Plaza:

Answered: 173 Skipped: 28



ANSWER CHOICES	RESPONSES	
Strongly Supportive	13.29%	23
Supportive	40.46%	70
Neutral	14.45%	25
Somewhat Supportive	17.34%	30
Not Supportive	14.45%	25
TOTAL		173

Q7 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 126 Skipped: 75

#	RESPONSES	DATE
1	The soil conditions and seismic concerns do not support anymore density than what is currently there. Allowing underground parking is negligent on the city's part.	6/20/2019 5:25 PM
2	I support the reduction to density from the initial proposal. However, I think 5 stories is too high. I also appreciate consideration is being given to the soil and stability in this area around Ross Bay.	6/20/2019 3:41 PM
3	Two three and possibly four story buildings. Five is to high for that neighbourhood and opposite the cemetery. This is a large urban village, not a downtown shopping centre.	6/20/2019 3:26 PM
4	I like the smaller scale, pedestrian friendly concept with stores to serve the local area, more tree plantings and sensitive transitions to surrounding neighbourhood. Five storey buildings are too tall.	6/20/2019 2:03 PM
5	illustration shows 1-3 storey buildings NOT 3-5!!! misleading I do not understand the need to eliminate higher density townhouses but add height to the plaza itself. Townhouses are for families, flats above shops not so much. Suggestion: More real housing rather than condos	6/20/2019 8:31 AM
6	No Five storey buildings - preferably two and three	6/19/2019 10:09 PM
7	greater density along Fairfield Rd (TR Sub area 3), since this is a major bus rout	6/19/2019 1:44 PM
8	five storey buildings seem too high, will create a high-rise valley effect.	6/19/2019 11:05 AM
9	Parking lot that large is unsightly, encourages driving over walking and cycling. It's unsafe for all 3 modes. Why not move it underground and make more people-friendly use of the space?	6/18/2019 12:36 PM
10	I agree with the notion of housing above small local serving shops. I agree with the notion of public gathering area within the site but I DO NOT agree with 5 storeys on any portion of the site. Cook Street village was limited to 4 storeys and I believe that 3 storeys at the north portion of this site and 4 storeys at the SE corner is sufficient (subject to affordable housing as quid pro quo) I believe that traffic/parking on site should be either underground or under at grade under a building (for example the grocery store) I think that the interior of the site should be dedicated to pedestrian movement and enjoyment and allowing cars therein runs contrary to that objective. It is important that shadow analysis be done for public gathering places 12 months of the year as folks here often gather outdoors in winter as well. Don't want to lose that because of overheight portions of the development.	6/18/2019 9:34 AM
11	Would appreciate it if the development could be pedestrian and cyclist friendly! Additional crosswalks are needed in addition to the one at St. Charles and Fairfield Road and other traffic calming measures are much needed in this area. We cross St. Charles at Brooke St/Chandler Ave every day to get to school and there is no safe place to cross.	6/17/2019 8:56 PM
12	Like the idea of public seating, tree planting, transition to Ross Bay Cemetery. Please provide more places to lock up bicycles.	6/17/2019 11:33 AM
13	3 storey max buildingd	6/17/2019 11:26 AM
14	I am somewhat supportive of the overall direction, with the exception of 5-storey residential buildings on the site of the plaza. 3 stories fits with the character of the neighbourhood and supports enhanced density, but heights above this seem to alter the character of this area significantly.	6/17/2019 9:52 AM
15	Asthetically the picture looks nice than what is currently there. Housing on site would be good.	6/17/2019 7:38 AM
16	There should be adequate parking for businesses. While many walk or bike to pick up small items, most still use vehicle for big weekly shop. The site is not that large so keep any re-development to modest scale, e.g.limit number of storeys to 3) so as not to overwhelm the site. We don't want a repeat of the building (next to historic farmhouse). And, don't need another Tuscan Village at the location.	6/16/2019 5:07 PM

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17	The objectives, as stated, are too ambitious given the size of the area. There should not be consideration of four and five storey buildings even along Fairfield Road. The plaza should support sufficient parking for the shops. Even current parking is overwhelmed. While many walk to pick up small items, most take a car for weekly shopping. That reality will not change and what is being proposed is going to make it much more difficult. Saanich's Tuscan Village does not work. Victoria should avoid a repeat.	6/16/2019 4:19 PM
18	where would a plaza, as envisaged, go? Not much space. Insufficient support for infill spaces. smaller plot size regulations would allow more single family homes in an area that is mainly that type.	6/16/2019 10:07 AM
19	I especially approve of underground parking so the center space is left for pedestrian enjoyment, a sand box and flowers.	6/15/2019 4:36 PM
20	I love the idea that parking is underground and I like the treed, pedestrian friendly plaza in the centre.	6/15/2019 3:59 PM
21	Parking needs to be available. Not everyone can ride a bike or take transit to obtain their groceries.	6/15/2019 3:01 PM
22	Housing above the shops at the Plaza seems a good idea. Parking is an issue.	6/15/2019 7:08 AM
23	Like the idea of more street furnishings, less parking and more trees.	6/14/2019 3:03 PM
24	small urban village designation need to ensure well designed, green buildings	6/14/2019 2:03 PM
25	It concerning as dense townhouses and density should definitely be more prevalent around urban villages into traditional neighbourhoods. This can result in a more exclusive neighbourhood to those who arrived first.	6/14/2019 11:37 AM
26	I want higher density to help provide more rental housing. Selfish boomer homeowners should not get to keep out density that would support solutions to our housing affordability and availability crisis. This is unconscionable and makes so angry. Put the density back in please! Also, we declared a climate emergency. NO NEW CAR PARKING!!!!!! There is NOT a car parking shortage in the village. There IS a bike parking shortage in the village. Make the businesses advertise their parking lots behind their stores. That pay parking lot needs to be full all the time and other spots be pay parking before even considering adding any parking. Also I know this is a BC Transit issue, but free busses for youth will do nothing when our neighbor hood has ever half hour service that ends at 7:30pm!!! The #3 is inadequate. Please work with B.C. transit to find more service in south Fairfield.	6/13/2019 6:49 PM
27	Not 4-5 storey buildings.. A gathering place is a good idea but how to incorporate and have some parking. Will still need parking. This shopping area has the worst parking in Victoria.	6/13/2019 4:04 PM
28	Not enough negation of densification.	6/13/2019 3:56 PM
29	Higher densities close to Fairfield Road will help to reinforce its role as a major transit route in Victoria. The plan also reflects the fact that Fairfield Plaza is unlikely to be redeveloped in the near future, but provides appropriate guidelines in the event of redevelopment in the lifetime of the plan. Note that revising Fairfield Plaza from a large to a small urban village has implications for the OCP and projections of where population growth is expected to happen in Victoria.	6/13/2019 3:32 PM
30	Appears to be a fairly balanced approach.	6/13/2019 12:06 PM
31	Reductions of parking at grade will cause big problems. Even if this this doesn't happen there should be much larger provision of covered bike parking in Fairfield plaza.	6/13/2019 9:49 AM
32	However simply put, this is an inappropriate location for residential..	6/13/2019 8:59 AM
33	The building of 4 & 5 storey buildings will set a presedent, as the city already has w/Hudson, negatively impacting our community	6/13/2019 8:24 AM
34	I go to Fairfield plaza everyday and the demands on the parking lot are not decreasing. Increasing density is a good idea around services but most people still drive to grocery stores or the big shop especially if they have a family. Plazas are nice but I would rather have a parking spot over a cup of coffee in a plaza next to a parking lot.	6/13/2019 6:31 AM
35	I am always worry about the "drawings" with beautiful trees and nice set up....will it really be like that ? Or the developer will tell us that he/she has to change the plans so that they can afford to build...we have seen this happen many times...	6/12/2019 4:40 PM
36	The businesses are dying, Thifty's bulging at the seams, the place is badly in need of upgrading.	6/12/2019 2:42 PM

Fairfield Neighbourhood Plan Survey

37	far too often plans are not carried through, so it's very hard to support proposal based on pie in the sky	6/12/2019 2:41 PM
38	Townhouses would be a good addition. Design in very important as is public seating, public art and good washrooms. (A Public Art Washroom complex). Limit car parking and put it at the back of the retail stores.	6/12/2019 12:43 PM
39	I'm disappointed in the recent changes to get rid of townhouses, density and/or taller developments in this area. As someone trying to move my family to this area (but who doesn't qualify for non-market housing), a small townhouse was my only option. Now it looks like that won't happen. My kids attend Margaret Jenkins because our local school in our current neighbourhood didn't have enough space for them, and now we're stuck driving across the city twice a day. We'd love to move to Fairfield, but can't afford it unless you allow for townhouses and more density.	6/12/2019 10:48 AM
40	The reduction in density and support of at-grade parking will continue car reliance in an area where it shouldn't exist.	6/12/2019 10:30 AM
41	Pedestrian and bike access must be maintained and improved to this plaza. Access to stores should be comfortable for this with walkers, wheelchairs, and strollers, with wider sidewalks and safer pathways through car parking lots. The fact that so much of the density has been removed from this plan is sad and shows a lack of foresight. Maintain neighbourhood character? Sure, but not at the expense of a well designed, accessible, affordable housing. AAA Bike facilities that lead to commercial areas like the plaza, would be critical to mitigating traffic, and increasing traffic to the businesses.	6/12/2019 9:45 AM
42	The plaza has accessibility issues. Its stressful entering/exiting with a baby stroller. For those in scooters or wheelchairs its not at all accessible. There should be immediate improvements made regarding accessibility.	6/11/2019 10:47 PM
43	The community space is welcome with plantings. Hope that the area won't lose density, to keep it a vibrant area with a mix of incomes and families.	6/11/2019 10:10 PM
44	This generally looks good. I don't see a reference to biking and how to support/encourage it. There should be a decrease in vehicle parking in desirable locations to encourage alternate forms of transportation (transit, biking, walking...).	6/11/2019 7:38 PM
45	Consideration of bike infrastructure to and from the plaza. Priority to bikes and pedestrians over cars.	6/11/2019 7:33 PM
46	need more information on the density issue	6/11/2019 6:04 PM
47	Sad that housing opportunities have been reduced in this neighborhood, although those working against housing density will be the ones to regret this result most of all when they try to downsize from their large single family dwellings into housing in the same neighborhood.	6/11/2019 5:58 PM
48	keep the small businesses which do service the direct area; have a more pedestrian/bike friendly space, instead of walking through a jammed parking lot	6/11/2019 4:50 PM
49	As a major transit route, there should be higher densities all along Fairfield Road. I like some of the density proposals now withdrawn	6/11/2019 4:39 PM
50	If there is an option to put parking underground and have a larger plaza area (like a mini-uptown), I would prefer that. I support increased density of commercial.	6/11/2019 3:28 PM
51	I appreciate the addition of a more treed spaces, sensitivity to transition between the plaza and green spaces as well pedestrian focused design. Changing the neighbourhood plan to small urban village is also a step in the right direction. That said, keeping the height restrictions to 3 stories I think is very important to maintain the character of the neighbourhood and surrounding area, as no one wants to look at a towering building compared to many one story character homes.	6/11/2019 12:35 PM
52	I don't believe its required to have housing at this property. There is already too much traffic. Keep it commercial zoned only.	6/11/2019 12:15 PM
53	buildings should not be higher than 3-4 story due to shadows particularly when next to single family housing as this impacts not just light but a homeowners ability to grow food!	6/11/2019 11:36 AM
54	The plaza has lots of wasted potential. Need to get moving with re-development of it. Would be great if the parking could be moved underground. I'd support larger/higher housing development if that's what it took to liberate more surface space for the community. The plaza could be a real destination.	6/11/2019 11:34 AM

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55	Who are you consulting with?! Every young family and professional I know wants townhouses and Large Urban Village for density. If you are not hearing from them and only considering retired boomer nimbys you are doing this wrong. Low and middle-income families and seniors (not just the loaded ones) want to stay in Fairfield.	6/11/2019 11:30 AM
56	You seem to have not considered traffic flow and parking. Sadly cars are a reality and you need to allow for either street parking or compel developers to provide for parking in every development. Furthermore height and setback restrictions are a must! The city has abandoned these assets in recent development son Oak Bay Avenue. (i.e Jawl and Story developments)	6/11/2019 11:26 AM
57	The proposed objectives will hopefully prevent insensitive development in the future as long as they are respected and maintained.	6/11/2019 10:30 AM
58	If it were to look like your picture in Figure 4, I am all for it.	6/11/2019 9:50 AM
59	Given the increasing age of the population (who are the major taxpayers after all) convenient parking is more important than yet another unused "plaza"	6/11/2019 9:41 AM
60	As the population ages we need more convenient parking, access etc.	6/11/2019 9:31 AM
61	Parking is a problem in Fairfield plaza today. I only go there in off hours when only the grocery store is open as to avoid traffic jams in the parking lot and potential fender benders. Any increase in commercial activity, or housing will increase parking demands, no matter how much people are encouraged to walk, bike or transit. The aging residents will still drive. Also, I do not support 5 storey buildings along Fairfield - this would interrupt the streetscape considerably.	6/11/2019 9:10 AM
62	I like the increased trees, increased density, more pedestrian amenities and setbacks	6/10/2019 11:33 PM
63	This is a neighbourhood where mostly homeowners live (I believe). Yes, having a density and height restriction is important. Also, we need good walking/cycling paths and a transition from the cemetery.	6/10/2019 9:50 PM
64	Parking needs to be a consideration around the grocery store. Many of our neighbours are highly active but still want to drive when doing the big shop. The parking lot at Fairfield is a bit of a disaster half the time.	6/10/2019 9:27 PM
65	we dont need housing at the plaza	6/10/2019 9:02 PM
66	Reduced density for Fairfield plaza (on Major bus route is being taken up in part by Sub Area 1 Traditional Residential designation West of Cook St. Village where is are already a predominance of apartment buildings and if th remaining Traditional residences are lost much of the character of this area will also be lost. Fairfield Plaza and Fairfield Rd can take additional density.	6/10/2019 8:51 PM
67	The goals are laudable, I'm sceptical of how it will be possible to achieve them through non-market based methods and with self-protecting zoning & regulation	6/10/2019 8:36 PM
68	Missing is an understanding of parking pressures. While cycling objectives are fine, employees at Fairfield plaza and residents who have mobility issues use parking that is not only in but around Fairfield plaza. The proximate neighbourhoods already feel the pressure from this. What is the plan for increased traffic and parking matters that come with higher density?	6/10/2019 8:29 PM
69	Buffers, location of higher buildings, seems like a more subtle impact maintaining the neighbourhood-like atmosphere	6/10/2019 8:15 PM
70	Important to have local businesses that are part of the neighborhood. Encourages neighbours knowing and supporting each other. Reduces need for car travel.	6/10/2019 7:38 PM
71	Plan sounds positive. Would support underground parking rather than grade parking	6/10/2019 6:46 PM
72	I would have preferred the opportunity for increased density of housing and businesses in this area from the original plan.	6/10/2019 6:37 PM
73	I am concerned with how congested the plaza is now and how that will increase with new development.	6/10/2019 6:18 PM
74	No more than 4 stories high.	6/10/2019 6:13 PM
75	If we had continued with higher density, I would have been more supportive.	6/10/2019 6:09 PM
76	I shop there often and it could use a rework	6/10/2019 4:19 PM
77	5-storey is too high! This design is for a certain demographic that does not include the majority of people living in this area. You aren't listening!!!	6/10/2019 11:39 AM

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78	I am in support of reducing to a small urban village. I would like to see a maximum height of 2 stories on this site for the sake of the neighbors and they overall feel of the community. We enjoy the open feel we have and the view up to the north from Fairfield Rd when walking in the area which would be obstructed with a taller development. Neighbors of the plaza would also have people looking down I to their yards which is unfair to them. There is no mention of the gas station here which you pulled from the Gonzales plan and added to the fairfield plan. That gas station is important for this community. We all use it for our car maintenance and gas. I don't see how you could possibly add public spaces on this same footprint without a serious loss if parking which us already an issue. I have people parking I front if my house and going to the plaza all the time. Your proposed density increase simply isnt feasible.	6/9/2019 12:06 PM
79	More density is always my preference.	6/9/2019 1:11 AM
80	Good that you are retaining ground level parking, which is necessary to a grocery store.	6/8/2019 11:31 AM
81	1.Some good ideas and reductions -No 5 storey, although (I know that the mayor will want 5-6.) 2. Not sure how low a non market rent can be achieved, since new is always more expensive than older adaptation. 3. where will the parking be? 4. There is no need to call it SUV, simply state what it is: A commercial plaza,One can add A commercial/ housing centre.	6/7/2019 11:39 PM
82	The current design of Fairfield Plaza is incredibly outdated and does not provide a large enough space for Thrifty's. I like the look the mixed use space in Figure 4. It reminds me of the aesthetically pleasing design of the newer side of Park Royal in West Vancouver.	6/7/2019 11:09 PM
83	Don't like the idea of 5 storey buildings	6/7/2019 8:47 PM
84	1.No need to make this SUV, just call it what it is "commercial centre or" commercial/housing" 2.Be sure to leave enough commercial space when adding housing in order to fulfill supply function.	6/7/2019 5:00 PM
85	I'm disappointed that the opportunities for denser townhouses around fairfield plaza have been removed. I do like the idea of the creation of a public gathering space.	6/7/2019 3:36 PM
86	The plaza is not currently pedestrian friendly and safe due to lack of safe corridors across parking lot, and not inviting to passing pedestrians and cyclists. I support a plaza-like layout. Would support larger and/or chain stores here, as the small stores currently there seem to be cramped and congested (Starbucks) or closing (Individual Dry Cleaners is one example). Maybe some tweaks could help.	6/7/2019 11:00 AM
87	Fairfield plaza should be considered a large urban village. Support underground parking as that parking lot is one of the worst in the city.	6/7/2019 10:23 AM
88	Make the existing plan more accessible for people with disabilities. Ensure that St Charles Street does not become more of a thoroughfare to Fairfield than it already is.	6/6/2019 10:24 PM
89	Supportive of a public gathering space and tree plantings. Townhouses would be ok.	6/6/2019 9:10 PM
90	I like the new proposal but the photo is a bit scary. Small shops, more trees, more density, much more place to pedestrians, get rid of the cars and parking lots: this is all great!!!! The photo: this is a really artificial environment. Could we have something that could look like streets instead of a mall?	6/6/2019 7:40 PM
91	There is no parking around this plaza as it is. There is definitely no need to have housing above this already incredibly cramped space.	6/6/2019 5:02 PM
92	I would like to see more outdoor space like patios for the businesses, integrated rather than cut off from pedestrian walkways.	6/6/2019 2:42 PM
93	I am against density east of Cook Street. We are cornered by the ocean and Fairfield is one of the last neighbourhoods with large family homes and mature trees. I would be more supportive if the building height were maximum 4 floors.	6/6/2019 11:57 AM
94	I would be more supportive if this wasn't a shopping centre where most people need to park a vehicle to accommodate their shopping. Transit and cycling are wonderful, but no one is doing that when they are buying a week's worth of groceries. Our transit system is not reliable enough to displace these drivers and Fairfield plaza already has a massive parking problem	6/6/2019 11:47 AM
95	What is actually needed: more affordable housing and less commercial spaces..	6/6/2019 11:28 AM

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96	The less parking is offered the more supportive I will be. I really don't care about "at grade parking". The current mix of shops in the Mall is what makes it attractive. A commercial architectural monstrosity (think Tuscany Village) full of the same boring big chain offering really doesn't excite me. (PS I'm pretty sure if one google "architectural monstrosity" some pictures of Tuscany Village will pop in Google) Your Figure 4 image in the survey is prototypical of bad pseudo-friendly pseudo-contemporary urbanism / architecture. Full of wasted space, benches where no human would ever sit, concrete. Let's hope the result is not as terrible as this. I live on Stannard and architecturally it is one of Victoria's less interesting streets. Despite the local NIMBY and squealing I would totally support allowing the demolition of some bungalows to allow a denser environment.	6/6/2019 11:27 AM
97	Is the affordable housing tied to taller buildings? So that no taller building, no affordable housing? What are plans to deal with additional traffic and resource use?	6/6/2019 11:02 AM
98	Remove 5-story buildings from the plan to maintain the character of the neighborhood.	6/6/2019 8:58 AM
99	Good to see pedestrian friendly, greener design plans.	6/5/2019 9:58 PM
100	I would prefer to have retained the higher densities of the earlier plan. Increased density is necessary to meet climate goals and to create vibrant and diverse communities.	6/5/2019 3:02 PM
101	It is mistake to restrict density to the extent that is now being done in this part of the city. I think in the ongoing tension between the preserving that status quo, preferred by the current privileged single family home owners, and broader community health needs, this new version tips to far toward further privileging the privileged while preventing a move toward a more vibrant and diverse community centre.	6/5/2019 2:24 PM
102	There should be an opportunity for increased density immediately adjacent to the plaza. The most important thing for the neighbourhood here is a functional grocery store. Everything else is bonus	6/5/2019 1:36 PM
103	I am happy to see that the size and scope have been reduced. I like the Small Urban Village designation. Most of what is proposed I support but I am concerned about the 5 storey option near Fairfield Rd. I can't visualize what that would look like.	6/5/2019 10:55 AM
104	Your figure 4 shows a beautiful plaza space, at 2 stories. I would be very supportive of 2 stories for the Fairfield Plaza. Your proposed 5 story zoning for the plaza would destroy the social fabric of the community. How is 5 stories a transition to the adjacent Ross Bay Cemetery and Hollywood Park. 5 stories would be a disruptive development again going against your policy on "disruptive developments". The plaza should be 2.5 stories in line with the other developments along Fairfield road.	6/5/2019 10:51 AM
105	in figure 4 you show a great plaza space, 2 stories. In the proposed plan you are suggesting 5 stories? 5 stories is completely wrong for this area. It would ruin the neighbourhood and the adjacent streets. Why would this plaza be 5 stories when other small villages in the plan are 2-3 stories? How is 5 stories a transition to the adjacent Ross Bay cemetery and Hollywood Park? The Fairfield Plaza should be 2 stories as illustrated in your Figure 4.	6/5/2019 10:42 AM
106	I think that we need more affordable housing and more rental housing in this neighborhoods. A higher density would assist this.	6/5/2019 10:27 AM
107	Remove the affordable (non-market) housing near Fairfield Plaza. It should be elsewhere in the city. Housing should be "market" pricing in this neighborhood.	6/5/2019 9:57 AM
108	In general most of the plan appears good. I have two main concerns: 1) it appears that a significant amount of the current ground level parking area would be eliminated. I believe the existing sidewalk layout with perhaps some small additions would well accomplish the "feel" portrayed by the illustration above -- such as using the four corner areas plus an enlarged area midway on the longer walkway. 2) Depending on soil studies, the proposed plan may need to be reduced, however if possible, I do support having a mix of two to three stories above the shops area for professional services and housing, with the Fairfield and St. Charles corner to four stories rather than five.	6/5/2019 9:07 AM
109	This area is already at high density. It would not be desirable to transition to a higher density. A great improvement to not build underground parking.	6/5/2019 7:58 AM
110	We need a bigger Thrifty Foods in Fairfield Plaza and we need Thrifty Foods or Whole Foods in Cook Street Village. We do not want garden suites in our backyards. Put basements suites in first. Don't take away our green spaces by allowing garden suites. Just allow basement suites and houses to be raised.	6/4/2019 9:57 PM

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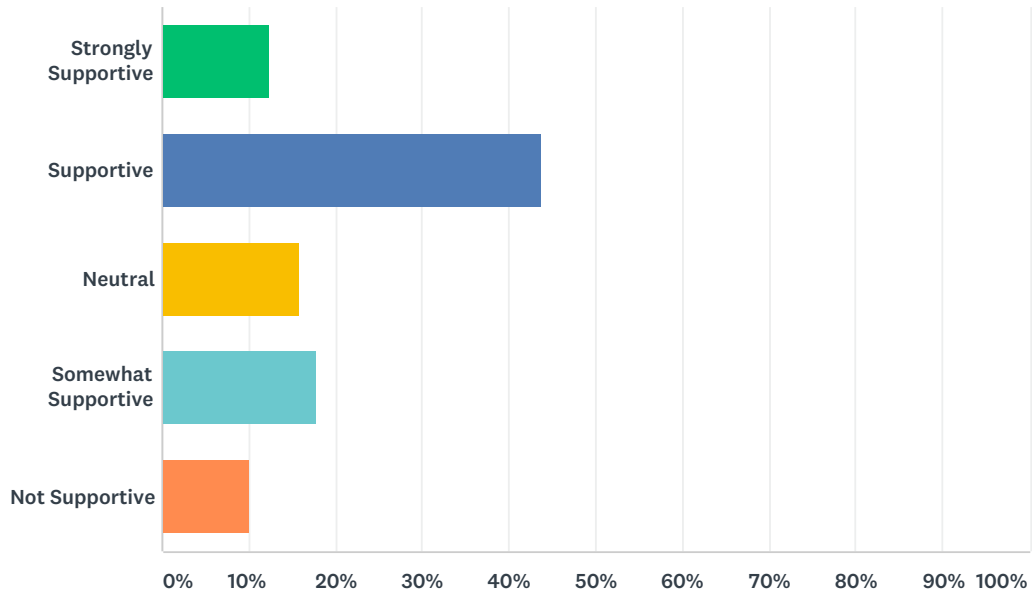
111	Figure 4 example seems quite appropriate. Main concern is that the current full service supermarket (Thifty's) is already overcrowded most of the time. There will be pressure to significantly enlarge - need to make provision for that	6/4/2019 9:44 PM
112	4 and 5 story buildings do not fit the neighbourhood. Am concerned that new builds will be granted exceptions to setbacks etc.	6/4/2019 9:35 PM
113	We bought in the neighbourhood because it is low and had no tall buildings cutting out our light. The plaza has always been zoned one story and the thought of it going 5 stories is ludicrous. It should be two or 3 stories max. If you go as high on the Fairfield Rd side as you say you want to you will block all the light from the first few houses on Stannard Ave. If this ever went forward and the higher stories went in on Fairfield Rd they should be at the East end of the plaza so it only impacts the Gas station and not the residents to the West. The buildings should be much lower towards Stannard on Fairfield Rd as to not ruin the properties and property values having a huge building right beside them. There should also be a large area between the plaza and all neighbouring homes on all sides of the plaza with trees and landscaping so the properties are not completely ruined by a massive structure beside them. I can't think of one neighbour that lives in the area that wants it to be 5 stories so I have no idea where the consideration for up to 5 stories came from. Also if the plaza was to rebuilt with a full service Grocery Store it should be built in the corner by the gas station with the loading bay on the gas station side so the neighbours don't have to look at it or listen to it. A grocery store also has to have its ceiling oven vents cleaned and their grease traps emptied and this all has to be done after hours and it is loud so it should be away from the homes. The compressors to run a store can also be noisy so that is another reason a large store should be in the corner across from the gas station. If their was underground parking on the site the entrance to and from the parking should be away from the homes as it would have cars constantly coming and going and would have to be monitored 24/7 . One last thing can the ground below the plaza take this kind of building. We have friends a few doors up from Fairfield Rd on Stannard and when busses go down Fairfield Rd the house rattles so I am not sure how this land will work for underground parking and 5 stories on top.	6/4/2019 8:34 PM
114	I think we should have denser townhouses around Fairfield.	6/4/2019 7:55 PM
115	The market ought to determine what businesses occupy these spaces. Certain vocal community members wish to impose their viewpoint of what businesses are suitable. The market reflects what the silent majority want.	6/4/2019 7:09 PM
116	Though I work in the village I predominately shop in the plaza and it could use some amenities.	6/4/2019 5:36 PM
117	There should be a stronger commitment to affordable housing in this plan	6/4/2019 5:28 PM
118	Don't think this council knows what low-moderate rental costs are! Thrifty's is too small. No room to park scooters, baby strollers, obviously they want cars to be used ad nauseum.	6/4/2019 4:37 PM
119	5 story buildings do not fit this area. 3 or 4 stories is enough.	6/4/2019 3:15 PM
120	I do not agree with four and five storey buildings which will totally change the nature of the neighborhood and will overshadow the smaller 1 to two storey houses. Additionally, this densification is proposed without offering attention to school district constriction, limited green space and small community amenities. The area has no additional parking and roads are not designed for supporting the population that 4 to 5 storey buildings would permit. Three storey building would be more suiting to this neighborhood.	6/4/2019 3:04 PM
121	I would like to see more density at this location and love the idea of affordable housing. Disagree with not moving some parking underground as this will allow further room aboveground for housing. Would prefer to see 4-5 stories as opposed to smaller developments.	6/4/2019 2:58 PM
122	Too many stories- should be 2-3 max. Parking is a major issue already- how will that be addressed? Again, how to address quality? Look at the commercial building built next to ross bay house- not suitable or transitional for the neighborhood.	6/4/2019 2:44 PM
123	Five storeys is two storeys too high in residential areas, even along "corridors."	6/4/2019 2:38 PM
124	We do not like the height of any possible future housing to be more than 3 stories. We agree the need to keep a full grocery outlet but would include underground parking for housing and also for stores/supermarket as parking is always insufficient in our mall. We have also asked the city to put in controlled pedestrian lights at the crosswalk but they felt it unnecessary which is crazy as so many people almost get hit there.	6/4/2019 2:24 PM
125	Height should not be 5 stories. Removes the neighbourhood feel	6/4/2019 2:07 PM

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126	More density. Sick of millionaires trying to have homes 5 minutes from downtown at everybody else's expense.	6/4/2019 2:00 PM
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Q8 Please rate how strongly you support the revised policy objectives and policies for Traditional Residential Areas:

Answered: 169 Skipped: 32



ANSWER CHOICES		RESPONSES	
Strongly Supportive		12.43%	21
Supportive		43.79%	74
Neutral		15.98%	27
Somewhat Supportive		17.75%	30
Not Supportive		10.06%	17
TOTAL			169

Q9 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 106 Skipped: 95

#	RESPONSES	DATE
1	guidelines are not followed by developers around how things should look. Fairfield is going to be ruined by this reckless plan	6/20/2019 5:29 PM
2	What are you thinking, approving the Fairfield United Church replacement that takes the building footprint right to the sidewalk? Monolithic and completely out of character.	6/20/2019 3:51 PM
3	I recognize we need more housing, and different options available, but scale is important to maintain the sense of community that makes this neighbourhood so special.	6/20/2019 3:43 PM
4	The revised plan indicates that a number of concerns have been heard and are reflected in the plan. Very nice to see the retention and reuse of existing homes, also support for housing that fits in with the existing form and scale of the surrounding neighbourhood. This will ensure that the traditional architectural character of Fairfield streets will be maintained. This is what identifies Fairfield and makes it attractive to residents as well as visitors to Victoria. We must maintain the character that makes Victoria unique and inviting.	6/20/2019 3:41 PM
5	I like having new developments fitting in with the existing character and heights of surroundings homes plus retaining green space. Am not in favour of 3 storey buildings especially apartments along Fairfield Road - too big!	6/20/2019 2:41 PM
6	Not supportive of sfds west of cook street (Area 1) to be retained as traditional residential as bldgs. surrounding are mainly condos and a few townhomes; density is needed; most of the sfds within Area 1 were dilapidated over the past 20 yrs, but a lack of OCP for greater density led to individuals buying and retaining those homes for single family or low density which has adversely affected density, but allowed the homes to be updated only; retain only homes east of Cook st is best	6/20/2019 8:50 AM
7	Love townhouses, especially around a courtyard and houseplexes. Access to ground is necessary	6/20/2019 8:34 AM
8	Strongly support retention of existing houses rather than replacement. Stronlgy support housing designed to fit with character of existing houses.	6/19/2019 10:20 PM
9	More density should be moved to along Fairfield Rd. (major bus route)	6/19/2019 1:45 PM
10	Emphasizes houses. Density is ok for apartments like the one I live in that's 4 stories. More of these would be good.	6/18/2019 12:41 PM
11	I am very supportive of adaptive re-use of existing buildings however, many of the areas of Fairfield, particularly around the Plaza have smaller "bungalows" which would surely be demolished in favour of more dense housing. This would significantly change the character of the area. I am not in favour of .75 FSR for new houseplexes and I worry about the impact on the "urban forest" when many of the trees exist within what would be the building envelope. Very prescriptive "rules" need to be adopted to ensure retention of urban forest and ensure compatibility in terms of scale and overlook.	6/18/2019 9:54 AM
12	Density has really increased on Olive Street. For example, a lot that used to house one family now has four housing units. Parking on the street is becoming limited.	6/17/2019 11:33 AM
13	Adequate parking for townhouse residents off street parking essential	6/17/2019 11:29 AM

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14	I am supportive of the design elements described above. However, in recent experience, townhouse developments have been proposed that do not meet the above, and the community is hoping these rules will be strictly enforced. In particular, townhouse developments should be restricted to Fairfield road. Further, they should seek to match the design of the residential area surrounding them (vs. maximizing floorspace through modern, boxy design). Finally, each development should be evaluated on its merits, but should also be evaluated within the context of all of the other proposed changes and densification options located nearby (in order to avoid significant cumulative impacts to neighbourhood character). The community needs to know that these rules will be strongly enforced as we are being expected to absorb a significant increase in density in multiple areas.	6/17/2019 9:52 AM
15	Definitely happy to see parking allowed in the front or side as we've seen too many conversations where the whole backyard is a parking lot. Don't like to see house conversions or large single family homes that take up the whole lot either. Green space is important for health and well-being.	6/17/2019 7:47 AM
16	Very concerned that City Council is only paying lip service to form and scale of areas. Too many examples of historical areas being overwhelmed by modern boxes; relaxations leading to loss of outdoor space, trees planted are just sticks and not well maintained. A planter is not green space.	6/16/2019 5:13 PM
17	Concerned with games that are played with "fitting the neighbourhood". Much of Fairfield is historical and yet modern boxes are popping up or proposed on heritage streets. Time to walk the talk. As for green spaces. New trees are sticks and often die as not maintained. A planter is not a green space. City boulevards should not be relied upon as rationale for relaxing setbacks to subsidize private development.	6/16/2019 4:28 PM
18	the proposed guidelines do not encourage the application of small lots. this should be done.	6/16/2019 10:10 AM
19	To Fairfield Neighbourhood Plan Review Team: The following notes have been prepared in response to the Draft Fairfield Neighbourhood Plan and, in particular, focus on the sub-neighbourhood of Fairfield Road, Thurlow and Kipling included in 8.15. Sub-Area 2: Traditional Residential Areas Along Fairfield Road Strong existing community and ageing in place: In the plan there is much acknowledgment of respecting traditional housing types and encouraging ageing in place. This needs to be augmented by a policy of respecting the strong existing community who, in many cases, have lived here for more than forty years and have a support network that we want to maintain as we age in place. In addition, why would you include in this special designation homes on the south side of the 1400 block Fairfield which as a neighbourhood we have fought to retain as single family and which now contains many new homes, and if this section were to be exempted, why not exempt the mature homes with lovely gardens that exist on the north side? Inclusion of the 1400 block Fairfield in the proposed sub-area 2 should be deferred to the next community plan review or designated as 'long term'. Parking on Fairfield Road: The plan suggests: 8.15.5. Reductions in parking requirements, as compared to other parts of Fairfield's Traditional Residential areas, should be considered to reflect the location of this area near shops, services, transit and amenities. To suggest that more parking be allowed on Fairfield Road is unrealistic and unfair to existing residents. In the 1400 block we have great difficulty exiting driveways as we must now look in five directions. Many residents have three cars or trucks. Within one hundred feet, we have three air bnb and a business with an estimated 2 trucks and four employee cars. If the City of Victoria is serious about climate change, why not require no parking on site and one or two shared vehicles for new developments? Housing Affordability: The new housing densities proposed will not provide affordable housing. A duplex on Fairfield Road has recently been priced at \$1.25 million. The builder for the proposed development on Kipling at Fairfield (8 townhouses) acknowledges that the price in this area would be expected to be ~ \$1 million. Design Guidelines Summary: The draft plan suggests an update of design guidelines for attached dwelling types including duplexes, houseplexes, and townhouses. This is important as is the adoption of these guidelines as a bylaw as currently these guidelines seem to suggest that Gentle Density means whatever the developer can get away with, provided they read the guidelines. Increased Traffic Flows on Fairfield Road: Since bike lanes have been established on Fort Street, we believe that traffic on Fairfield Road has increased considerably. Review of this situation as proposed by the plan is strongly supported and perhaps, in future, the provision of bike lanes should be coupled with funding for improvements on affected roads. Community Engagement Guidelines: In the Fairfield, Thurlow and Kipling sub-neighbourhood, we are currently opposing a development that has only followed the FCALUC process with no other pre-engagement of neighbours. Some guidelines for developers as to necessary neighbourhood engagement should be adopted.	6/15/2019 4:44 PM
20	I think it is possible to insert buildings of quality design which are not necessarily similar to the old ones; cf. The glass triangle in front of the 16th century Louvre in Paris.	6/15/2019 4:39 PM

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21	I am Not in favour of many Town houses as they are narrow and have stairs. Seniors who want to move out of single family houses will never want a town house with many levels! Build horizontal designs with many level apartments and a central elevator big enough to accommodate scooters and strollers. Make a store room at the entrance for bicycles, scooters, strollers and walkers. All age groups will love that.	6/15/2019 4:09 PM
22	Important to maintain "front garden" to preserve neighbourhood feel. Larger buildings should not shadow or block existing light to next door buildings. Adequate off street parking necessary.	6/15/2019 3:06 PM
23	Maintaining the current street scape is a good idea.	6/15/2019 7:09 AM
24	Very supportive of adaptive reuse of existing houses into bed sitting rooms with communal areas for seniors. Rental preferred. Intergenerational also preferred but not mandatory.	6/14/2019 3:08 PM
25	all positive	6/14/2019 2:05 PM
26	This seems to be regressive when planning for the next 50 years. We need these walkable/ desirable locations to be dense to allow for adequate supply. I think outright removing double row townhouses is a mistake, as less dense in this area will result in high home prices.	6/14/2019 11:43 AM
27	While i understand the need for sensitivity in terms of residential design, it is critical not to lose the importance of adding more affordable housing.	6/14/2019 9:29 AM
28	I live in an older house that has been divided into 4 rental suites and I love it. Could we rezone everything as a renewable energy zone so new construction and big Reno projects need to be heated with 100% renewable energy? (E.g. a heat pump). Make sure that the setbacks etc. Allow for heat pumps.	6/13/2019 6:53 PM
29	Provision of short term and tourist accommodation which substantially increases the economic values near Cook Street Village.	6/13/2019 6:26 PM
30	all housing needs to have outdoor space for children and adults. Many townhouses are crammed too densely and provide token green space. (Like Rhodo).	6/13/2019 4:10 PM
31	Not enough support for existing usable but slightly undersized plots. should be a range of plot sizes that would be approved. Densification kept to a minimum and well away from existing residential areas.	6/13/2019 4:01 PM
32	This is a sound proposal. I would like to see a requirement for all new single family houses to be designed to accommodate a secondary suite.	6/13/2019 3:36 PM
33	I have no desire whatsoever to have greater density in Victoria. Downtown Victoria yes, the core villages yes, but the neighbourhoods absolutely not. I worked my lifetime to get to this point, I have no desire to have it taken from me.	6/13/2019 1:49 PM
34	Seems like a reasonable balance.	6/13/2019 12:12 PM
35	I specifically oppose townhouses along the north side of Fairfield Road after Moss Street, it is important to the character of the residential neighborhood between Richardson and Fairfield for mostly single family housing to remain where it is..	6/13/2019 11:16 AM
36	I do not trust the relationship of our city mayor & some council members with developers	6/13/2019 8:26 AM
37	Keeping historic/character design is important to me. I think townhouses/duplexes would do well. Kitsilano is full Character duplexes/triplexes and they have helped keep the charm of the old neighbourhood.	6/13/2019 6:38 AM
38	The "form and scale of these areas" includes grossly over densified buildings that have flagrantly disregarded current zoning and neighbourhood plans.	6/12/2019 10:55 PM
39	where can I live and be guaranteed R-1. the new density proposals break with the tacit understanding that exists between home owners and the city, you're changing the rules in the middle of the game. this solution doesn't add real density or address affordability. A silly, badly thought out band-aid approach.	6/12/2019 2:47 PM
40	Reduce the time Council munches on applications and make decisions without endless neighborhood consultations.	6/12/2019 2:44 PM
41	Support neighbourhood diversity and encourage homeowners to add rental options to the traditional single family - duplex, multiplex, coach house and suites. up	6/12/2019 12:50 PM
42	Thanks for allowing houseplexes. I'm disappointed the allowable townhouse density is decreased from the original plan.	6/12/2019 10:53 AM

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43	An affordable housing crisis exists right now; the time for slower changes has passed. More density is needed to ease the massive financial burden on young people like myself.	6/12/2019 10:32 AM
44	I support increased density if it can be accompanied by increased use of alternative (to vehicles) transportation. Pedestrian friendly means fewer cars and sharing space with bikes.	6/11/2019 7:40 PM
45	Diverse housing to add density is vitally important - especially for those who will be looking to age in place (even if they don't realize it today).	6/11/2019 5:59 PM
46	Large lots for a single family home do not work for encouraging youthful growth of a neighbourhood.	6/11/2019 4:55 PM
47	Houseplexes OK, but have to have height limitation. Need area west of Cook St to have same provisions as the area east of Cook. Need better provisions for historical preservation around Cook St	6/11/2019 4:44 PM
48	The reason many people travel to Paris, is because of the character of the buildings, the ambiance of the city and character of the neighbourhoods. Victoria is a tourist destination and in order be maintained as such, we need to keep our heritage feel, maintain the character of the traditional homes and neighbourhoods. A little long term foresight needs to be included in these conversations, even as a renter, I appreciate living in this neighbourhood and the character and connivence it affords. As much as more housing is needed, the west shore is a new and developing area - build there, don't destroy the most beautiful neighbourhoods that our city has to offer, to increase density at the expense of the future. We'll have noting left to share with our children and grandchildren.	6/11/2019 12:42 PM
49	Not in support of "Traditional Residential Zone 2". There is no need for increased density along this corridor as Fairfield road is already quite busy for this quiet residential area.	6/11/2019 12:20 PM
50	currently there is a townhouse dev. proposed on Kipling st that does not suit the heritage style of the st. While not opposed to townhouses there, I am opposed to the height, size and style as well as the frontage. We need to maintain setbacks and considering the city had looked at designating Kipling a heritage street, I am not sure that it will actually call developers on style as mentioned here	6/11/2019 11:41 AM
51	Very disappointed to see row townhouses removed. These are a great option for families and multi-income folks. What is the difference of increasing density through townhouses or adding units to existing houses? The latter helps homeowners increase their value and make more money. These are the people you're hearing from, which means you are doing this wrong.	6/11/2019 11:33 AM
52	Garden suites have been built in my neighbour hood which are larger in footprint and height thean the original houses without any neighbourhood consutation. And to what end? They don't assist with eh housing crisis. Furthermore the city bends over backwards to help developer while in my experience puts existing homeowners through the grinder with their own improvements.	6/11/2019 11:29 AM

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53	<p>As with my other comment sections, I only support these objectives if they are remembered the next time a developer pushes their way into a neighbourhood and tries to knock down perfectly viable houses to impart their vision with no consideration of the neighbouring residents. More clout needs to be given to immediate neighbours to reject developer plans, and have these rejections respected/honoured. Typically, developers do not consult with neighbours prior to launching a project idea, and what I have seen happen is that projects get pushed through since the developer has "already" put a lot of work/money into providing concessions, which only reduce the scope to significantly unacceptable instead of excessively unacceptable. My wife and I restored a derelict house in an "endangered" neighbourhood. We canvassed the support of all of our neighbours for our project prior to submitting our application for a building permit, rather than pleading to have it pushed through after the fact. This is sensitive development and community building - not pushing a five-storey building into a neighbourhood where nothing greater than four exists for blocks and blocks. Now every time we see a For Sale sign go up in our neighbourhood, we panic that we will end up with an apartment in our garden since it seems that there is no protection for the home owner. The home owner in the potentially impacted neighbourhood, specifically the home owner of the neighbouring property of a proposed development that increases the mass of the structure to and beyond the max, needs to be given a louder, stronger voice than someone from outside the neighbourhood that feels they should be entitled to live anywhere they happen to desire (hence my support of the last objective in the first section of this survey). In relation to the designation of the traditional residential areas identified on the map, my concerns are related to the higher density proposed for the remaining Traditional Residential properties west of Cook Street and no consideration given for preserving Heritage values (that are not designated). Heights and sizes in zone 1 should be the same as zone 3. There is no reason for permitting larger developments west of Cook and south of Southgate. The little enclave of houses remaining west of Cook and south of Southgate should be protected at all cost, like a nature preserve or conservancy. There is no other neighbourhood like it left in Victoria, and I wish someone with the ability to prevent it from all being knocked down would finally step forward and take some kind of initiative to protect it. Specifically, I am referring to streets like Oliphant and Vancouver south of Southgate, which by some miracle have survived. There is already an incredible variety and amount of density achieved in this area through secondary suites, house complexes/conversions and laneway houses. Measures should be taken to protect this area more effectively so that it remains a unique enclave instead of yet another block of apartments. Redevelopments should be encouraged to maintain smaller scale/height/massing here. Setbacks and transitions should be more significantly emphasized and respected in actual practice once this plan is in place. With the plan for Vancouver to be turned into a cycling artery and the dual purpose path (cycling/walking) been constructed in the park starting at the west end of Oliphant, the City should not just consider but move towards dead-ending Oliphant just to the west of the Rexall parking lot and the future entrance to the development at the corner of Cook and Oliphant.</p>	6/11/2019 11:02 AM
54	<p>I will speak to Traditional Residential area 1 (Cook St. West) Bullet point #1: I strongly support Bullet point #3: I strongly support Bullet point #2: The words look good, but when you read the details of higher DENSITY for Traditional Residential Area 1 (Cook St. West) it is encouraging too much density in an area which already has houseplexes, secondary suites or laneway houses. The FNP should NOT facilitate denser redevelopment of the few remaining Traditional Residential properties, many of which are already supporting Gentle Density. The FNP should NOT facilitate the loss of the heritage value/character that still remains in the area west of Cook Street - Area 1. The remaining Traditional Residential properties west of Cook should be treated the same as Traditional Residential properties in other parts of Fairfield.</p>	6/11/2019 10:02 AM
55	<p>Need regulations and or facilities to control parking when adding infill housing. For example my next door neighbour has up to 7 cars parked on the street. (Garage has been converted to accommodation. The days of one family car are long gone, and it's time or planners realized that!</p>	6/11/2019 9:45 AM
56	<p>Strongly support gradual increase in density with housing that transitions well from form and scale of adjacent housing. Also strongly support maintenance of green space. Fairfield is a green neighbourhood. Care needs to be taken with multistorey buildings like houseplexes that they are accessible. More 2 or 3 storey buildings that are accessible only by stairs would not meet all age and ability standards.</p>	6/11/2019 9:15 AM
57	<p>Good ideas- a way to make room for more diversity of people</p>	6/10/2019 11:41 PM
58	<p>I like the townhomes having to front onto a street and be in a single lane. I agree housing should fit into the scale and design existing in the area. Also, keep in mind, green space cannot be gotten back. Please ensure that developers give back to the community by creating meeting spaces for board games or picnics or conversations, street gardens, etc. Let's get creative. The spaces don't have to be huge, just well positioned to facilitate connects between people and people and their environment.</p>	6/10/2019 9:53 PM

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59	Character duplexes are an awesome idea. Kitsilano is full of them, they blend in and provide liveable space. Would be a sensible option for Fairfield especially given it's proximity to downtown and schools. My only issue is parking - onsite parking requirements would be nice.	6/10/2019 9:38 PM
60	Mayor's April 4 motion would give developers the RIGHT to develop large new four-sixplex structures up to 3 storeys with an FSR of 1:1 on lots larger than 6000 squ. ft. Such structures are not appropriate on lots which are only 45 ft. wide. Furthermore, there is nothing about preserving the existing structures (most with Heritage value) in Sub Area 1 (west of Cook St.) which threatens to totally undermine the remaining character of this already mix neighbourhood. The pocket of remaining Traditional Residential properties West of Cook St. are slated for higher densities than the rest of Fairfield in this draft plan (except along Fairfield Rd which is major bus route and as such should be more dense). Sub Area 3 already has considerably more density than other parts of Fairfield. So the character of this area provided by the remaining Traditional Residential properties needs to be preserved. Finally increasing the density at this end of Vancouver St will be problematic for the Vancouver St. Bikeway.	6/10/2019 9:10 PM
61	Increased freedom to transform SFD homes into multi-family homes is a good direction	6/10/2019 8:38 PM
62	There is a need for green spaces to be protected from additional infill. E.g. adjacent multi-unit development should not be visible from public green spaces. Large openings from such developments are convenient and beautiful amenities for residents of the development but detract from and urbanize tranquil, green space.	6/10/2019 8:36 PM
63	Like to see more secondary suites, coach houses etc.	6/10/2019 7:39 PM
64	I would like to see lot size brought down to 5500 so I could build a small retirement home in my back yard and sell my big house to a family. My lot is 11340 just under 12000 for a pan handle lot. I'm sure there is a lot of lots like ours that could provide housing and still have a ton of green space.	6/10/2019 6:27 PM
65	Seems logical.	6/10/2019 6:25 PM
66	Would have been more supportive with greater emphasis on density and suites including on smaller lots.	6/10/2019 6:20 PM
67	Nice to see the consistent symmetry is being considered	6/10/2019 4:22 PM
68	In general I am supportive, however, I want to see more done about the requirement for ON-SITE parking! If you want to accommodate bike lanes, it can not be done successfully without making sure that there is adequate on-site parking. You can have both - it's either on-site parking and bike lanes or no on-site parking and no bike lanes. If you are concerned about "seniors" and them them transitioning out of single family homes, you have to provide parking for them at local businesses. They will not be able to walk or take a bike. Also, people going shopping with families... what are they supposed to do, take a Kabuki cab to go shopping?	6/10/2019 11:46 AM
69	I live near the south side of Redfern street where many lane houses are being built. While I agree with the concept, this has made for a busy lane. The addition of a sidewalk has not been considered and now my children, myself, and bikers are at risk.	6/9/2019 8:05 PM
70	We need a clear definition of a courtyard. For example the proposed development beside Hollywood Park on Fairfield Rd doesn't actually offer any public space but they would like to pretend they have a courtyard. There should be a defined space per unit that would qualify a space as a courtyard. I would like a clear definition on setbacks for these developments. I would like to see measures put in place to protect CURRENT rentals from being redeveloped into new higher priced rentals. Even if a developer agrees to include an "affordable" unit they are always higher price per square foot than what existed previously. I currently rent a full single family home where myself, my husband and our 2 adult children live along with running our home based business from which our eldest son works for as well. Our other son works at Thriftys in the plaza. We have lived here for about 15 years, this is our home, our business, our children's home and their work as well. If we cannot rent a full house that accomodates all of us and our office space in these new smaller developments we would be forced out of the neighbourhood. Increasingly families are living together in multi generational homes to make ends meet, no new housing allows for that. These rental homes need to be saved. I have serious concerns about gentrification in this neighborhood when we start to increase development we immediately increase the cost per square foot and all new developments are built with high end touches further increasing values. We need to encourage leaving some older homes that are in perfectly good shape in the neighborhood.	6/9/2019 12:18 PM
71	More incentives for people to add rental units to their homes.	6/9/2019 1:14 AM

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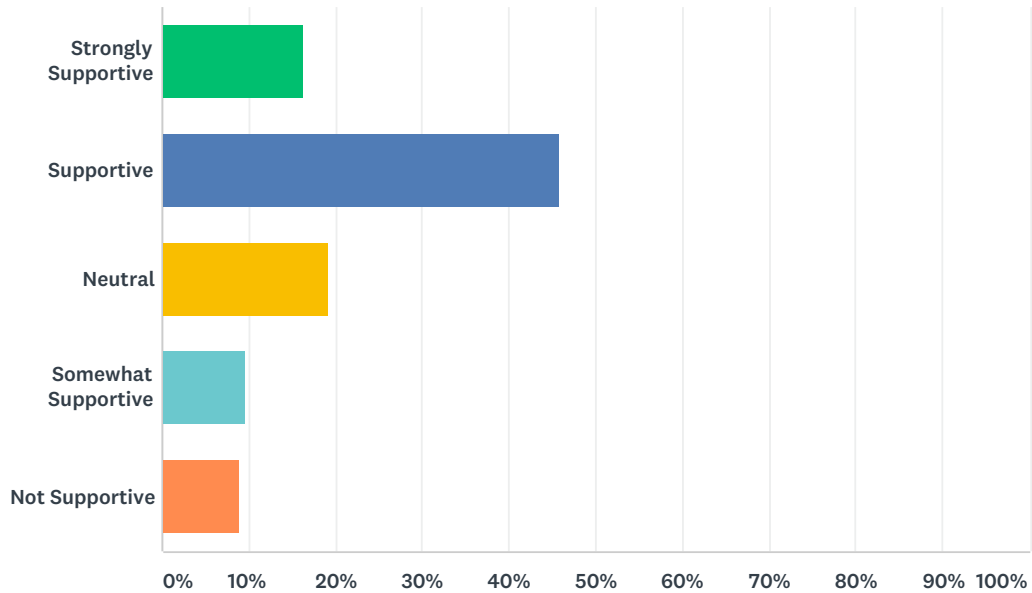
72	1.Hesitant to approve all that. I do approve retention of older housing as much as possible, also for reducing climate change.(Taking houses down and building new causes massive carbon coming out). 2. It's very important to support form and scale,with outdoor and green space and room for "real large trees, not the condo play trees The large trees near houses save power for heating and cooling. 3. Not sure of this . It says "green front and back yards" when the city's definition of gentle density did not include saving front yards.There are many good trees in front which will go down so developers can build to the sidewalk. also comparison with other houses will inevitably go for the tallest. 4. Maintain a friendly front to the street with clear front entries.contradicted with building to sidewalk 4. Bonus density, a destabilizer in residential will soon cause change and going against these.	6/7/2019 11:39 PM
73	I think it is a great idea to maintain the look and feel of each individual neighbourhood within Fairfield. It would be great to not suddenly see apartment buildings lining Fairfield Road. Many cars already speed along Fairfield. It would be great if there could be a dedicated bike lane along Fairfield Rd.	6/7/2019 11:15 PM
74	I think there needs to be a clause about keeping existing large trees in new developments	6/7/2019 9:07 PM
75	This is too restrictive on the form and density of townhouses and other residential.	6/7/2019 8:51 PM
76	Not supportive of government subsidized housing options in this area as these don't tend to be maintained to the same standard as market housing by both the owners and residents. This would detract from the character of Fairfield.	6/7/2019 11:04 AM
77	Supportive of privacy considerations and green yards.	6/6/2019 9:17 PM
78	Not sur I totally understand what the changes proposed mean. In my opinion we should encourage people to build small houses in their backyards. This would allow to keep the character of the houses while increasing density. Zoning should preserve ancient houses to often destroyed for new monster houses. What is great is the diversity in the neighbourhood. We should look for small scale projects that would increase density and architectural diversity.	6/6/2019 7:47 PM
79	Parking will be a huge issue as density increases in neighborhoods. This needs to be addressed.	6/6/2019 6:15 PM
80	Parking is already an issue. Adding housing will only make things worse.	6/6/2019 5:05 PM
81	Many of the new builds simply do not fit with the character of the neighbourhood. Design guidelines should, for instance, not allow for the box-shaped houses being built.	6/6/2019 2:45 PM
82	I agree house fronts should face the street.	6/6/2019 12:00 PM
83	Traditional sub areas should visually remain the same. These micro-communities are vital. While I support increasing density by adding secondary suites, even possibly with a grant, council too often appears to focus solely on increasing density, without retaining neighbourhood charm. This issue is snowballing and sub areas shouldn't have an increased mixed use profile.	6/6/2019 11:54 AM
84	What is needed is not varied rental and ownership options but affordable housing for people who live in Victoria.	6/6/2019 11:29 AM
85	I support creating a streetscape for the neighborhood. Permeable pavement sounds good too	6/6/2019 10:59 AM
86	1. Please do not construct higher than 4-story buildings in order to maintain the character of the neighborhood. 2. Please do not increase the density beyond 1.3 of existing one for the same reason. 3. For the same reason, please reduce the rental opportunities. Rental will gradually break the character of the neighborhood as it always happens in other areas. Limit rental to the centre of the city along the major streets like Blanshard and Douglas	6/6/2019 9:15 AM
87	Like the concept of varying designs and sizes of new developments, to include rentals, housing for both young families and seniors.	6/5/2019 10:02 PM
88	Make allowance fo smaller houes on smaller lots by allowing subdivision of existing	6/5/2019 3:04 PM
89	I see this as a result of compromise but maintain that there is too much cowing to the vocal single family home owners afraid of change by way of reducing density and restricting townhouse development.	6/5/2019 2:26 PM
90	I like the language here about "Ensure new development fits in with existing streetscape character and rhythm." This seems to be in complete contrast to what has just happened on Wellington Ave where a brand new house is not at all fitting in with the streetscape character of rhythm. So I question how effective the new rules would be.	6/5/2019 11:00 AM

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91	The devil is in the details, without specific details no one can decide if the policy is one to support or not. "Encourage" and "Support" means nothing when it comes to the actual building that appears on the street. Guidelines are not adhered to by the developers or by the city. Neighbourhoods need to have strict zoning that is enforced, not suggestions as to type of housing.	6/5/2019 10:56 AM
92	As noted in my first comment, although I assume many good guidelines are already in place, a new-build single family or with suite home was built close to us between two traditional homes. The new build does not blend for two reasons. It is significantly larger than other homes on the block, dwarfing the two homes on either side of it. This is likely because it's three stories begin at ground level, rather than below grade as other homes on the block. Also it is a modern square with almost flat roof line, and perhaps taller than average ceilings on each level. A smaller version, floor space and especially height could have been a better blend.	6/5/2019 9:17 AM
93	We live on Linden Avenue. Our backyard neighbour is putting up a MASSIVE garden suite with four decks next to our fence. We HATE it! Linden has beautiful old character houses. Please allow basement suites but please DO NOT allow garden suites on our green spaces. Please do not wreck the character of Linden Avenue.	6/4/2019 10:00 PM
94	These are woolly, motherhood-issue statements. Basically you are just supporting the status quo with gradual density increase. Nothing wrong with that, but I will be surprised if you can force private builders not to do undesirable things like the "disruptive redevelopment" (Fig 6)	6/4/2019 9:48 PM
95	If houseplexes are allowed, I would like to see houses that are already operating this way have to become "legal" (meet city requirements) and have assurances bylaw will deal with complaints (we have had issues with neighbouring house with 3 suites - illegal set up).	6/4/2019 9:41 PM
96	There is no need to retain existing houses. Many of the existing houses are of poor architectural character, are energy inefficient, and consistute poor uses of the sites from an era when land was cheap. Resistance to change based on sentimentality cannot determine the future of the neighbourhood and reuse isn't more environmentally friendly. New construction should be on a equal footing with reuse. Increasing density and encouraging appropriate densification of properties including along Richardson Road (which seems missing from this plan) is critical to the successful future and improvement of the neighbourhood and should be the priority.	6/4/2019 7:15 PM
97	We need more places for younger people to live and it needs to be affordable.	6/4/2019 5:37 PM
98	I am supportive of considerations for renters in the area and the policies that will allow homeowners to add suites rather than tear down and redevelop. However, there should be specifically stronger language around affordable housing.	6/4/2019 5:31 PM
99	The city government wants to increase the population here, presumably to get more dollars for them to play with. What thought is given to the socialization and do our sewers really accommodate thousands more people coming here?	6/4/2019 4:40 PM
100	"Guidelines" are often meaningless when builders go to Board of Variance.	6/4/2019 3:20 PM
101	I cannot offer an opinion on that because I do not understand what "The range of density to be considered for new townhouse development has been reduced slightly". What does it mean slightly to you?	6/4/2019 3:10 PM
102	I think more flexibility should be available for low-rise developments rather than maxing out a houseplexes. Three to four stories in some areas allows for additional neighbourhood growth.	6/4/2019 3:00 PM
103	Varied heights of buildings along a street which includes leaving some existing houses beside apartment buildings. Maximum 4 stories for apartment buildings. Encourage more tree planting.	6/4/2019 2:53 PM
104	Existing trees must be preserved. New plantings are fine, but they do not replace mature tree canopy.	6/4/2019 2:40 PM
105	We support any change to nuildings to increase density as long as plans are in keeping with the traditional look of the neighborhood and doesn't create more parking issues.	6/4/2019 2:29 PM
106	More density. It's 5 minutes from downtown core. Why do we have so many single family houses here?	6/4/2019 2:01 PM

Q10 Please rate how strongly you support the revised policy objectives and policies for Northwest Fairfield:

Answered: 166 Skipped: 35



ANSWER CHOICES	RESPONSES	
Strongly Supportive	16.27%	27
Supportive	45.78%	76
Neutral	19.28%	32
Somewhat Supportive	9.64%	16
Not Supportive	9.04%	15
TOTAL		166

Q11 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 72 Skipped: 129

#	RESPONSES	DATE
1	10 stories is way too tall...maximum 6 to make it livable	6/20/2019 5:30 PM
2	Concerned regarding the allowed height of future developments in the area North of the Law Courts. While appreciating the consideration given for spacing, light and public views, ten and twelve stories would overpower the Cathedral, which should be by far the dominant building in that area. Not many cities in Canada have a Cathedral of that scale and proportion. Let us not create high-rise corridors leading to Cathedral Hill.	6/20/2019 3:56 PM
3	The change that would make me more supportive is start over with the bike lanes. Take them out and put in painted ones. Stop throwing good money after bad.	6/20/2019 3:53 PM
4	The amount of people who congregate in Pioneer Square to partake in open-air drinking and drug use, generating a lot of garbage and needles seems to be increasing. I walk through this beautiful park most days and it is starting to get worse each time I walk through. I have never seen anyone telling these people to stop. It's causing me much anxiety and I hate to see such a beautiful place be tarnished.	6/20/2019 3:09 PM
5	absolutely against 12 storey condo blocks. Preserving sunlight??? Hardly	6/20/2019 8:36 AM
6	The Cathedral should continue to be the dominant structure in NW Fairfield. Ten and twelve story buildings will overpower the Cathedral Precinct and Pioneer Square and surrounding streetscape	6/19/2019 10:39 PM
7	I am supportive of slim "towers" and note that this area, being so close to the downtown core can accommodate more density and encourage housing for folks to live/work in the immediate area.	6/18/2019 9:57 AM
8	Agree that Fort Street should be maintained as open in feel, low scale (e.g. 3 storeys), and pedestrian friendly, particularly given the intensity of development on View Street and proposed all along Cook Street. Seriously concerned that Vancouver Street will not be available for vehicle traffic as Cook Street is grid lock and is only going to get worse given what's proposed for the car lots. Don't want this area of the City to just become a concrete jungle, with wind tunnels and associated loss of light.	6/16/2019 5:18 PM
9	With intense development on View Street, as well as what is proposed all along Cook Street (e.g. the car lots, etc.), it's even more critical to maintain what remains of Fort Street as low in scale (e.g. no high rises - 2-3 storeys at most), open and pedestrian-friendly storefronts. Also very concerned about what is proposed for Vancouver Street (e.g. limited access for vehicles. Cook Street is at grid lock. With extensive development proposed all along Cook Street, Vancouver Street access to vehicles must not be removed as it will only make the situation worse.	6/16/2019 4:39 PM
10	forget 12 storeys	6/16/2019 9:34 AM
11	I think change is necessary so we have to accept that. But, in designing, use horizontal housing in preference to town houses which are narrow and have Stairs. Seniors will not downsize into those because of the stairs. Create a room for strollers, scooters, bicycles and walkers by the entrance and then have a big enough elevator. Use the space at the rear of the buildings for grassy play areas and benches.	6/15/2019 4:45 PM
12	I wish to make ONE comment. Please think of requiring the placement of public toilets in some of the projects you allow. As more people walk, they will need access to toilets where previously one did not plan for them. They are as important as benches.	6/15/2019 4:32 PM
13	You can't maintain sunlight access with 10 and 12 storey buildings. Too much shadow and wind tunnels. Their height will over power the Cathedral	6/15/2019 3:11 PM
14	support maintaining green space as is.	6/15/2019 7:11 AM
15	No comment.	6/13/2019 6:26 PM

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16	Stepping back floors is fine but there will be no green space at ground level. Developers who use \$ to handle amenities is a cop out. Need more ground level amenities. and if \$ should be earmarked for that area not put into a big pot the city can use indiscriminately.	6/13/2019 4:15 PM
17	The revisions make the plan more sensitive to amenities in this area. The only suggestion I have is that the plan should recognise Fort Street not just as shopping and service hub for local residents but as a retail area that attracts people from all over Victoria and probably the region. Whether this affects the policy directions I am not sure but it is important to acknowledge that not everything in a neighbourhood is only for the neighbourhood, as is done for Cook Street Village.	6/13/2019 3:43 PM
18	Density should be limited on Fort St., east of Cook St.	6/13/2019 12:18 PM
19	I suspect we will loose the character/heritage buildings on Fort A two way bycycle lane in a one way street is already ...less than acceptable	6/13/2019 8:29 AM
20	Keeping neighbourhood charm is key to all the areas identified in this survey. I talk to people tourists constantly and a common comment is Victoria is losing its charm. I didn't quite understand that until we went to Port Townsend recently. They have recognized there is value in the heritage.	6/13/2019 6:44 AM
21	Victoria has enough tall buildings. Increasing density only creates a need for more density; developers that desire 12 floors very soon are asking for 15, and then 25. The city's transportation infrastructure already cannot handle what already have.	6/12/2019 11:01 PM
22	Too many 10 storeys buildings...	6/12/2019 4:44 PM
23	too many broken promises on the city's part to believe these proposals can/will be achieved	6/12/2019 2:48 PM
24	Can't have your cake and eat it! Retain existing housing and add to as well? Where??	6/12/2019 2:47 PM
25	Higher density, community gathering opportunities, and retain store fronts along Fort. Good area for rental suites as it is close to the downtown core and it has good transit options.	6/12/2019 12:53 PM
26	Larger developments can still have street level, pedestrian friendly commercial spaces. These two things are in no way mutually exclusive.	6/12/2019 10:34 AM
27	Modest increase in height and taking sunlight into consideration is a great idea.	6/11/2019 10:13 PM
28	I like the building separation increase	6/11/2019 6:07 PM
29	Good design compromise to add density.	6/11/2019 6:01 PM
30	Reasonable trade offs, like retention of small format shopping along Fortl	6/11/2019 4:47 PM
31	Yes, this is a wonderful change, that will continue to keep this area pedestrian friendly and accessible to the community.	6/11/2019 12:44 PM
32	Height will de troy the character of the city, create more shadows and Vancouverize our city	6/11/2019 11:30 AM
33	As long as the home owners of the few remaining houses have their voices heard and acknowledged when proposals for grand restructuring of properties are submitted.	6/11/2019 11:02 AM
34	Fort is already irreparably harmed by adding blockage in form of bike lanes. We already have a whole downtown for "community gathering"	6/11/2019 9:35 AM
35	Support heritage landmarks, tree lined streets and public view corridors. The Olympic Mountains are not the only viewscape from Fairfield, we also look out to the Sooke Hills. I DO NOT support 12 storey buildings in the north west area partly because of blocked western views, also because of the danger of eventually having up to a dozen blocks of 12 storey buildings. I know this will take years, but the plan must cover many years. It would be very sad to have bleak streets of only high buildings, even with trees maintained. Dark wind corridors are not consistent with my view of my neighbourhood. Increased density is good, but give us lower buildings. Make the higher density space feel homey with green space and views. A block of tall residences on either side of the street does not feel like a neighbourhood, rather feels like dense urban living with no character.	6/11/2019 9:22 AM
36	I like that green spaces are kept, tree canopies are valued , and views are considered	6/10/2019 11:45 PM
37	Yes, be mindful of the heritage value of this district. I walk/cycle in this area a lot, going from Fairfield to the Y. I am often confronted by people who appear to hang around Pioneer Square. I pick up litter here frequently. I stop and talk to people who appear to be using the park for sleeping, loitering, drug use, etc. I think it's sad that this heritage park is not given more attention. It seems to me that in other cities, it would be a well used park by all kinds of people. We need new benches and tables, and a historic curved brick walkway with historical information and interactive interpretive features. Let's get creative.	6/10/2019 9:58 PM

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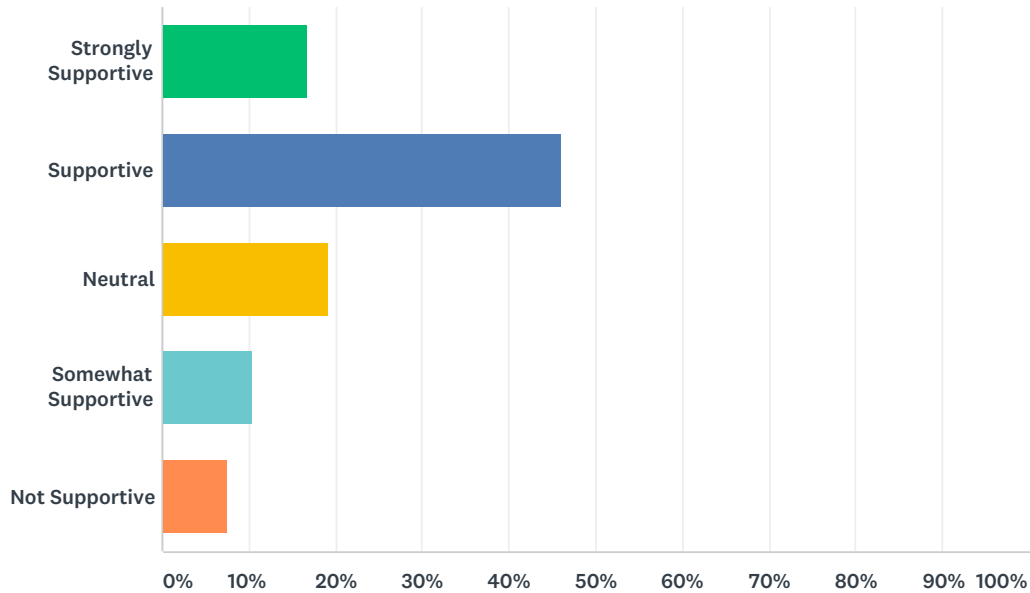
38	Recommend reducing the height limit to maintain 4 stories along Fairfield Rd.	6/10/2019 9:25 PM
39	Increased freedom to adapt & increased density are a good direction	6/10/2019 8:39 PM
40	I am not supportive of higher density south of the Cathedral that have residential housing. Support building housing that fits the lot. Do not support density that tries to stuff as many units as possible for the benefit of the developer.	6/10/2019 7:05 PM
41	Again this seems workable	6/10/2019 6:29 PM
42	Plans are flexible	6/10/2019 4:23 PM
43	I don't want to feel like I'm walking through a tunnel. I don't want it to end up looking like Vancouver! What's with all this "community gathering" garbage. Who are you designing this for. Are these community gathering spaces going to be needed because you keep allowing developers to build shoe boxes instead of homes.	6/10/2019 11:50 AM
44	Again I'd like to see any affordable or below market housing promised in exchange for zoning amendments be created within the same community as the development.	6/9/2019 12:23 PM
45	Maintaining view corridors is very important. Keeping Fort St walkable, without towering buildings blocking light to the street is vital.	6/8/2019 11:37 AM
46	1. Only supportive re allowing light and retaining rental, rest most not 2. Why have 10 storeys, never mind 12? Where the heck is the Humboldt Valley? What about the Humboldt Valley and the important landmark, (1865, 1890, 1910) Mt. St. Angela (MSA)? This is dreadful! It is an 1865 heritage site with trees, peace and views of the mountains. All this side works to add to the wide street and dignity of the Cathedral side. Just around the corner is Abigail's in a notable heritage building (originally named for an earlier gov. general.) There is also the new Mount. St. Mary and the heritage 1890 wall-built for Dennis Harris and Martha Douglas (last Douglas daughter) , where a large condo now is. Don't these things matter? Or is MSA ignored so it won't be noticed if someone wrecks it?	6/8/2019 12:06 AM
47	I think the proposed plan looks great.	6/7/2019 11:16 PM
48	Is important to keep the footprint of new developments small so that innovative retailers can thrive. Large properties cater mostly to large corporations.	6/7/2019 8:53 PM
49	Need to maintain green and treed aesthetic in this area as that's one of its only distinguishing features. It is an awkward little hodge-podge of old buildings of various designs and purposes. Could use this area as a transition/buffer between downtown and denser residential, i.e. multi story condos on upper Fort.	6/7/2019 11:07 AM
50	Pedestrian scale storefronts are great. In favor of taller buildings to have more room between. Public gathering spaces are always great.	6/6/2019 9:23 PM
51	I truly dislike all of the tall buildings popping up all over downtown.	6/6/2019 5:06 PM
52	Building height is getting wildly out of control. We will live to regret council's addiction to variances, and your war on charm and quaintness will only discourage tourism in the future.	6/6/2019 11:57 AM
53	More affordable housing please	6/6/2019 11:30 AM
54	With redevelopment, will the higher leases drive existing businesses to leave? There are already too many empty businesses on Fort St. and in Victoria. It's sad for the locals and it looks terrible for the tourists.	6/6/2019 11:06 AM
55	Please limit the height of new buildings to 4-stories along Fairfield Rd. in order to maintain the character of the neighborhood.	6/6/2019 9:15 AM
56	Good balance of increasing density while maintaining established green areas and small businesses.	6/5/2019 10:04 PM
57	Protects greenspace and light as well as accommodating higher density. Full marks.	6/5/2019 3:06 PM
58	It is hard to visualize what is meant here	6/5/2019 11:02 AM
59	12 stories are not appropriate for the area. Heights of 5 stories would fit much better into the neighbourhood. 12 stories block the sun, create wind tunnels and provide a very unfriendly streetscape. Again transition to existing buildings needs to be adhered to. Guidelines are just that guidelines, and they are continually ignored by the developer and by the city. Strict zoning on what is allowed and what isn't are required to maintain livability in the area.	6/5/2019 11:02 AM

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60	Do not increase the height in buildings from 10 storeys to 12.	6/5/2019 10:01 AM
61	I am supportive as long as setbacks provide adequate sunlight, warmth and space for greenery and people to thrive. I am concerned about the height, even at 10 stories. As the downtown core is in-filling with taller buildings closer together, sunlight and it's warmth are restricted, trees and other plants struggle to thrive, and wind is created and strengthened between the tunnels of buildings. Nothing about that is scenario is pleasant.	6/5/2019 9:25 AM
62	The height of buildings in NW Fairfield should stay at 10 storeys.	6/5/2019 8:07 AM
63	You are accommodating many.	6/4/2019 5:39 PM
64	It is extremely important to retain existing rental housing and seek affordable housing or amenities through rezonings, consistent with citywide policy	6/4/2019 5:32 PM
65	The proposed density reduction in some areas (from 2.0/1.0 to 1.5/1.0) is below the current zoning bylaw allowances (i.e. R3-1 / R3-2 Multiple Dwelling District already allows up to 1.6/1.0). It appears the adjustments are not necessarily land use based decisions but based on the economic benefits of the bonus density policies created by the City. This does not help affordability.	6/4/2019 5:03 PM
66	Same as before.	6/4/2019 4:41 PM
67	I like the idea to better align with building height, design guidance and desired housing provision, but I think 12 storey building will take away the nature of the neighborhood and I do not support that.	6/4/2019 3:11 PM
68	I would like to see more flexibility along Fort Street, one of the city's major corridors, for greater density than the 1-2 stories which currently predominates. Again we have a housing crisis and need to be open to housing above commercial.	6/4/2019 3:03 PM
69	This area already houses low barrier housing, and it has impacted the neighbourhood. The area does not need more affordable housing. The increase from 10- 12 stories is too high. The application from Abstract for a 10 story building on Fort at Vancouver is not at all what people want, nor does it fit in the area. Again, where is the consistency/ quality aspect that suits the neighborhood?	6/4/2019 2:50 PM
70	12 storeys is too high. The additional two storeys dwarf the surrounding buildings and trees, and detract from the streetscape.	6/4/2019 2:41 PM
71	We dont have a problem with 12 storey buildings but no higher while still keeping green our spaces.	6/4/2019 2:32 PM
72	I think the city should seek affordable housing and affordable rental housing concessions from developers for rezonings.	6/4/2019 1:54 PM

Q12 Please rate how strongly you support the revised policy objectives, policies and guidance for Five Points Village:

Answered: 161 Skipped: 40



ANSWER CHOICES	RESPONSES	
Strongly Supportive	16.77%	27
Supportive	45.96%	74
Neutral	19.25%	31
Somewhat Supportive	10.56%	17
Not Supportive	7.45%	12
TOTAL		161

Q13 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 78 Skipped: 123

#	RESPONSES	DATE
1	Thank you for the reduction of height and for upper story setbacks. This has the potential for a very attractive small urban village with a strong community vibe.	6/20/2019 3:58 PM
2	Footprint of development that will replace Fairfield United Church is monolithic and out of character for the neighbourhood.	6/20/2019 3:56 PM
3	3-4 storey and increased retail/business is comfortable for me	6/20/2019 8:37 AM
4	Strongly support reduced density and lower profile buildings.	6/19/2019 10:48 PM
5	This needs to remain as a SMALL urban village with focus on pedestrian amenity . Enhancements to improve the pedestrian experience are encouraged particularly given the relationship to the Moss Street Market. I was NOT in favour of the development proposal for the church site !	6/18/2019 10:02 AM
6	Cycling infrastructure needs to be improved at this busy intersection and along Fairfield Road.	6/17/2019 8:57 PM
7	We appreciate the modifications to proposed density as this appears more in line with the gentle density approach.	6/17/2019 9:54 AM
8	Really hoping the new development where the church currently is will have a generous set back to allow for mature tree growth and space to allow for groups of people going to school and the market.	6/17/2019 7:54 AM
9	Totally wrong decision to approve removal of United Church at 5 Points. And, for what? To benefit those outside but at the expense of the community. And, what does Small Urban Village really mean for the other corners, as well as for the areas around them? More loss of heritage features? And, with what is proposed along Fairfield Street from the Plaza to corner with Moss Street, the area is simply going to be overwhelmed. And, what's the point of having plans, if Council simply pays lip service to them by supporting "one-offs" and for very little in exchange.	6/16/2019 5:27 PM
10	Council's decision to approve demolition of the United Church (Fairfield/Moss) was absolutely the wrong decision. The loss of heritage church and other relaxations should not have been approved. What's the point of planning if City Council only pays the plan lip service. And for what? So its members (who live elsewhere) get a good price on lease back of space but with the rest of the community being adversely affected. Those units will not be affordable. And, what does Small Urban Village really mean for the other corners? Just another "work around"? Fairfield Street is narrow and handles a lot of traffic. With what is proposed from Fairfield Plaza to corner at Moss Street, it will only get worse for all users e.g. cars, buses, cyclists, pedestrians. No increased density, no spot zoning, no extra storeys.	6/16/2019 4:55 PM
11	I strongly support the enhancement of the small space at the end of Oscar St. I cannot wait to see the redevelopment of the old church site with horizontal apartments, elevator, cafe below with a community room and a room for "vehicles of all sorts": bicycles, scooters etc. Make this building one Without parking spaces as good transportation is so near. Lots of seniors will happily move in with no car.	6/15/2019 4:55 PM
12	So don't add more housing if the density to encourage it is too great.	6/15/2019 3:13 PM
13	approve reducing allowable stories to three.	6/15/2019 7:12 AM
14	Again, can we not remove some of the street parking along Fairfield Road. It's crazy for cycling. Also less parking opens up areas for enhanced pedestrian sidewalks, canopy trees and patio spaces.	6/14/2019 3:11 PM
15	The plaza at Oscar seems too small and a bit run down. It would be nice to see more shops to serve the local neighbourhood.	6/14/2019 2:27 PM
16	small urban village retention need attention to traffic safety pedestrian friendly	6/14/2019 2:09 PM

Fairfield Neighbourhood Plan Survey

17	This is an Urban Village, 2.0:1 FSR should be the starting point and now building at that density is not even permitted under the LAP. 4 storeys should be the starting point with a bonus for additional floors (if council wants affordable housing), this is in one of the most walkable locations in our neighbourhood and I'm concerned if this is the direction for the village what that will mean for the other Urban Residential highly walkable locations. If this is the direction for the village council should not be able to ask for additional affordable components in rezonings, as it would certainly stall projects of this small scale.	6/14/2019 11:53 AM
18	Again want to emphasize the need to encourage affordable housing including rentals.	6/14/2019 9:31 AM
19	How can we better protect kids walking and cycling to school?	6/13/2019 6:56 PM
20	Too bad the Unity church project is so out of scale and character with the neighbourhood.	6/13/2019 4:17 PM
21	Preserving of historic storefronts should be emphasized. The height (3 storeys) should be expressed in metres so as to be clearer. A bikeway should be integrated into the plan for Oscar Street. parking should be allowed on both sides of McKenzie St. traffic calming should be put on Moss and 1200 block of McKenzie Streets.	6/13/2019 9:59 AM
22	I suspect this is just another public relations exercise ... I don't trust mayor & council decisions	6/13/2019 8:31 AM
23	This is our intersection and it is probably the scariest intersection to navigate at 820 in the morning and at 250pm whether on foot, in a car or on a bike. Increasing density or traffic is not going to help without a major redesign to intersection and that would take away the charm.	6/13/2019 6:52 AM
24	Affordable rental housing only happens with rent controls. Development fuelled by greed and encouraged by the city council has created runaway housing inflation.	6/12/2019 11:09 PM
25	Building 4 stories should be the target.	6/12/2019 2:48 PM
26	I would support four stores in this area. James Douglas has nearby green space so higher density is good. Expansion of small plaza space at end of Oscar Street and encourage rotating food trucks near the public spaces.	6/12/2019 12:58 PM
27	Again, more density is needed. Parking need not be a concern if the area is adequately serviced by bike and transit infrastructure.	6/12/2019 10:35 AM
28	Agree that building height should be limited to three stories. What considerations have been made with respect to bicycle infrastructure?	6/11/2019 7:38 PM
29	Again, it is those so vehemently opposed to density who will be crying the blues when they have to move out the neighborhood when they can't live in a mammoth single family dwelling any more.	6/11/2019 6:02 PM
30	This is a major thoroughfare with no redeeming features other than the Fairfield Bike Shop and the Cottage Bakery. Trying to make something that it is not is a waste of time and energy.	6/11/2019 5:02 PM
31	Seems reasonable, responds to community concerns	6/11/2019 4:49 PM
32	I prefer increased density here.	6/11/2019 3:31 PM
33	Maintaining the current character of the neighbourhood is essential to maintaining home values and increasing the bonus density will only retract from the neighbourhood. Making small changes to Cook St and Fairfield Plaza definitely make senses in moderation although this change is not. The very small business area at Oscar and Moss St. is incredibly small and surrounded by character homes, densifying this area even slightly would be an unfortunate development for this area of the neighbourhood.	6/11/2019 12:48 PM
34	As this is not really a "shopping district" but rather a few shops in a residential neighbourhood, I seriously hope that the heights are kept down and the setbacks are kept in keeping with the single family houses keeping light and space as key components to the area	6/11/2019 11:52 AM
35	I am fine with Large Urban village	6/11/2019 11:37 AM
36	Yes to keeping the corners pedestrian and cyclist friendly with no more than 3-4 storeys.	6/11/2019 9:25 AM
37	Let me the enhancement of bus shelters for aging existing population; make sure with all new builds, parking needs are considered.	6/10/2019 11:50 PM

Fairfield Neighbourhood Plan Survey

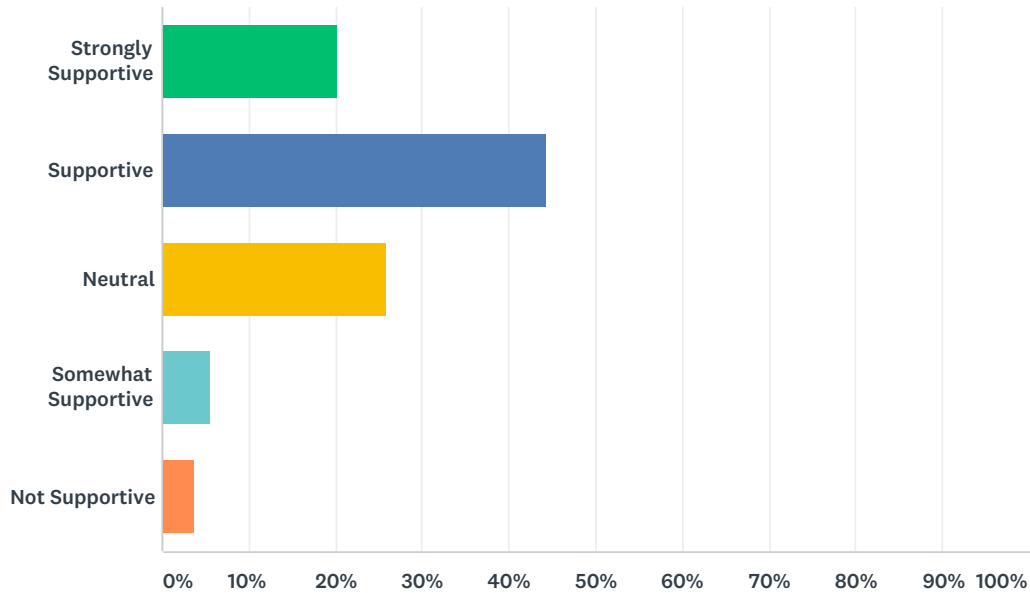
38	I believe developers need to make commitments to enhance the livability of any area in Victoria in which they are granted rights to develop. Even small pockets of green, interactive space make a difference. It seems that four stories is certainly too high for this neighbourhood. Also, if there is development at the end of Oscar St. please be mindful of including green, conversational, interactive space. Any development should be in the same style of the existing Fairfield Bicycle Store. Please.	6/10/2019 10:02 PM
39	adding housing not feasible without opportunity for bonus density???? Why particular to 5 Corners??? Recent developments suggest that adding expensive apartments & condos is feasible, no density bonus, I believe elsewhere in Fairfield.	6/10/2019 9:28 PM
40	It is very upsetting that council allowed the demolition of the church. We should be preserving our heritage buildings. They are what make this neighbourhood unique.	6/10/2019 9:07 PM
41	Increased density will be required as the city grows. Unless Fairfield is to become even more of an exclusive haven for the rich	6/10/2019 8:41 PM
42	Not sure about the expansion of the plaza at the end of Oscar St (my street)...it depends what gets put there. I like the reduction in height and the maintenance of the residential character.	6/10/2019 8:19 PM
43	Still have concerns about parking and density.	6/10/2019 6:51 PM
44	A lot depends on proper development of the old church and whether the area retains a personality or becomes sterile.	6/10/2019 6:35 PM
45	Makes sense	6/10/2019 4:24 PM
46	I would like this area to maintain it's current max height (the church) and not go higher. I worry about the cascade effect. This concern is fir the whole neighborhood. It seems to be that if one building goes up in height then the one beside it does and then the next and so on. Once you go up to 4 stories here and potentially the same at cook street and along Fairfield Rd through to the plaza ... Well that cascade effect will just blend this entire space into a mess of 4 story buildings quite quickly and that will completely chang the feel if the neighborhood.	6/9/2019 12:27 PM
47	Love the community measures but this area would benefit from more density.	6/9/2019 1:17 AM
48	1.What does it mean "opportunities for modest bonus density has been removed (from 151-2.1 FSR? Is it all gone? I would hope 2. A small plaza space at the end of Oscar is not necessary nor helpful, as it removes green. It's not a big area so the present arrangement fits and has restful simplicity with green. A plaza intrudes as too elaborate. 3. don't want/need small urban village. Call it what it is:A small commercial centre.	6/8/2019 12:07 AM
49	Moss and Fairfield is a very dangerous intersection for children, adults and the elderly to cross safely. It is great having businesses there, but limiting the density will hopefully help with the safety for pedestrians. Keeping that business area a Small Urban Village is a better fit for the neighbourhood.	6/7/2019 11:20 PM
50	This is silly. 5 stories is reasonable.	6/7/2019 8:54 PM
51	Don't use this area of the neighbourhood as there are no services of interest or use to me.	6/7/2019 11:08 AM
52	In support of patio spaces, better sidewalks, and canopy trees.	6/6/2019 9:26 PM
53	The problem at this corner is the car traffic on Fairfield, on Moss and around the school in the morning. Strong measures should be taken to discourage speed and discourage the use of cars on Fairfield and Moss. They shouldn't be 'transit' street as there is SJD. More shops should be implemented (grocery, fruit store). Severe anti-traffic measures should be implemented around the school at school time and during the market.	6/6/2019 7:52 PM
54	Parking is STILL an issue. We don't all ride bikes.	6/6/2019 5:09 PM
55	You guys are being taken to the cleaners on 'bonus density.' Incredible. You either need less, or more, developer input. The coziness is disgusting.	6/6/2019 12:03 PM
56	I agree with the reduction in height from four floors to three.	6/6/2019 12:02 PM
57	honestly this area is fine as it is. Leave it alone and direct funding towards issues related to the housing crisis in Victoria.	6/6/2019 11:31 AM
58	Way too many drivers confuse Fairfield with a country road and drive at 50km and above. Some drastic speed control redesign on Fairfield are needed. I'm not overly convinced by your modest "enhance this and that" STOP THOSE DAMN CARS before someone dies there...	6/6/2019 11:31 AM

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59	Enhancement of green spaces and pedestrian areas.	6/5/2019 10:05 PM
60	It's a great shame that NIMBYs have gutted the earlier densities allowed in the plan. There is no reason that 4 storeys should not be allowed. More affordable rental housing is desperately needed in Victoria and Fairfield's walking distance to downtown makes it an ideal location for higher densities.	6/5/2019 3:09 PM
61	I support enhancing pedestrian experience and public spaces, but again am disappointed in the usual vocal opponents swaying the plan to maintain status quo by dissuading rental/density in an area that makes sense to diversify.	6/5/2019 2:29 PM
62	It is a mistake to reduce the opportunity for four storeys here. This would be a perfect area for a small bit of extra density beside school and transit routes. Also a mistake to remove possibility for bonus density.	6/5/2019 1:41 PM
63	What are the details on enhancing the tree canopy and how is this to be undertaken. Not only is there no tree canopy enhancement in Victoria, the tree canopy is disappearing very quickly in Victoria, I	6/5/2019 11:05 AM
64	These new requirements should keep the scale of development appropriate	6/5/2019 11:04 AM
65	There is no room for additional density at this location. Additional parking should be made available before anything changes. It is already impossible to find parking during events or on market days. The bulk of people who want to go here do not ride bikes and thus are not able to visit this area. You are discriminating against those who do not ride bikes or are close enough to walk. Shame on you.	6/5/2019 10:05 AM
66	Again, minimal changes really. But what would really improve the area would be to remove the long queues of traffic at the intersection (fumes, acceleration noise etc). The traffic light is the main problem ... intersection blocked by left-turners during rush hour, yet lights are overkill/unnecessary other times. Replace by traffic circle (+ possibly pedestrian 4-way light), or switch to flashing priority signal for Fairfield - or even(!) revert to the 4-way stop.	6/4/2019 9:57 PM
67	reduction in height and density will minimize housing. It is currently one of the least dense residential locations with almost no housing in an urban village	6/4/2019 8:45 PM
68	Reduction of stories doesn't make sense when the goal is more supply of housing units to help bring down the costs. In addition to enhancing pedestrian comfort, priority ought to be placed on improving traffic flow (prohibiting left turns from Fairfield would be a start).	6/4/2019 7:19 PM
69	Density issues being addressed	6/4/2019 5:40 PM
70	Stronger policy language about affordable housing in this area. It is particularly desirable for family friendly affordable housing due to its proximity to SJD	6/4/2019 5:33 PM
71	Same as before	6/4/2019 4:43 PM
72	Proposed development of the church property is appropriate. This has always been an important area in Fairfield. The school area was developed to allow for better use by the community.	6/4/2019 3:25 PM
73	I wish you had proposed this for the fairfield plaza area	6/4/2019 3:13 PM
74	The density in the five-point village is insufficient. It would be good to allow higher density of family housing next to the school.	6/4/2019 3:04 PM
75	Safety is a huge concern. Traffic is already high, and more density puts kids at risk. At a minimum, the developers should have to fund crossing guards for the school.	6/4/2019 2:51 PM
76	The horse is already out of the barn. The demolition of the heritage church on the southeast corner will ruin this intersection.	6/4/2019 2:42 PM
77	We think this is a good plan but something must be done to move the bus zone as someone is going to get killed in the intersection of Moss and Fairfield.	6/4/2019 2:35 PM
78	More stories, not less.	6/4/2019 2:02 PM

Q14 Please rate how strongly you support the revised policy objectives, policies and guidance for Moss and May Village:

Answered: 162 Skipped: 39



ANSWER CHOICES	RESPONSES	
Strongly Supportive	20.37%	33
Supportive	44.44%	72
Neutral	25.93%	42
Somewhat Supportive	5.56%	9
Not Supportive	3.70%	6
TOTAL		162

Q15 Why are you supportive/not supportive? What change(s) would make you more supportive?

Answered: 45 Skipped: 156

#	RESPONSES	DATE
1	like 3 story max for this area	6/20/2019 8:38 AM
2	These small historic commercial "hubs" are very important to the fabric of the surrounding community and it is important that new development enhance , rather than destroy the character and scale that exists.	6/18/2019 10:04 AM
3	Support no more than three storeys, stepping down in height, retain historic storefronts, enhance pedestrian spaces.	6/17/2019 11:43 AM
4	This approach should be applied to other similar areas nearby (Five Points, etc)	6/17/2019 9:54 AM
5	Not sure the neighbourhood can support much more on Street parking if development allows for more housing units in a three story housing development.	6/17/2019 7:56 AM
6	These same objectives should guide development at Fairfield Plaza. However, any replacement of existing rental housing will not be affordable. Retention is the only chance and, even then, no guarantee.	6/16/2019 5:30 PM
7	this isn't a village!	6/16/2019 10:12 AM
8	I think we should allow some further commercial development in continuation of the few existing buildings. We could do with more services in the future e.g. a cafe in that cross roads.	6/15/2019 5:00 PM
9	keeping heights down to 3 stories.	6/15/2019 7:13 AM
10	The Moss May area doesn't have many shops and services that seem to serve the broad population. It would be nice if this was expanded.	6/14/2019 2:28 PM
11	rental opportunities must be kept	6/14/2019 2:10 PM
12	Transitions all over F/G need to be more sensitive. Planners should not let developers push to eliminate transitions.	6/13/2019 4:19 PM
13	Moss/May is not a village, its a crossroad!	6/13/2019 4:05 PM
14	Prefer 3 storey to 3/4 storey for height.	6/13/2019 10:00 AM
15	Currently only 2 stories are allowed. There is no reason to increase this.	6/12/2019 11:11 PM
16	This area will never become of real commercial interest.	6/12/2019 2:49 PM
17	I support the policies but would like to see more than a minor expansion of the village boundary. Great place for a small grocery store, take out food, etc.	6/12/2019 1:01 PM
18	More transit would be cool.	6/12/2019 10:35 AM
19	keep the low story limits	6/11/2019 6:09 PM
20	This is trying to create small pocket areas for a business to barely survive.	6/11/2019 5:04 PM
21	Maintaining the small size of this area is crucial, as many character homes border the current businesses, any expansion of this would be detrimental to the area. Updating while maintaining the character of the buildings does make sense, although making them any larger or taller and increasing the village boundary doesn't make sense for the area. A yoga studio, hair salon and doctors office hardly counts as a 'village'!	6/11/2019 12:51 PM
22	Improved transit is desperately needed for the May and Cook corridors	6/11/2019 11:37 AM
23	Against height over 2 stories as it will put neighbourhood into shade.	6/11/2019 11:32 AM
24	Didn't know this was considered an "village"! Just thought of it as a road to downtown, except of course for the Moss St Market	6/11/2019 9:49 AM

Fairfield Neighbourhood Plan Survey

25	Glad for the commitment to maintaining historical interest when building additions and a mix of affordable housing and creased transit service.	6/10/2019 11:53 PM
26	Please do not encourage building upward or densifying this area. Again, think about people---how tall are they, what do they like to do, what is a healthy environment for people? I think some of the answers would be: small scale buildings, places to connect with one another and nature. Places to walk and cycle. Places to enjoy beauty and gardening, etc. If you think in terms of people first, you will come up with a good plan.	6/10/2019 10:04 PM
27	We should not support demolition of any historic buildings	6/10/2019 9:10 PM
28	height, maintenance of historic character	6/10/2019 8:20 PM
29	Sounds good	6/10/2019 6:36 PM
30	Better policy supporting transit would be helpful, and I would say that about the other areas as well.	6/10/2019 6:26 PM
31	Same concerns with the cascade effect if increasing height applies here.	6/9/2019 12:28 PM
32	1.Yes , this corner is signiicant and does not need density. It used to be a trolley stop, which is why t he three stores were there. 2. What's wrong with 2 stories? 3. Will bonus density upset the concepts here? 4. Is this to be burdened with a UV? Please no.	6/8/2019 12:07 AM
33	I like encouraging historic storefronts	6/7/2019 9:09 PM
34	I feel that this area could be developed to make it better. More mixed use, shops, cafes, gathering spaces.	6/6/2019 9:27 PM
35	Small shop areas should be implemented in much more places in Fairfield. Small stores density should be increased there.	6/6/2019 7:53 PM
36	'Support space for sensitive transitions and retention...' yeah you're obviously really committed to that. Geez. Some of the language used in this survey is shocking. May and Moss sure will look different after your developer friends get their hands on it.	6/6/2019 12:09 PM
37	Is there anything that could be done to attract more proximity stores there?	6/6/2019 11:32 AM
38	I beleive 2.5 stories is more appropriate for that area. We also need heights to be in actual feet not is stories. Stories can vary from 8 feet to ??.	6/5/2019 11:07 AM
39	We don't want towers at Moss and May. And we don't want garden suites in this area.	6/4/2019 10:02 PM
40	There is no "revised" policy. This is just filler.	6/4/2019 9:58 PM
41	It is completely hypocritical for certain members of the public to simultaneously demand subsidized/below-market housing while also refusing to agree to increased heights and densities. I believe the silent majority supports taller building heights and the city needs to make planning decisions based on what is good for the entire community, not just a few vocal NIMBY people.	6/4/2019 7:21 PM
42	Stronger language supporting affordable housing should be included in this plan	6/4/2019 5:34 PM
43	Same as before	6/4/2019 4:43 PM
44	This is a nice little area which should be preserved and promoted.	6/4/2019 2:36 PM
45	More stories, not less.	6/4/2019 2:02 PM

Q16 Do you have any comments on these proposed changes?

Answered: 60 Skipped: 141

#	RESPONSES	DATE
1	the term urban village is redundant as it just refers to existing commercial space - what purpose does it serve	6/20/2019 5:32 PM
2	The large urban village should be Downtown Victoria. All others, small urban villages.	6/20/2019 3:57 PM
3	Not clear on why the changes are being proposed	6/20/2019 8:52 AM
4	only if it means that references to local area planning will be enhanced ie applied farther than 400 m not removed so local area plan does not apply at all	6/20/2019 8:40 AM
5	No.	6/19/2019 7:57 AM
6	The map still indicates Fairfield Plaza as a LARGE URBAN VILLAGE and this error must be corrected !!!	6/18/2019 10:12 AM
7	Any development related to areas surrounding an urban village should not be addressed through a blanket policy. Any proposed changes should be required to go through the standard process for community engagement and approval. Given the proximity of the urban villages in Fairfield/Gonzales, there is a significant risk of unchecked development that would significantly alter the character of the neighbourhoods overall. I believe a precautionary approach should be taken, as once large-scale development is initiated, it will be very difficult to change course.	6/17/2019 9:58 AM
8	Remain concerned with Cook Street Village being treated as Large Urban Village. Also very concerned with knock down effects on areas surrounding this designation and one for Small Urban Village. And, how do these changes relate to other proposed OCP amendments related to Village, Plaza, 5 Points etc.? Also, along other parts of Cook Street (e.g. car lots) don't want those areas overwhelmed with high rises. Even the Black&White is too much for that corner. Why weren't the upper floors at least setback? And, Bellewood development on Fort Street is serious over-development.	6/16/2019 5:43 PM
9	No.	6/15/2019 5:02 PM
10	No	6/15/2019 4:45 PM
11	Like the attention to site specific conditions.	6/15/2019 7:14 AM
12	No, sounds good!	6/15/2019 6:56 AM
13	Specifically referencing Policy 6.23, the 200m distance from the Urban Core, LUV and Town Centre needs to hold the most weight in decision making and planning. Over the next 50 years our city needs to see changes for the better in these neighbourhoods to ensure they are walkable, affordable and livable. If we put too much weight on the surrounding context then it's very difficult to achieve those city goals when we look 50 years into the future. So these distances are planned way of saying that the areas near these walkable centres are going to change more than most areas to give us a truly walkable and livable city, rather than just small adaptations to the surrounding context.	6/14/2019 12:09 PM
14	No comment.	6/13/2019 6:42 PM
15	Topography is important. Often OCP and even local area plans are just looking at a flat map. Allowable development needs to look at the land.	6/13/2019 4:23 PM

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16	I support these proposed amendments and have two comments about additional amendments that should be considered both because of these proposed changes and because of modifications to urban villages that have resulted from Neighbourhood Plans. First, I welcome the removal of 400m area, which is problematic not least because when the 400m radii are drawn on a map of Victoria it suggests that density policies for large urban villages apply to most of the city, and therefore conflicts with proposals for traditional residential areas. Bullet points two and three are sensible modifications that respond to the removal of the 400m radii by permitting flexible interpretations of what type and scale of development is appropriate. My comments are these. 1. Urban villages are a very important component of the urban identity of Victoria, widely recognized and appreciated by residents. The OCP identifies 10 Large Urban Villages and 9 Small Urban Villages (there are also some other small commercial centres in Victoria that are not identified e.g Menzies/Niagara, Cook/Meares). I would like to see the OCP amended to include language that stresses the need to reinforce the character of urban villages (rather than treating them primarily as focal points for densification). 2. The OCP proposes that 40% of population growth to 2041 (8,000) be accommodated by development in town centres and large urban villages. Changes to 400m radius, and to large urban villages in Neighbourhood Plans make this goal unrealistic (Humber Green revised to a transportation corridor, Fairfield Plaza revised to a small urban village, density in Cook Street Village revised down; plus Selkirk and Vic West mostly built up. I would like to see the Growth Management Concept (Figure 3 in the OCP, and any related sections) substantially modified, so that population projections are indicated for the Downtown Core (10,000), corridors and villages (and perhaps urban residential/apartment areas (8,000) , and the rest of the city (2,000), or something along those lines. One aspect of this should be to encourage densification along corridors/transit routes.	6/13/2019 4:19 PM
17	no	6/13/2019 12:21 PM
18	No	6/13/2019 12:01 PM
19	These are good ideas.	6/13/2019 10:01 AM
20	What really is a large urban village? It is obvious to me that Cook St. Village is not but the city planners are trying to make it one. Where is the language that safeguards the heritage and architectural history that have made Victoria world famous. Is the city now going to be famous for destroying that which has made it so desirable? I also don't understand why you want to change the Community Plan after ignoring it for so long.	6/12/2019 11:26 PM
21	more rules and regs that will only be adhered to when it's convenient.	6/12/2019 2:51 PM
22	Do not complicate things any more!	6/12/2019 2:50 PM
23	I agree with the changes outlined above.	6/12/2019 1:03 PM
24	No, other than that I support more density in most of these areas.	6/12/2019 10:36 AM
25	no	6/11/2019 6:09 PM
26	Strongly support removing 400m rule Strongly oppose continuation of objective 6a. 50% growth in core is fine; LUV concept is fatally flawed because little similarity among LUVs; they will never achieve 40% of growth - never have to date and recent/contemplated changes iwill increase the share of SUV/residual areas: need a more fine-grained assessment of LUVs and their growth potential	6/11/2019 5:13 PM
27	Too many forced "villages" where none exist and are not necessary	6/11/2019 5:12 PM
28	Changing the setbacks and increasing the density in that parameter would be very unfortunate. 400 meters is a wide radius and would have large effects on any developer wanting to remove character homes to build new modern style. Maintaining the historical heritage style of this neighbourhood is crucial for Victoria's future as a world wide destination.	6/11/2019 12:56 PM
29	I'm fine with more density - just need to make sure that transportation upgrades are in place to support it. E.g., AAA bike path on Richardson, alternative parking to on-street parking, etc.	6/11/2019 11:36 AM
30	This is a vague policy cange which relay provides ofr the freedom of the city to permit large developments with greater height and reduced parking which will hugely impact neighbourhoods. How about some palin language?	6/11/2019 11:33 AM

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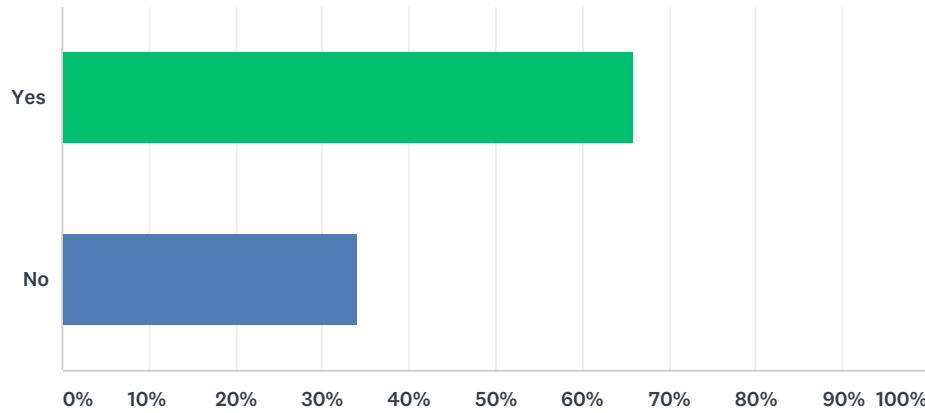
31	In relation to the designation of the traditional residential areas, I repeat my concerns related to the higher density proposed for the remaining Traditional Residential properties west of Cook Street and no consideration given for preserving Heritage values (that are not designated). Heights and sizes in zone 1 should be the same as zone 3. There is no reason for permitting larger developments west of Cook and south of Southgate. The little enclave of houses remaining west of Cook and south of Southgate should be protected at all cost, like a nature preserve or conservancy. There is no other neighbourhood like it left in Victoria, and I wish someone with the ability to prevent it from all being knocked down would finally step forward and take some kind of initiative to protect it. Specifically, I am referring to streets like Oliphant and Vancouver south of Southgate, which by some miracle have survived. There is already an incredible variety and amount of density achieved in this area through secondary suites, house complexes/conversions and laneway houses. Measures should be taken to protect this area more effectively so that it remains a unique enclave instead of yet another block of apartments. Redevelopments should be encouraged to maintain smaller scale/height/massing here. Setbacks and transitions should be more significantly emphasized and respected in actual practice once this plan is in place.	6/11/2019 11:03 AM
32	no	6/11/2019 10:06 AM
33	no	6/11/2019 9:50 AM
34	I don't understand any of this so cannot agree to it until I do.	6/11/2019 9:26 AM
35	Generally, I believe council is listening. That's not always the case these days, it seems.	6/10/2019 10:05 PM
36	Availability of major public transit routes???	6/10/2019 9:31 PM
37	As per the initial comments regarding minimizing intrusion on existing residents.	6/10/2019 8:42 PM
38	I don't really understand them.	6/10/2019 6:37 PM
39	No.	6/10/2019 6:27 PM
40	NO - too vague. As it is the City does not follow OCP, this will just make it more difficult for residents to manage what is going on in their neighbourhoods.	6/10/2019 11:53 AM
41	In regards to 6.23 the neighborhood feedback is a major consideration to include	6/9/2019 12:30 PM
42	no	6/8/2019 11:40 AM
43	1. Removing two of the clauses will not take away the effects of radius . If you'r trying to remove the radius, that won't work. There are other places in Plan, such as the plaza area where radius clauses come through 2. I'd have to see the change in wording for 6.23 to be clearer to see if it has enough effect. 3. What about that map with the 5 circles? As long as that is left, more effect is left. 4. Thanks for at least noticing the effects of the clauses and making some effort to be clearer. I'll have to see the words and final version to be able to judge.	6/8/2019 12:10 AM
44	I agree with the proposed changes.	6/7/2019 11:26 PM
45	More retail stores	6/7/2019 8:11 PM
46	I don't understand them -- wish you could chunk down this information to make it easier to understand	6/7/2019 4:16 PM
47	Generally supportive	6/7/2019 11:09 AM
48	No	6/6/2019 9:32 PM
49	This is just more bull crap lobbying by developers seeking to undermine council. These particular changes are only applicable to a very small group. Which developers are Victoria using for these consultations? Or which consultants are Victoria using for their developers? This is the kind of minor corruption that erodes the public's trust. It all adds up.	6/6/2019 12:16 PM
50	No	6/5/2019 2:30 PM
51	The appropriate scale of the Fairfield Plaza is not 5 stories but 2.5 stories, the form and structure of 5 stories does not fit in with neighbourhood.	6/5/2019 11:09 AM
52	None	6/5/2019 11:06 AM
53	Seems ok - but would depend on the content of the actual revisions and clarifications.	6/5/2019 10:09 AM
54	Any large urban village plans should be changed to small urban villages.	6/5/2019 8:11 AM

Fairfield Neighbourhood Plan Survey

55	This is a PERFECT example of why people get so frustrated with planning processes. Where are "policies 6.19, 6.20, 6.23 and 6.3" defined and what are the implications for making these changes? Why couldn't you at least provide a direct link to something that provided details? (NB I read the "OCP amendments pdf" and it does NOT mention any of these policies!)	6/4/2019 10:07 PM
56	We don't like the garden suites that are being allowed next to our property lines. Please rethink garden suites on Linden! It's too dense and you are killing the green spaces. Why not allow people to put basement suites in? Why garden suites? Garden suites kill the song birds.	6/4/2019 10:03 PM
57	no	6/4/2019 4:44 PM
58	I have no understanding about what this changes means, so I can not comment.	6/4/2019 3:15 PM
59	These changes suggest that there will be no blanket rezoning. Good. Local area plans need to be sincere reflections of the goals of each neighbourhood.	6/4/2019 2:44 PM
60	We need to keep the look of Fairfield and Gonzales traditional while understanding that the city wants more density which is unaffordable for most in these areas. We had to live in a cheaper area until we could afford to live here. Why has that thinking changed?	6/4/2019 2:40 PM

Q17 Have you been involved in earlier engagement on the Fairfield Neighbourhood Plan?

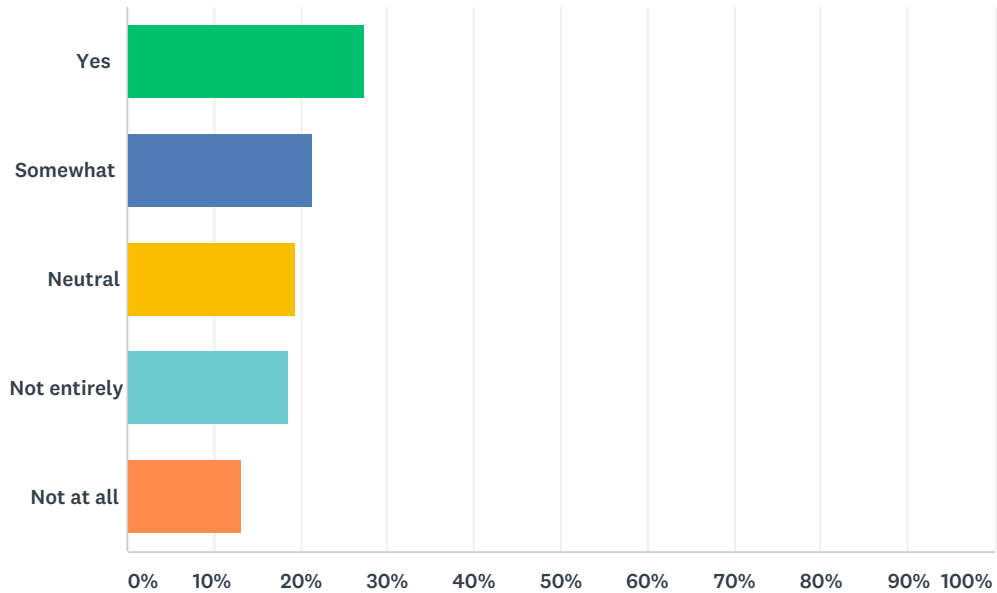
Answered: 158 Skipped: 43



ANSWER CHOICES	RESPONSES	
Yes	65.82%	104
No	34.18%	54
TOTAL		158

Q18 If yes, were you as involved in the development of this plan as you wanted to be?

Answered: 113 Skipped: 88



ANSWER CHOICES	RESPONSES	
Yes	27.43%	31
Somewhat	21.24%	24
Neutral	19.47%	22
Not entirely	18.58%	21
Not at all	13.27%	15
TOTAL		113

Q19 Would you like us to know anything else about your experience with the Fairfield Neighbourhood Plan?

Answered: 64 Skipped: 137

#	RESPONSES	DATE
1	The meetings have been valuable and a number of concerns have been addressed.	6/20/2019 4:01 PM
2	We need significantly better transit in and out of Fairfield on Cook St.	6/20/2019 3:58 PM
3	Too few people (renters) are involved and not heard; density for all lands west of Cook Street is needed	6/20/2019 8:54 AM
4	Concerns and suggestions have been heard and are mostly reflected in the revised plan	6/19/2019 10:59 PM
5	Traditional Residential designation in Sub Area 1: - the # of storeys should be limited to 2.5 storeys and not 3 storeys to encourage peaked roofs with dormers which is the current TD norm in this area. 3 storeys would encourage more flatter roofs and significant distract from the character that remains in this area. - maximum allowable height above grade should also be specified for Traditional Residential.. - small apartments should not be a suitable housing form for Traditional Residential in Sub Area 1 (it is not included in Sub Area 3). There are already many apartment buildings in this area and allowing small apartment buildings in the Traditional Res. designation will further degrade the remaining character of this area. - "Retention and adaptive reuse of properties of heritage value is strongly encouraged" needs to be stated for Sub Area 1 where all remaining Traditional Residential Properties are in good repair and have heritage value (built approximately 100 years ago.) The properties along Vancouver St. are part of the Fairfield Heritage Walking Tour. The horse and carriage tours also go along Oliphant, presumably to look at the heritage character of the properties on Oliphant. - Most of the Traditional Residential properties in this area already have suites and/or laneway houses. There is no need to increase the allowable FSR in this area to 1:1 compared to other Fairfield Traditional Residential properties with FSR of 0.5-0.85:1. - Increasing the allowable density in the TR properties West of Cook St., will only increase traffic along Vancouver St, contrary to the objective of reducing vehicle traffic on Vancouver St. to accommodate the planned Bikeway. - On-street residential only parking is already at a premium along Vancouver St. where many of the Traditional Residential properties already have secondary suites and laneway house, and limited off street parking. - Average Income levels for affordable rental housing should be based on average incomes in the City of Victoria only, where there are more apartment buildings with renters (lower income earners) compared to Oak Bay, Saanich, etc. where average incomes are generally higher.	6/19/2019 1:49 PM
6	I appreciate the efforts to engage the community. Why does this work so well and yet the bike lanes were imposed on the city with very little consultation?	6/19/2019 11:12 AM
7	Don't destroy Cook Street Village by forcing bike lanes down Cook Street. I am a biker, and I do not approve. Don't destroy the Village.	6/19/2019 7:58 AM
8	Not enough about transportation, especially making Fairfield more bicycle and pedestrian friendly.	6/18/2019 12:46 PM
9	I personally felt that the early engagement process was very poor. The only way I got involved was through my own persistence over the past year or so and even at that I felt that much of the plan had been pre-conceived (perhaps through Council direction) and that we weren't really being listened to.	6/18/2019 10:15 AM
10	I think the City of Victoria does an excellent job of asking for public feedback and listening.	6/17/2019 11:46 AM
11	Please note that the proposed changes in the plan have a significant impact on residents in these neighbourhoods. In my experience, there is support for the concept of gentle density; however, many are concerned that the projects being proposed are seeking to maximize density at multiple locations that are in close proximity. Many feel that this would be the beginning of the end of the neighbourhoods as they exist today and are therefore hesitant to support this approach without clear commitments to preserving the character and design of these communities.	6/17/2019 10:00 AM
12	Remain concerned that Council will only pay it lip service. Far too many applications coming in with proposed amendment to OCP, re-zoning, setback relaxations, other variations, all at one time and all inconsistent with neighbourhood values.	6/16/2019 5:47 PM

Fairfield Neighbourhood Plan Survey

13	We have to accept change in our environment and that is not bad. Fairfield is a pleasant neighbourhood but far from all architecture here is good and worth preserving so let us freely accept renewal to what is more suitable and necessary in 2019. We should be happy with a population influx and let us welcome these newcomers by making room for them. Plan for fewer cars and more bicycles and for buildings which provide the proper living spaces for all age groups.	6/15/2019 5:15 PM
14	Unfortunately I often find my age demographic doesn't understand all the great work that goes into planning a neighbourhood and it results in plans that can be skewed towards Boomers that already live there (less dense neighbourhoods), who may have more time on their hands and better understand the process. I just ask that when those who live close to change are outraged by new developments that council remembers there are so so so many of us trying to be apart of that neighbourhood too and all we want more market housing of all types. This makes us feel that you're listening to everyone.	6/14/2019 12:17 PM
15	A comment about the Revitalization Guidelines for Corridors, Villages, Town Centres. A great idea to have guidelines that apply to the city, so that things that apply to all villages do not have to be restated in each plan. Also I note that this reflects the sort of amendment to the OCP I suggested in my previous comment about removing references to population growth to be accommodated in Large Urban Villages. But I have a criticism with 1a and the diagram. The language is about pedestrian scale but, as the diagram shows, a 1:2 ratio gives a street wall that will be about 20m or 50 feet tall that is far from being at pedestrian scale. The diagram also shows this with a generous setback and two rows of trees. Furthermore this proposal is inconsistent with proposals in the Fairfield Draft for Cook Street Village. There may be streets in the city where a 20m street wall is appropriate, but in the urban villages I can think of none, and on most corridors outside downtown they would be overwhelming. I would suggest reviewing this, perhaps by saying "buildings fronting streets should provide a street wall generally of not more than 1/3 of the street width with setbacks at the 2nd or 3rd storeys." This would I think be more consistent with what many residents will consider reasonable for the urban villages and corridors such as Oak Bay Avenue.	6/13/2019 4:37 PM
16	These neighbourhood plans really do not take into consideration of the "borders". there is often no transition. Fairfield Plaza is also part of Gonzales.	6/13/2019 4:25 PM
17	No road adaptation etc for bike movement. As a cyclist, the present system is completely adequate for cyclist mobility.	6/13/2019 4:13 PM
18	There was a group elderly men that very vocal, and I felt they totally railroaded the process.	6/13/2019 2:24 PM
19	It's clear that Council has directed all the areas it wants regardless of what the public wants. This is wrong. This whole LAP process feels designed to give the public the impression that Council is listening but in fact, is not. It seems simply a sham that gives them the legal right to change the OCP to their personal political agendas.	6/13/2019 1:54 PM
20	In spite of the the draft FNP recommendation to the contrary, the Fairfield Church redevelopment was unanimously approved by Council. Ad hoc OCP amendments should for upzoning of individual projects undermines public confidence in LAPs abd the OCP.	6/13/2019 10:06 AM
21	We r a strong caring, committed community I have great respect for Fairfield/Gonzales Association who have not allowed our civic politicians to bulldozer over	6/13/2019 8:36 AM
22	Fairfield is cute but is aging and houses are expensive. Allowing character duplexes/townhouses makes sense to me. I'm not a fan of 4 story residential/retail because it creates tunnels (4th Ave and Broadway (6story) have been wrecked IMO). Keeping commercial hubs accessible to pedestrians and mobility challenged is important so put the bike lanes on side streets.	6/13/2019 7:01 AM
23	It has been flagrantly ignored whenever a developer with deep pockets wants to feed his greed and build something clearly wrong for the area. All he or she needs to do is pay the city council (ie. bonus density) and all zoning, plans and common sense is put aside.	6/12/2019 11:36 PM
24	It is endlessly frustrating and shows that the City is unable to show decisions made as elected representatives should.	6/12/2019 2:52 PM
25	Good planning and done in stages. Many opportunities for people to become involved. Staff listened to what people said,	6/12/2019 1:05 PM
26	I'm concerned that the wants of wealthy homeowners are being placed above the needs of renters and poorer residents.	6/12/2019 10:37 AM
27	We enjoy all the areas surveyed and appreciate the efforts you are taking for feedback. As we walk a lot we notice a crosswalk at Busby and Dallas is needed where the curb drops to street level. Also George and Bushby needs a stop sign and cars speed from Bushby onto George.	6/11/2019 11:01 PM

Fairfield Neighbourhood Plan Survey

28	Meetings should be facilitated in a manner that allows all participants to contribute in an equitable manner. Basically staff should be prepared to manage those who take over and don't let all voices be heard. There are ways to facilitate a meeting so this is possible. E.g., a talking stick and a timer, etc.	6/11/2019 7:46 PM
29	no	6/11/2019 6:10 PM
30	Very grateful for the staff who have led this process. Quality public service - should be an award!!	6/11/2019 6:03 PM
31	The process was flawed, divisive and cynicism inducing from the get-go. Needs more thought and community leader engagement from before the start and throughout the process	6/11/2019 5:18 PM
32	The length of time that it takes for anything to happen is excruciatingly slow.	6/11/2019 5:13 PM
33	It's hard for you guys to engage everyone I understand, but I wish there was a way to be more involved. I find the in-person sessions difficult as they are too busy to talk to municipal workers. Also, don't know where else to put this, but I would really like to see a bike lane through Cook St village connecting to the new Dallas Rd lane.	6/11/2019 3:34 PM
34	I love living here, I've lived many places across Canada and internationally, and this is my favourite place to come home to. Im not against change, we need it, although sometimes heritage neighbourhoods need to be maintained and enjoyed for what they were created to be. We can modernize other places, although if we develop to much, what is loved most about this neighbourhood will be lost and that would be tragic for Victoria.	6/11/2019 12:58 PM
35	I live on Fairfield Rd near Quadra St., with more traffic how will you moderate speeding?	6/11/2019 12:48 PM
36	I don't think the in-person engagement was inclusive or reflective of the residents. Appeared to be a small homogenous group with specific agendas. More effort should be made to reach out to diverse groups.	6/11/2019 11:39 AM
37	I appreciate the ability to view the plan online and participate via online surveys.	6/11/2019 11:37 AM
38	You do not seem to listen and/or permit developers to get variances from existing plans with ease . My own experience with home renovation is that you are harder on us than developers.	6/11/2019 11:35 AM
39	So much new development seems to depend on ground floor commercial businesses. Given the turnover of business in downtown Victoria and in neighbourhoods I wonder where planners think these businesses are going to come from. I shudder to think that we might end up with ghost blocks of unoccupied and unrentable ground floor commercial space. What then?	6/11/2019 9:28 AM
40	Implications need to be more transparent to neighbours!, not just to planners and developers.	6/10/2019 9:33 PM
41	Time to get it done. Enough talk.	6/10/2019 6:28 PM
42	I appreciate the engagement	6/10/2019 4:27 PM
43	The City's engagement policy is poor and what you indicate "you have heard" doesn't seem to be what WE are hearing.	6/10/2019 11:54 AM
44	Once again I believe the information is being presented very much in a way to downplay how much impact these plans have. It's all worded as though everything is a positive when in fact it is not. The use of the wording "we heard" is frustrating to say the least as you heard much more than is being presented and it is misleading.	6/9/2019 12:33 PM
45	No opportunity here to comment on other areas of the Plan??? The dividing line of transition from Cook St Village to the northern Urban retention area has been set at Southgate. It should be at Fairfield. Pakington, a tiny street with a significant heritage home, should not have to have 6 story buildings! Cook St should have a frequent bus route, not a local one - if you want to call it a Large Urban Village, give it the amenities of a large urban village! Cook St should NEVER be an AAA bike route - especially with Vancouver St. just one block away. Remove Pakington St from the bike route as it is terribly unsafe for through bicycle traffic due to its narrowness and to the many driveways people back out of. This is a poor feedback opportunity because there are a great many sections in the plan that you asked NO questions nor gave any opportunity for feedback on. Am I disappointed, yes. Am I surprised, no.	6/8/2019 11:49 AM

Fairfield Neighbourhood Plan Survey

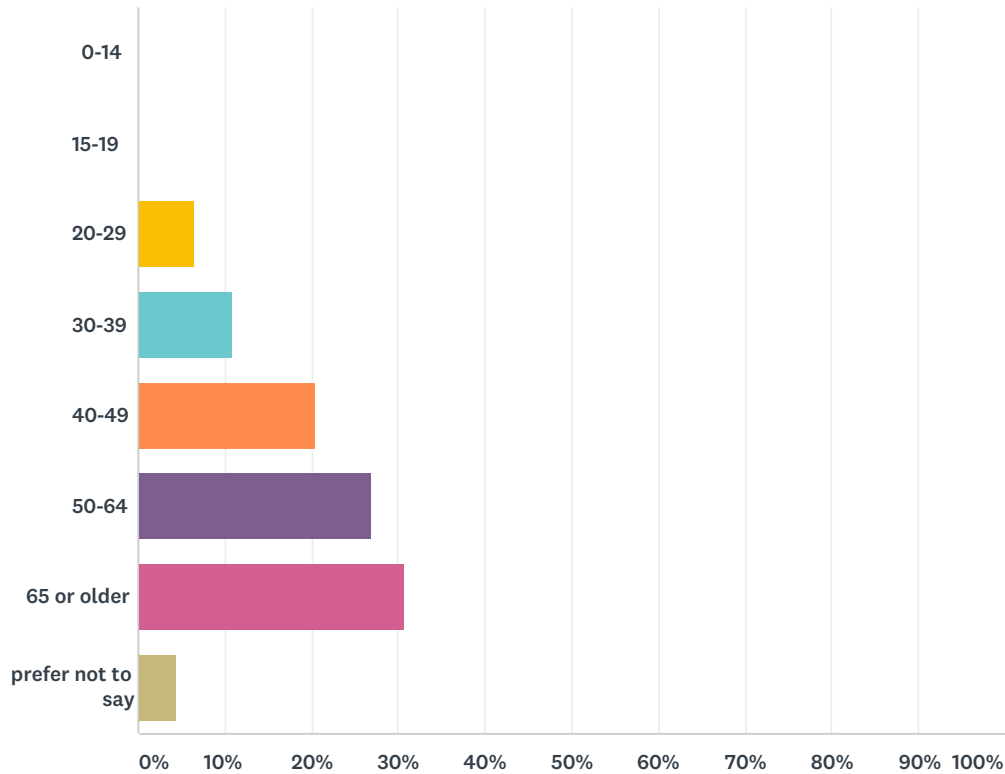
46	1. I have been following it and the United Church site proposal since work began on them. We had to push hard against denials and I got a lawyer's letter to persuade about the radius problem. I am glad that there has been some recognition of problems with the Urban Village. It was hard to go through that. 2 Fairfield really doesn't need the UVs, as it is organically organized to meet needs of distance to store s etc. Keeping as much as possible of the streetscapes means making better use of them. 3A Near the downtown, Fairfield is important for tourism and tours do come through. The more historical places are destroyed, the less reason for people to come for tourism. 4. Fairfield does not have to take all 30,000 of the projected increase for Victoria. Please leave the historical places and save tonnes of carbon from arising! 5 Not including the Fairfield Church site with the whole area was a big mistake, as was the approval for the new development, This approval was based on negligence,deceit lies and ignoring of 85% of 180 places within 400 metres survey map wanting to save t he church building. Serious issues including safety for the school children and families were brushed over and parking is a big problem. Did you know the coring was done and found not much rock, but a lot of blue clay! That changes how the foundations are built. Better to keep the church!	6/8/2019 12:30 AM
47	Seems to be headed in the right direction. Maintaining charm and livability, while trying to figure out how not only rich people can live here.	6/6/2019 9:34 PM
48	Conservative poeple shout out loud and we should also listen to more silent voices.. We need new urbanism to meet housing needs, GHG emissions target for climate change and preserve or increase human physical activity and social interactions. Be bold in your thinking!	6/6/2019 7:56 PM
49	Victoria wants and needs to increase density, but it shouldn't come at a cost to existing sub areas which should visually remain the same. Three or four or five plexes increase parking issues (I know city govt thinks everyone will cycle or use transit in 10 years, but come on; Victoria, and it's unaffordability, attracts the upper class and the wealthy who are not going to be using transit) and disturb the beauty and consistency on our small side streets.	6/6/2019 12:23 PM
50	I know it is difficult to reach people to consult outside the usual suspects, and it takes investment to do so. I'd argue that given the pace at which our community will inevitably need to adapt in the coming decades, and the urgency of housing needs together with the desire/need to consult and provide public mandate for these changes - it seems to me it will be a worthy investment to make inroads in engaging more young people and renters, as I am certain they are underrepresented in these consultations.	6/5/2019 2:33 PM
51	The experience so far say that a group of activist NIMBYs have driven this process and that city staff are taking the views of that group over the whole benefit of the neighbourhood	6/5/2019 1:44 PM
52	Why is it that the new townhouse proposals on Fairfield/Kipling and the proposed Rhodo development on Fairfield completely ignore the guidelines around streetscape, form and structure and transition?	6/5/2019 11:13 AM
53	I appreciate that additional opinions on the updates are being solicited.	6/5/2019 10:10 AM
54	Thank-you for being open and accountable to community input. I do not wish for any higher density in this already dense area. It needs to be kept as a traditional neighbourhood with no large urban village plans.	6/5/2019 8:16 AM
55	Answer to #18: - because I felt that all the options were presented as close to final and minimal changes were possible. Please read my comments in this survey. The final one in particular	6/4/2019 10:11 PM
56	I feel that we were not consulted on your policy around garden suites being built next to property lines. On Wellington and Faithful, they are putting in a garden suite with four decks that will overlook our house and get rid of any privacy that we once had. It will kill green space and birds. They could have simply raised the house and put in a basement suite. Please re-think your garden suite policy. We don't like it. We don't want towers in Fairfield. We don't want Fairfield to become like James Bay. We want character!!	6/4/2019 10:06 PM
57	It is disappointing to learn that those who oppose the type of change we need want to hold the city back and the city is capitulating to their demands. The silent majority want redevelopment and increased densities as this will increase the number of housing units and better planning (such as underground parking at Fairfield Plaza) will improve the quality of life in the neighbourhood. Please apply best planning techniques rather than placing outsized emphasis on vocal NIMBY/BANANA people who will always complain about change no matter what it is.	6/4/2019 7:24 PM
58	Overall, this OCP should contain stronger language supporting the retention and development of affordable housing rental housing.	6/4/2019 5:37 PM

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59	Need more frequent bus service on Richardson! Curbs at intersections are ridiculous for those of us using wheels of any description, the usual exit area face the centre of the intersection, often nt facing E-W or N-S, so silly and dangerous for wheeled people going into traffic to get into the crosswalk! Also the curbs are hard on scooters because they are not smoothed out like downtown. As a resident my income is irrelevant.	6/4/2019 4:48 PM
60	So far really frustrating, I wish you could offer rationals of why you did accept or not changes proposed by the public and really clarify what type of decision making power we have. I feel that many decision are political and not really offered to us to influence. That said, thank you for your hard work, I do appreciate the planners good intentions and dedication to this plan!	6/4/2019 3:17 PM
61	Good process except for the six-storey approval in the Cook Street Village currently being constructed. Too high!	6/4/2019 3:06 PM
62	We are glad that you are listening to all the input and concerns for our future.	6/4/2019 2:42 PM
63	The development at 200 Cook Street should have been subject to these rules. Council members who approved the development should be required to review the rental and purchase prices of units and compare them to the far fetched and unenforceable promises of affordable housing and family housing that they endorsed at the time of the vote.	6/4/2019 2:16 PM
64	The core urban area - Specifically Southgate St is slated to have buidings up to 6 stories. I object to that as do many of the people in the area. The Park should not be rimmed in with large buildings...the new development at Quadra and Southgate is a perfect example of what NOT to build. The townhouses should have been in front and the larger mass structure in the back. The building itself far exceeds scale of the neighbourhood and has not redeeming/interesting details. We have committed the area near Fort St for larger buildings and the James Bay side of the park is already surrounded by buildings of larger height. We should keep this area around the park as green as possible with low (3 story) buildings and large set backs, much like the design plan on Heywood.	6/4/2019 2:13 PM

Q20 Please indicate your age group

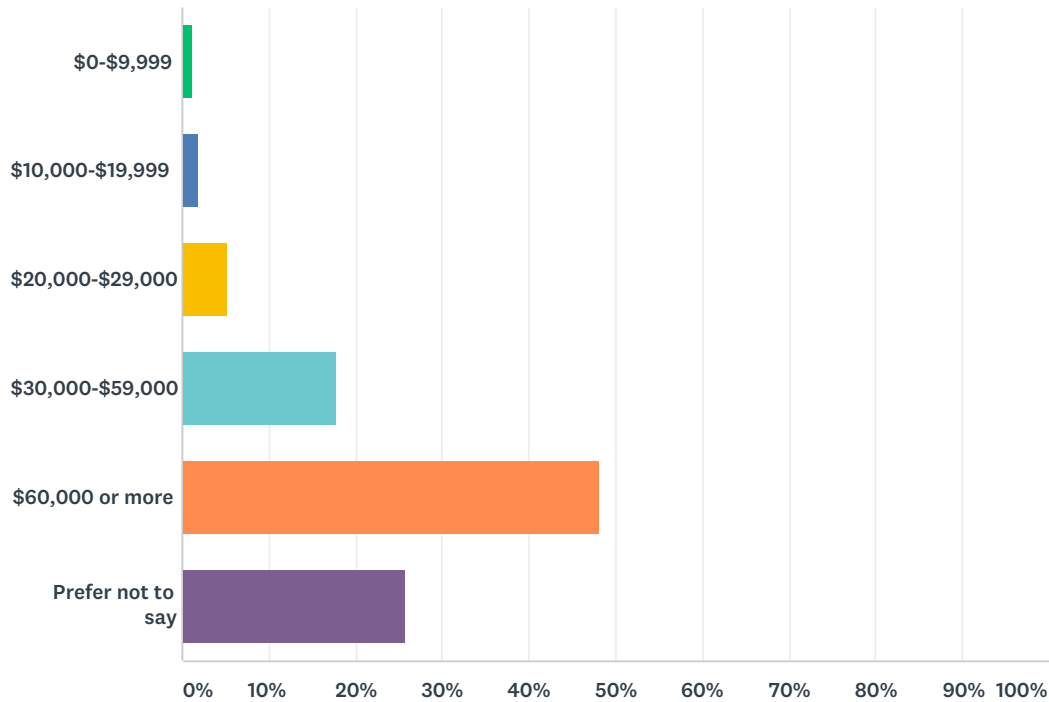
Answered: 156 Skipped: 45



ANSWER CHOICES	RESPONSES	
0-14	0.00%	0
15-19	0.00%	0
20-29	6.41%	10
30-39	10.90%	17
40-49	20.51%	32
50-64	26.92%	42
65 or older	30.77%	48
prefer not to say	4.49%	7
TOTAL		156

Q21 What is your annual income (as an individual)?

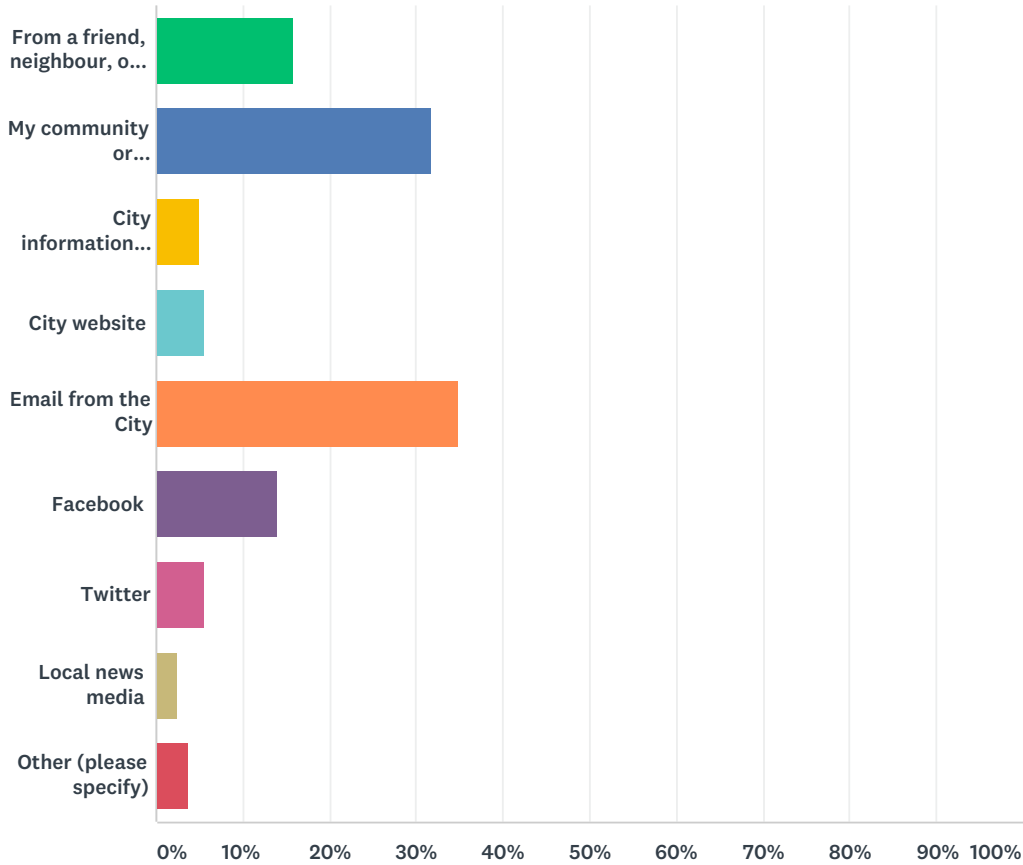
Answered: 152 Skipped: 49



ANSWER CHOICES	RESPONSES	
\$0-\$9,999	1.32%	2
\$10,000-\$19,999	1.97%	3
\$20,000-\$29,000	5.26%	8
\$30,000-\$59,000	17.76%	27
\$60,000 or more	48.03%	73
Prefer not to say	25.66%	39
TOTAL		152

Q22 How did you hear about this survey? (select all that apply)

Answered: 157 Skipped: 44



ANSWER CHOICES		RESPONSES	
From a friend, neighbour, or family member		15.92%	25
My community or neighbourhood association		31.85%	50
City information booth		5.10%	8
City website		5.73%	9
Email from the City		35.03%	55
Facebook		14.01%	22
Twitter		5.73%	9
Local news media		2.55%	4
Other (please specify)		3.82%	6
Total Respondents: 157			

#	OTHER (PLEASE SPECIFY)	DATE
1	friend	6/19/2019 7:58 AM
2	Instagram	6/9/2019 1:18 AM

Fairfield Neighbourhood Plan Survey

3	At least two other activist let me know	6/8/2019 12:30 AM
4	Instagram	6/6/2019 1:52 PM
5	Gonzales Nieghbourhood Association	6/5/2019 11:13 AM
6	went to a supposed "discussion session" a year or two ago	6/4/2019 10:11 PM