

Local Area Planning: Villages and Corridors

A Community for Everyone



Hillside-Quadra | Fernwood | North Park



1

Purpose

- Summarize public engagement and analysis
- Summarize proposed planning and design directions
- Seek direction for next steps



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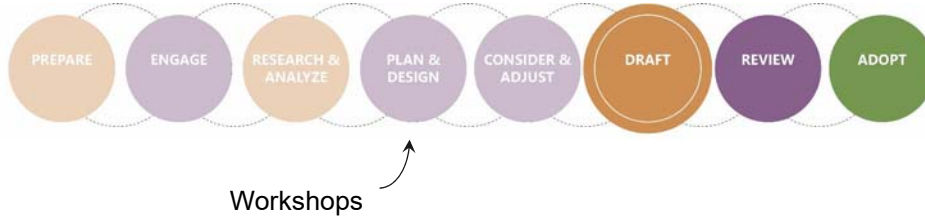
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Process

Early Engagement:
Issues, opportunities &
big ideas

Virtual open house

We are here



Next phase will provide an opportunity to respond to draft plans and guidelines



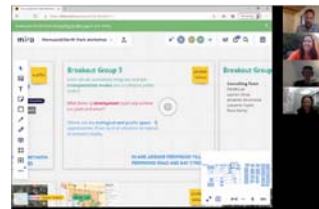
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3

Engagement

Workshops:

- Built on early engagement
- Worked with 40 diverse community members to create concepts for broader engagement
 - ✓ Walk-about
 - ✓ Workshop series
 - ✓ Concept review



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4

Engagement

Virtual Opportunities:

- Online Open House (Dec-Mar)
 - ✓ 4 Surveys
 - ✓ 3 Virtual Video Tours
 - ✓ Discussion forum and Q&A
 - ✓ 6,400 aware, 2000 informed, 650 engaged
- Virtual Focus Groups and Community Conversations
 - ✓ 19 events
 - ✓ ~200 participants



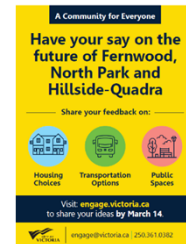
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5

Engagement

Promotion and "Real World" Opportunities:

- Mailer
- Paper surveys
- Posters and Flyers
- Print, radio, online promotions
- Community associations and related groups



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6

Housing

What We Heard:

- Desire varied housing opportunities across the continuum
- “Right housing” in the “right places” (on and off-corridor)
- Minimize displacement
- Interest in car-light living but need options
- Design for livability *and* neighbourliness
- Amenities, green spaces, urban forest
- Equitable opportunities across the city



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7

Housing

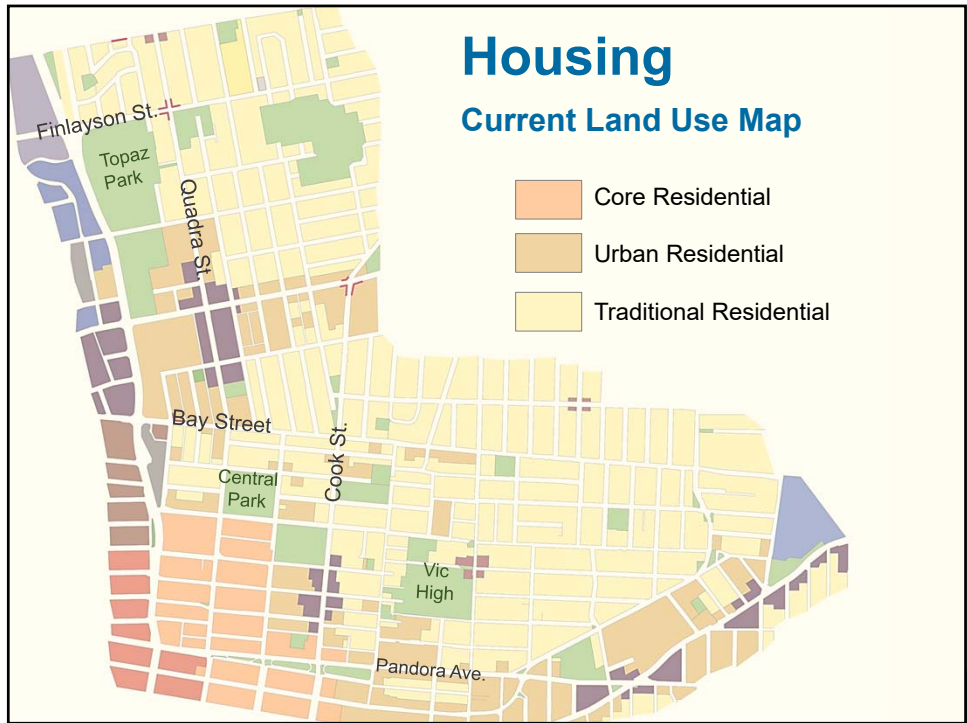
What We Learned:

- Need to catch up and keep up with housing needs as people grow up, start families, locate or age in Victoria
- Rental housing generally requires a bit more density and less parking
- Urban Design testing:
 - ✓ Reduced parking enables better site design
 - ✓ Appropriate building size relates to lot depth and orientation

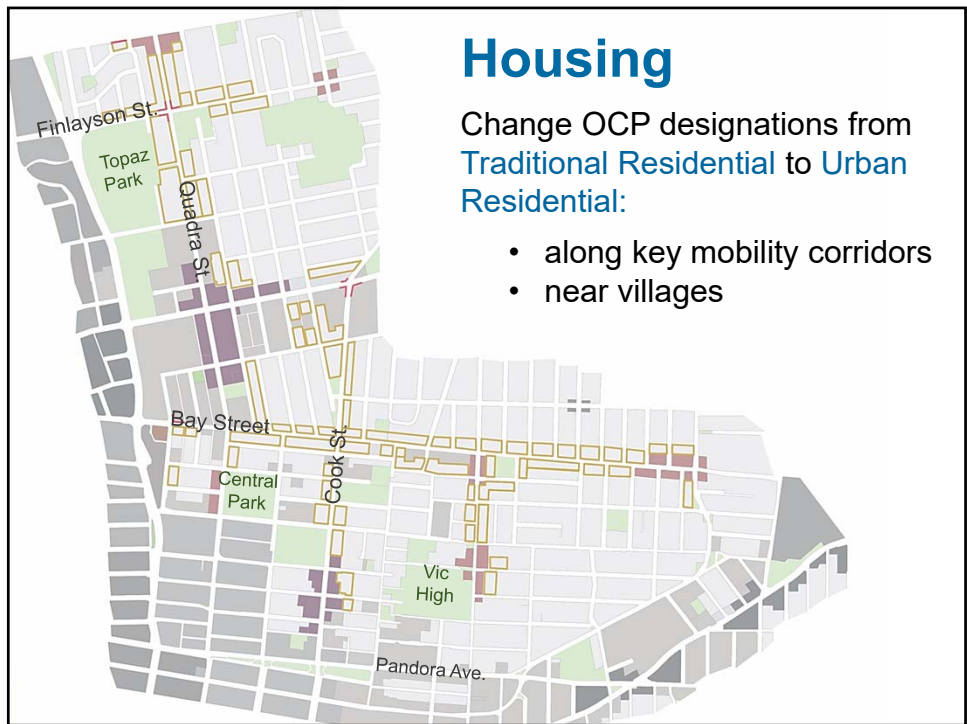


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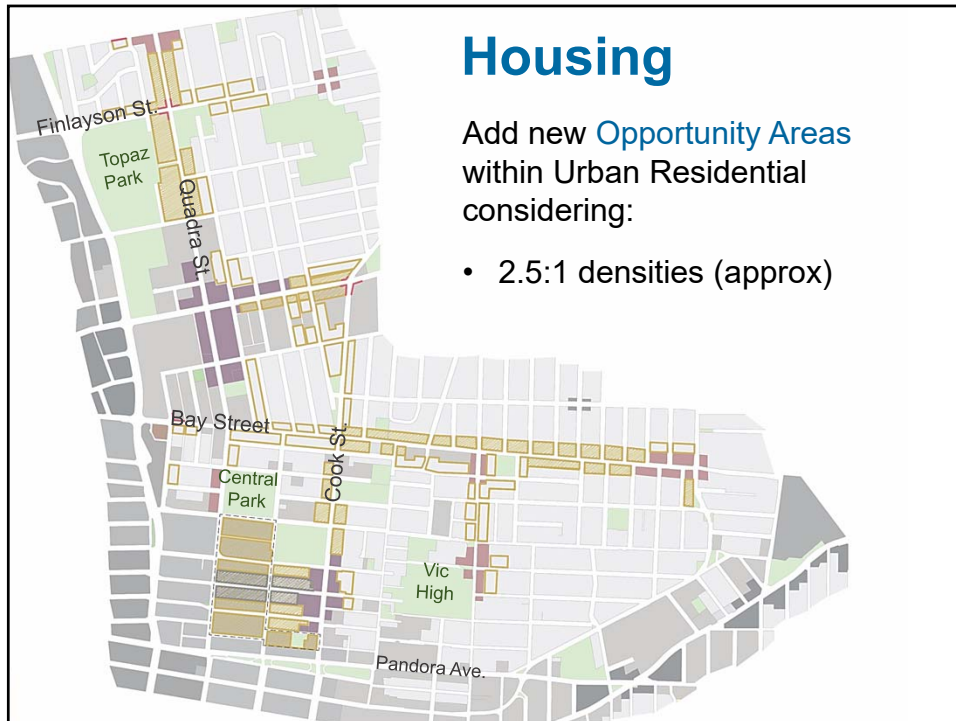
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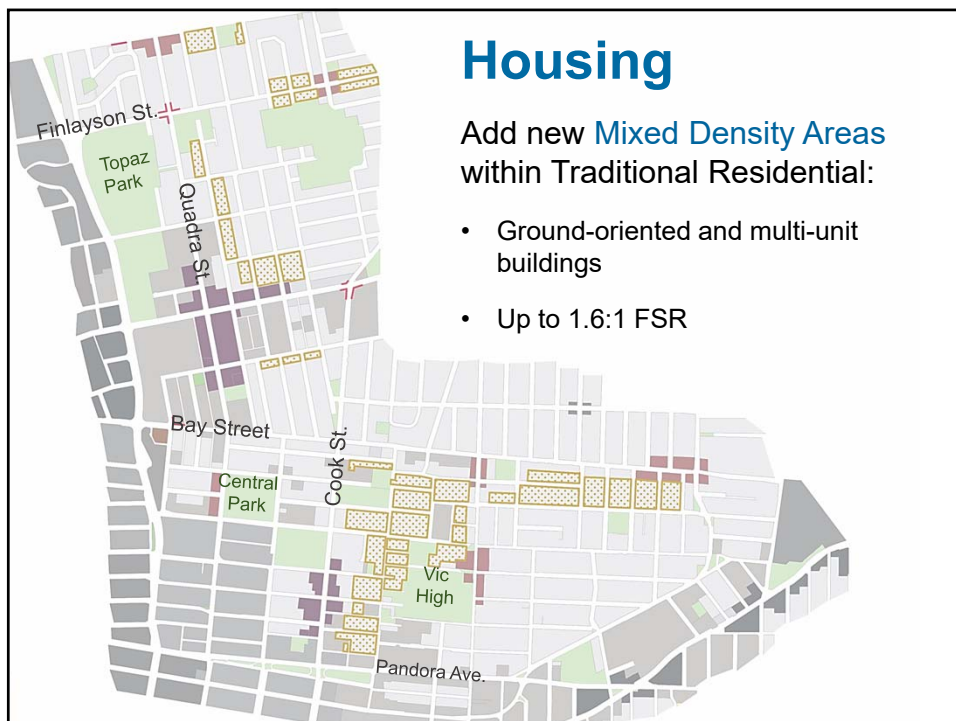
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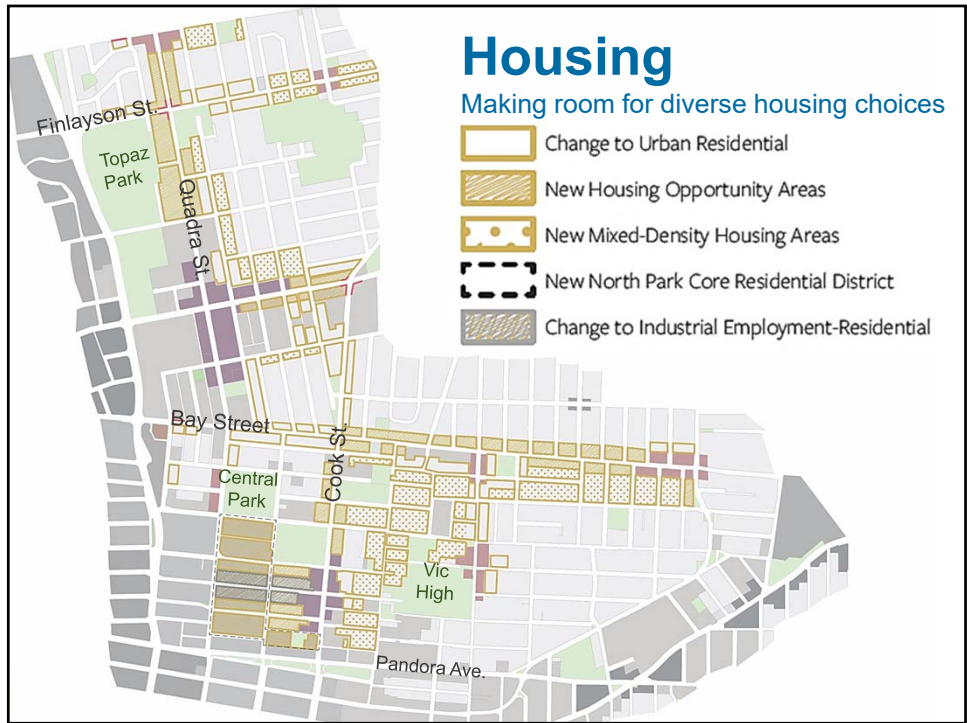
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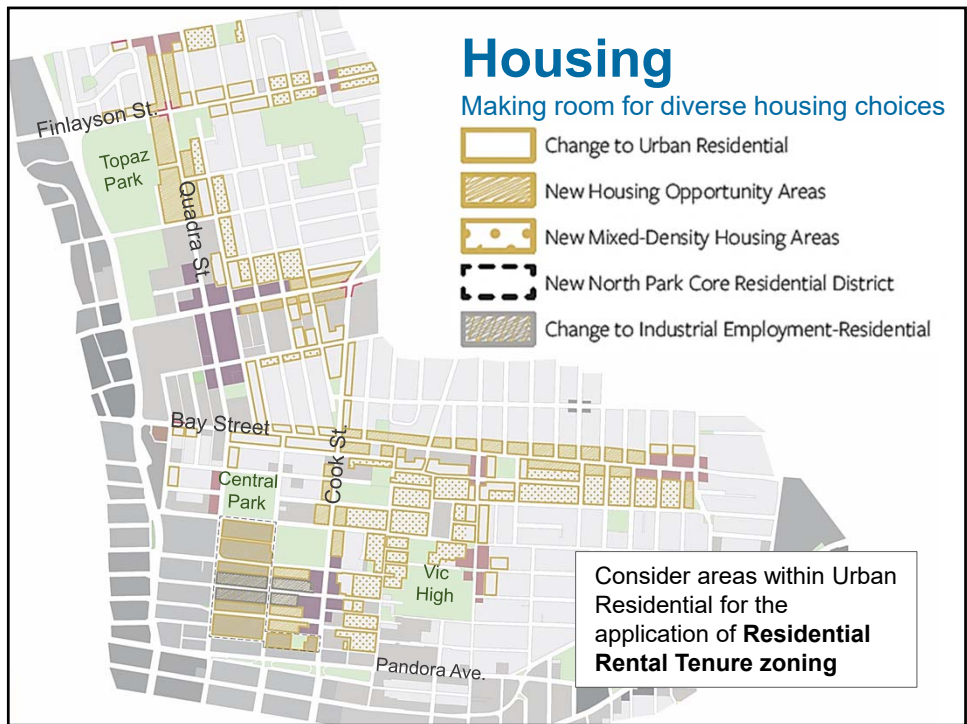
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12



13



14

Design Guidelines

Livability and Neighbourliness:

- Setbacks and transitions for greener streets
- “Green and leafy streets”
- Prioritize green space over parking
- Building designs for busy corridors and quieter streets



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15



Urban Villages

Planning for 15-minute neighbourhoods

- Daily needs close to home
- Opportunities for local business
- Joyful public spaces



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16

Urban Villages

What We Heard:

- Value walkable, diverse villages
- Want public spaces for everyday use, celebration for all
- Desire better pedestrian conditions, urban forest and human-scale architecture
- Parking management, public seating and diverse commercial unit sizes important to businesses
- Concern that smaller businesses not be priced out



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17

Urban Villages

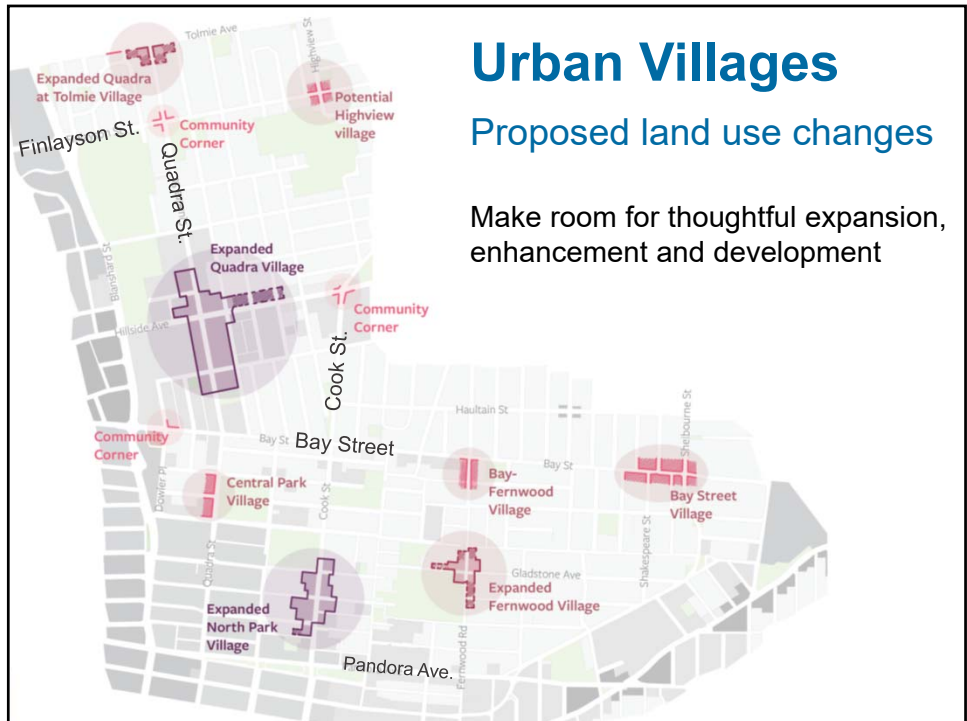
What We Learned:

- Victorians will support 15-26% growth in retail & services
- Some areas more than 15-minute walk from larger villages, show strong potential for village expansion
- OCP densities in large villages may be marginally viable for commercial with **rental** residential buildings
- Densities in small villages at 4 storeys are marginally viable for commercial with **strata** residential buildings
- Parking requirements may impede incremental changes



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18



Urban Villages

Proposed land use changes

Make room for thoughtful expansion, enhancement and development

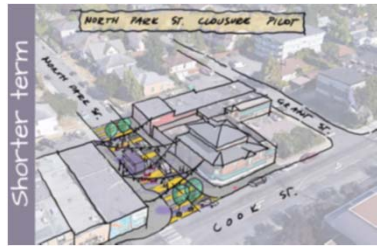
Quadra Village

Key Directions:

- Maintain small-footprint pattern
- On larger sites, envision renewed Roxy Theatre, plaza and diverse housing
- “Turn the corner” to a pedestrian-friendly Hillside Avenue
- Envision mixed-income “Quadra West” with amenities, public spaces
- Support evolution of “Quadra Mews”



North Park Village



Shorter term



Longer term

Key Directions:

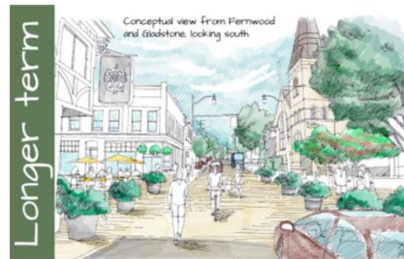
- Maintain small-footprint pattern
- Enable larger developments to support a plaza and housing
- Use placemaking to evolve into a permanent plaza
- Enhance greenery and sidewalks
- “Turn the corner” to Franklin Green Park
- Encourage revitalization of light industrial and artisan spaces along North Park Street

21

Fernwood Village

Key Directions:

- Enable village to expand
- Maintain small-scale feel
- “Commercial desired” approach
- Better connect Fernwood Square to Gladstone Avenue (east), green spaces and community centre
- Allow future expansion of Belfry
- Update heritage-sensitive guidelines



Longer term



22

Other Villages

New **Small Villages** and **community corners** to serve more areas:

- Bay Street
- Future 'high street' at Quadra and Tolmie
- Central Park Village
- Community corners near Finlayson-Highview



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23

Sustainable Mobility

- Corridor studies to align land use, urban design and mobility:
 - ✓ Bay, Quadra, Cook and Hillside
- Streets as greener places for people
- Modernize parking requirements
- Manage on-street parking
- Additions to Greenways system



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24

Parks, Open Space and Amenities

- Seek new park or open space in North Park and Hillside-Quadra
- Expand or renew community centre space
- Locate spaces for Indigenous gathering and cultural practice
- Consider location for small-scale, outdoor music
- Explore opportunities for celebrating or daylighting Rock Bay Creek
- Support community garden efforts



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25

Next Steps

- Last phase of engagement
- Consult on draft neighbourhood plans
- Variety of opportunities for input
- Video and promotions
- Virtual meetings and in-person opportunities



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26

Recommendations

Direct staff to:

- Prepare draft neighbourhood plans and design guidelines based on planning summaries
- Begin next engagement phase based on proposed Engagement Plan
- Refer draft neighbourhood plans and design guidelines to Advisory Design Panel and Heritage Advisory Panel

