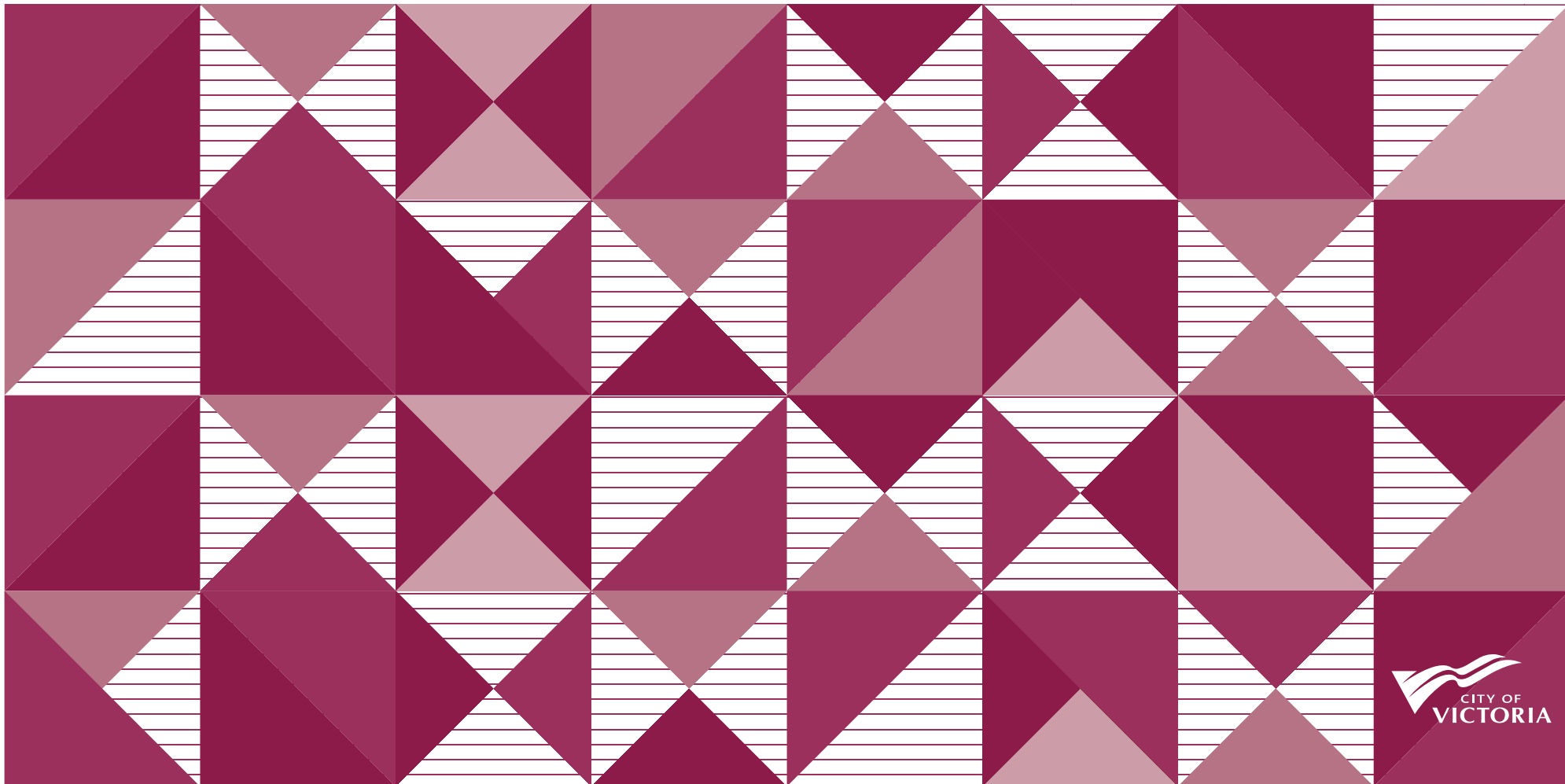


2022

Fernwood

Neighbourhood Plan | City of Victoria

Note: Red text reflects key updates since the last phase of engagement.



Publishing Information

Title:	Fernwood Neighbourhood Plan
Author:	City of Victoria
Status:	DRAFT for Council Approval (2022)
Disclaimer:	This Plan may be subject to periodic updates and amendments. Please contact the City of Victoria Planning and Development Department for up-to-date information.
Additional Copies:	The City of Victoria Sustainable Planning and Development Department Victoria City Hall, 2nd Floor 250.261.0382 Electronic versions available on the City of Victoria website: www.victoria.ca

Table of Contents

Community Identity	10
About the Fernwood Neighbourhood	12
Future Land Use Summary	18
Urban Villages.....	21
1. Fernwood Village	22
2. Bay Street Villages.....	32
3. Shared Large Urban Villages	40
4. Design and Built Form	42
Public Space and Placemaking	45
5. Public Space and Placemaking	46
Housing.....	50
6. Housing and Residential Areas	52
7. Housing Design	63
8. Mobility Corridors - General Directions	68
9. Local Mobility - Policies	71
10. Parking - Intent and Objectives	77
11. Parks, Facilities, and Community Assets	81
Implementation and Next Steps.....	89



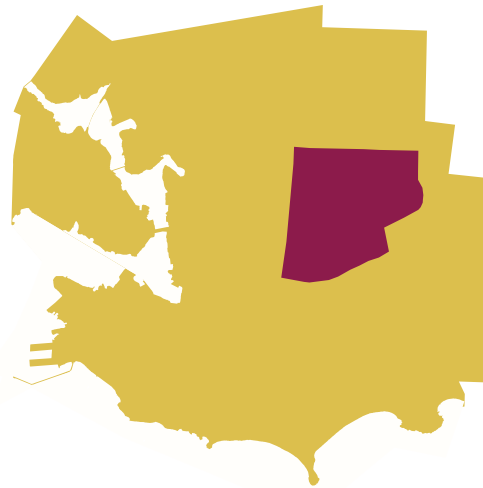
THE CITY OF VICTORIA IS LOCATED ON THE HOMELANDS OF THE SONGHEES AND ESQUIMALT PEOPLE.

What is a Neighbourhood Plan?

This is the Plan for Fernwood 2040

Long-term Plans Working Together

Local area plans, like this neighbourhood plan, work together with the city's *Official Community Plan (OCP)* and other city-wide plans and policies to guide the evolution of communities over the next 10 to 20 years and beyond. The OCP provides a vision and goals to guide future growth and change, meeting the needs of residents today and the future. Local area plans describe how that vision will land in the neighbourhood, while preserving and enhancing the community identity.



Keeping Up and Catching

Up: Between 2020 and 2040, Victoria will add 11,300 new households. Meanwhile, the City has some catching up to do to meet the housing needs of existing residents, including for those who cannot find suitable or affordable housing today.



Addressing Climate Change:

As we plan for the evolution of Victoria and its neighbourhoods to meet current and future needs, we have a chance to rethink the way we live in and move around the city. By locating the right housing in the right places we can reduce greenhouse gas emissions and make our city more resilient to climate change.



Advancing Equity, Diversity

and Inclusion: Planning for incremental change also provides an opportunity to ensure we're creating a community for everyone - one with diverse housing choices where all residents can live in walkable, vibrant neighbourhoods and reduce the combined costs of housing + transportation.

Where Are We and How Did We Get Here?

This plan was drafted together with the community.



Early Engagement

Between January 2020 and March 2020, the City explored Issues, Opportunities, and Big Ideas together with the community. Over 1,000 residents provided ideas and insights. The result was a sampling and illustrative synopsis of what people love about Fernwood and Fernwood Village, and what they would like to see improved in the future. See the Early Engagement Summary Report for details.

Planning Together

In the fall of 2020, the City hosted a series of planning and design workshops with the community. The workshops built on what we heard through early engagement, and what we learned through technical studies and analyses to develop draft concepts together with the community.

These concepts were then presented to the broader public for review and feedback through a diverse and far-reaching Virtual Open House, focus groups, and online surveys.

Reviews and Revisions

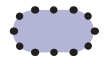





Based on the first two stages of engagement and policy and technical analyses, a draft plan was prepared and presented to the public for review. Based on community input, the plan was revised and presented to Council for consideration.

Implementation

The approved plan will be implemented over time as budgets allow and opportunities arise. The plan may be amended periodically according to the overarching Official Community Plan’s adaptive management framework.

Some of Fernwood’s urban villages and mobility corridors - key areas for future planning - are shared with other neighbourhoods. As local area planning is completed for these areas (e.g. the Fort Street Corridor and Stadacona Village), this plan will be updated accordingly.

Big Moves for Fernwood

-  Large Urban Village
-  Small Urban Village
-  New small urban village
-  Making room for housing
-  Placemaking or formalized Public Space
-  Key pedestrian and active transportation routes





1. Pedestrian Connections

What we heard

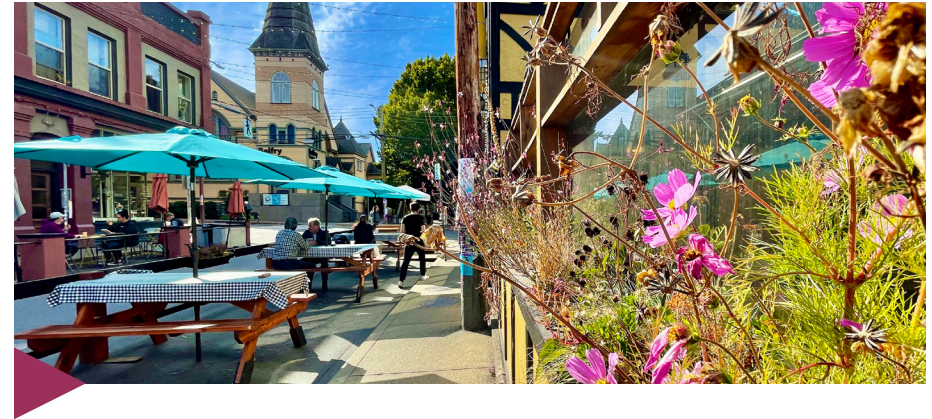
The community would like to see enhanced and accessible pedestrian connections throughout, particularly along Fernwood Road and near Fernwood Village. People noted the narrow sidewalks, uncomfortable crossings, and significant pedestrian traffic, notably near Fernwood Square and Victoria High School. People also acknowledged opportunities to better use public space in the road right-of-way for comfort and enjoyment, and to improve routes throughout the community.

What we learned

- Fernwood Road is an important bus route.
- The road also accommodates on-street parking.
- Given the heritage and character assets along the road, contiguous redevelopment is unlikely, making it difficult to expand sidewalks through obtaining right-of-way on private lands.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Fernwood Village and Mobility.**



2. Expand & Enhance Fernwood Village

What we heard

Fernwood Village, surrounding Fernwood Square is beloved for its character, local serving businesses, and accessible public space. Some would like to see a “refresh” of public spaces in and near the square to enable more flexible use (e.g. with movable furniture and lighting), for diverse events and everyday enjoyment in all seasons. Some would also like to see more shops and services to meet everyday needs, but would like to keep the scale small and local-serving.

What we learned

- The area in and near Fernwood Village can accommodate more commercial and residential over the coming decades without impacting existing local businesses.
- Temporary patios and outdoor spaces along Gladstone, east of Fernwood were successful and enjoyed by the community.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Fernwood Village and Placemaking**



3. Support Diverse, Mixed Housing

What we heard

People who live in Fernwood, or would like to, feel the pains of the housing crisis. Renters and young families find it difficult to find suitable, affordable housing in the community they love. Most residents are supportive of making room for more, diverse housing forms to meet these needs, but want to ensure that new housing reflects and enhances what people love about the neighbourhood, is livable, and is neighbourly.

What we learned

- The city has to catch up with housing needs today and keep up with future needs as 11,300 households form between 2020 and 2040, in all neighbourhoods.
- Rental housing, including affordable (non-market rental), is a key need and can be difficult to build with existing land costs and regulations, like parking requirements.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Housing and Residential Uses.**



4. Revitalize Bay Street

What we heard

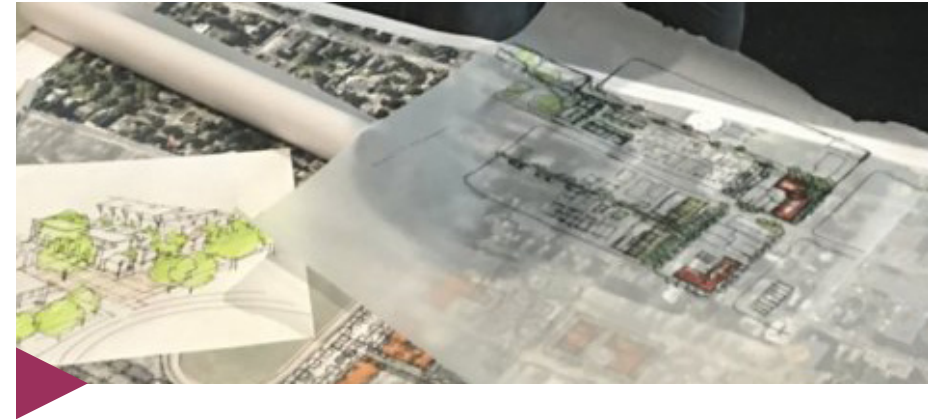
Bay Street is viewed as an uncomfortable road to walk along and a barrier to get from one part of the community to the other. Some recognized Bay Street as a good area to add multi-family housing, supported by transit, others were concerned such housing wouldn't be livable or comfortable along a busy street. Many viewed this as an equity concern - that renters and others in multi-family buildings should have choices both on and off busy corridors.

What we learned

- Bay Street is a key east-west connector through the city and is identified as Frequent Transit route by BC Transit.
- Additional retail could be supported in the coming decades in and near emerging villages, without impacting existing local businesses.
- Rental housing may be viable to build along the corridor with reduced parking requirements.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Sections on Bay Street Villages and Mobility.**



5. Preserve & Enhance Green Space

What we heard

People love the parks in Fernwood and would like to see spaces, features, and improvements for different ages, interests, and cultural backgrounds. Improvements for specific parks and connections between green, open, and public spaces are desired. People are also interested in an expansion of space and programs at the community centre, continued use of school district lands, opportunities for growing food, and reflecting the ecological significance of Rock Bay Creek.

What we learned

- There are more than a dozen parks, facilities, and community assets that can serve the diverse and evolving needs of Fernwood now and into the future.
- New and evolving programs and future redevelopment can provide additional opportunity for public spaces and facilities.

Where we're headed

To learn more about how the plan addresses what we heard and learned, **see Section on Parks, Facilities, and Community Assets.**

6. Future Planning

What we heard

Geographic areas and subject matters that were not a focus of this process are important to the community. Stadacona Village and Haultain Corners are important assets to Fernwood, as well as Jubilee, Oaklands, and Rockland residents. Residents also desire an opportunity to work together to advance other community initiatives, like the location of new community gardens, support for arts and culture, and the development of public art and murals.

What we learned

- The next phase of local area planning will explore the future of Stadacona Village and Haultain Corners with all related communities and this plan will be updated following that process.
- Other subjects of interest can be advanced by the community with City support through a Neighbourhood Action Guide Process.

Where we're headed

To follow the next phase of planning, visit engage.victoria.ca. To learn more about Neighbourhood Action Guides, contact your Community Association or the City's Neighbourhoods Team.

Community Identity

Understanding what is important to Fernwood residents was a cornerstone of the engagement for this plan. People described what they love about their community and what they hope to love about it in the future. The word clouds on the following page provides a sense of community identity and what is most valued about Fernwood.



Guiding Principles and Objectives

Together with the community identity word cloud, the below principles and objectives should be considered when implementing this plan.

1. Advancing equity, diversity, and inclusion.
2. Making room for everyone.
3. Advancing sustainable mobility.
4. Creating joyful public spaces.
5. Supporting resilient, walkable villages.
6. Enhancing and supporting arts and culture.
7. Preserving and enhancing natural and historical assets.

What people **love** about Fernwood today



What people **hope to love** about Fernwood in the future



About the Fernwood Neighbourhood

Fernwood Today

Fernwood is a neighbourhood rich with arts, culture, and opportunities for community connection. The community is known for being home to artists, artisans, and makers, as well as people of all ages and many families. As of 2016, the neighbourhood had the city's highest total number of families with children at home, and one of the highest shares of young adults aged 15-34. It also has among the higher shares of residents identifying as Indigenous.

However, rising housing costs in the neighbourhood, and the city, have left fewer opportunities for young families and others looking to make a start and find suitable housing.

Community Assets

The area's history of offering family and community connections through arts, culture, and local festivals is reflected in its most beloved assets. Among these assets are the Belfry Theatre, Fernwood Square, Victoria High School, and local community organizing

Map 1: Fernwood Boundaries



The neighbourhood is bounded by Haultain Street to the north, Fort Street to the south, Cook Street to the west, and Belmont Avenue, Begbie Street, and Shelbourne Street to the east.

About Fernwood

and supporting groups like the Fernwood Neighbourhood Resources Group (NRG) and the Fernwood Community Association (FCA). Many of Fernwood's residents benefit from its proximity and connections to the downtown core, and several large and small urban villages (including Fernwood Village, Haultain Corners, North Park Village, and Stadacona Village) within walking distance.

Community Make-up

The neighbourhood is home to close to 10,000 residents in over 5,000 households. While the neighbourhood has the highest total number of family households, household types and age of residents is quite diverse – with a mix of families, seniors, youth, couples, and singles.

The neighbourhood has a slightly higher share of renters (66% of households) than the city as a whole (at 60%). It also hosts some affordable and co-operative housing.

Most of the housing in the neighbourhood is single family with and without suites (about 24% of dwellings) and apartments (about 63% of dwellings, most of which are closer to Downtown, Stadacona Village, Pandora

Avenue and the Fort Street Corridor). Apartment buildings are typically three to four storeys and include both rental and strata, most were built between the 1960's and 1990's.

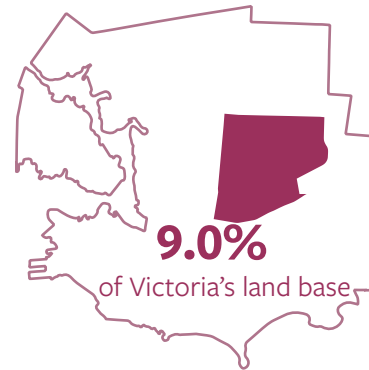
The area has seen little growth in recent years. According to the City's building permit data, just 42 new housing units were built in the neighbourhood between 2012 and 2018. Fourteen additional units were approved through building permits in 2019-2020. **A recently approved proposal near Caledonia Street envisions approximately 140 net additional homes, a majority of which are proposed to be deeply subsidized or rent-geared-to-income.**

See the Neighbourhood Snapshot on page 13 for more statistics.

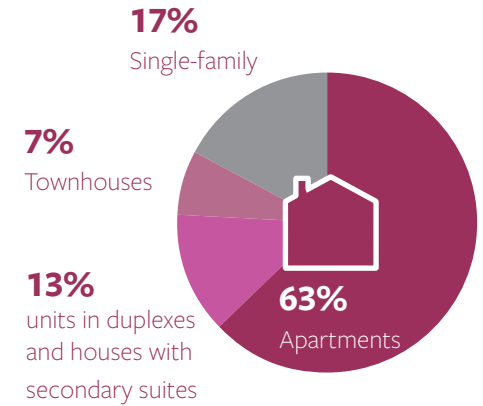


About Fernwood

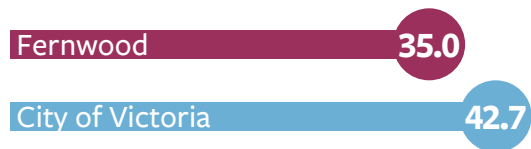
Neighbourhood Snapshot



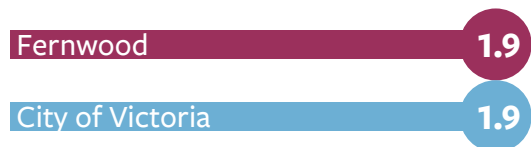
Housing Types



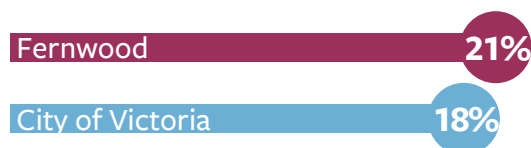
Median Age



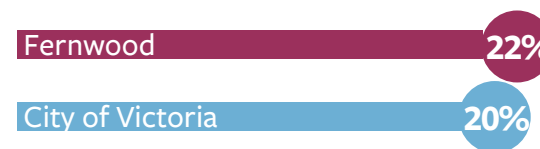
Average household size



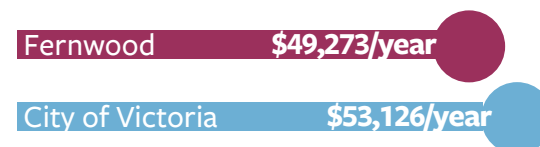
% Total of households that have children at home



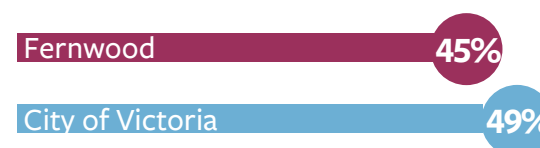
Low-income Households



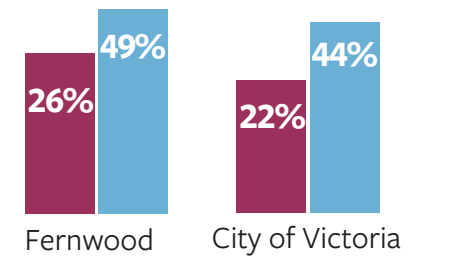
Median Household Income



% Households that are one-person households

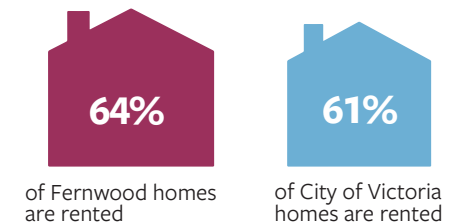


Housing Affordability



■ Percent of owners spending more than 30% of income on housing
■ Percent of renters spending more than 30% of income on housing

Rental Housing



About Fernwood

History and Heritage

The area is intrinsically tied to the historical growth of Victoria. Just west of Fernwood Village is a district known as Spring Ridge. Gravel deposits left after the retreat of the last Ice Age 10,000 years ago underlie this area. Numerous freshwater springs gave it its name. Until the damming of Elk Lake in the early 1870s, these springs were the principal source of drinking water for Victoria.

Fernwood as it is today developed over time with the subdivision of large estates and the arrival of the streetcar in what is now Fernwood Village. The community has always been diverse and vibrant, which is reflected in the heritage and streetscapes of the neighbourhood.

See the Moments in History on page XX for more of Fernwood's history.

See the Fernwood Village Design Guidelines for more about the history of Fernwood Village.

Fernwood Heritage Features Map

The Heritage Features Map (Map 2 on the following page) illustrates some key heritage features in the neighbourhood. The

map recognizes the numerous registered and designated heritage properties in the neighbourhood, particularly in and near Fernwood Village, in addition to a number of older character homes and heritage features.

The map is a useful tool in considering the past and present identity of the neighbourhood, and how it can inform and shape its future.

However, it is important to note there are limits to what is shown on the map, or what is otherwise known, understood, and valued about Fernwood's history and identity. For example, heritage of Indigenous and immigrant communities is often not evident in the built form - this may be referred to as intangible heritage.

Victoria's Official Community Plan recognizes both tangible and intangible heritage features are important. However, most tools to protect, enhance, or recognize heritage tend to be limited to tangible features, largely evident in the built form - a limitation reflected in the features identified on Map 2. The City of Victoria continues to work to advance its heritage program, together with other organizations and levels of government.



About Fernwood

About this Map

A Heritage Designated property is protected by a municipal bylaw and may not be altered or demolished without approval by Council.

The Victoria Heritage Register is a tool to help monitor assets and promote conservation or enhancement of heritage features. Having a registered property does not by itself restrict changes proposed by an owner.

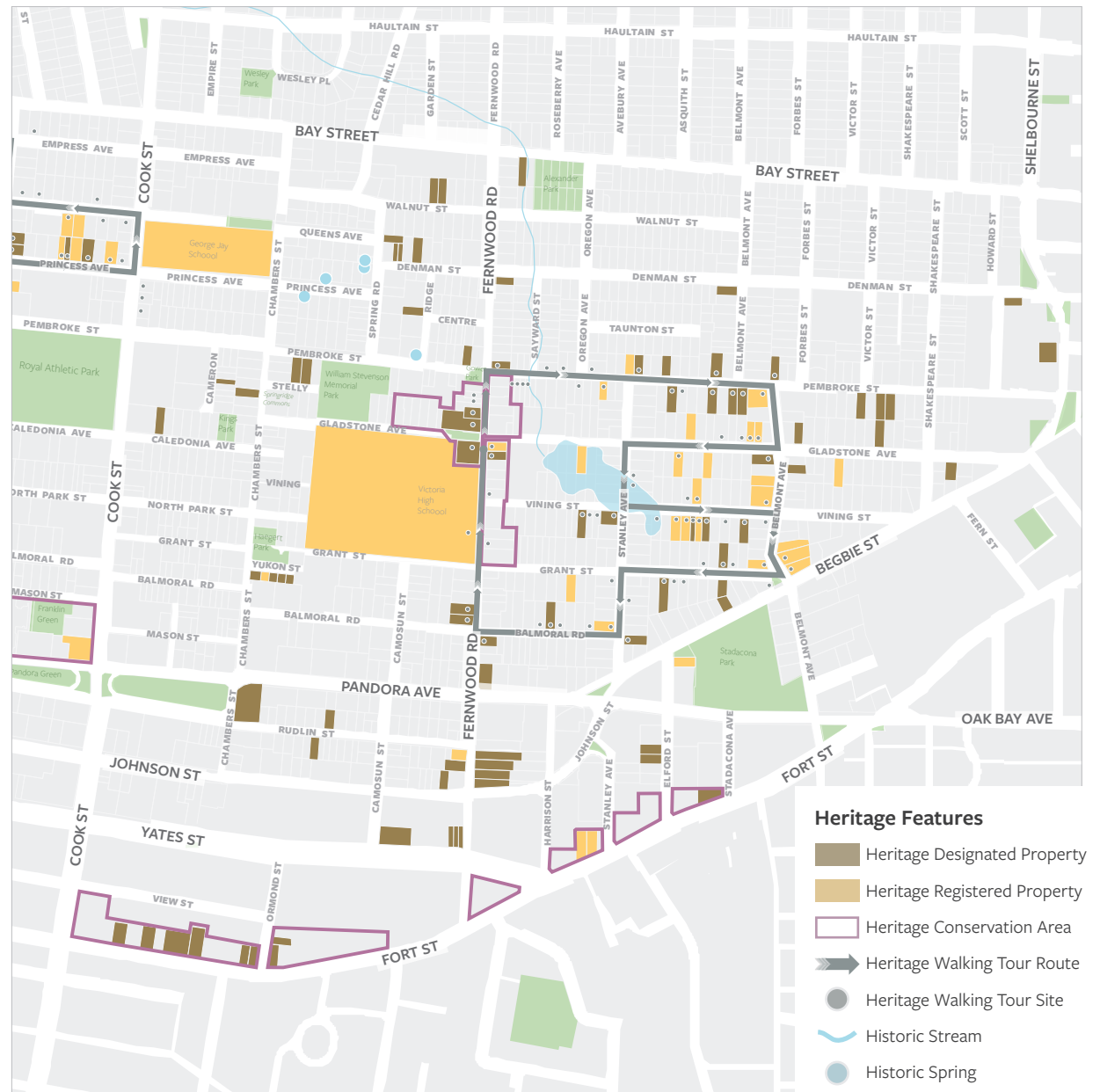
Heritage Conservation Areas are another tool to protect, preserve or enhance the heritage value or character of related properties with collective historical significance. Properties within these areas require a heritage alteration permit for changes to the property.

Heritage Walking Tours are self-guided routes that describe assets that may not be on the Heritage Register. They are curated by the Victoria Heritage Foundation and have no policy or regulatory implications, but can provide meaningful insights when considering property or land use changes.

Some known Historic Environmental Features are shown to illustrate additional heritage features that may not be readily evident the built form.

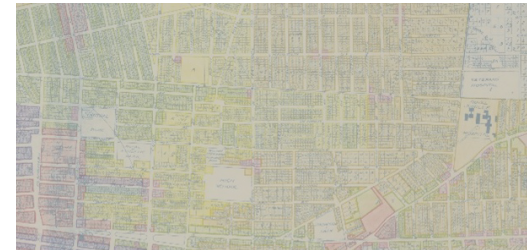
See the *Housing and Village* sections of this plan for more on the management of Fernwood's heritage assets.

Map 2: Fernwood Heritage Features



About Fernwood

Neighbourhood History



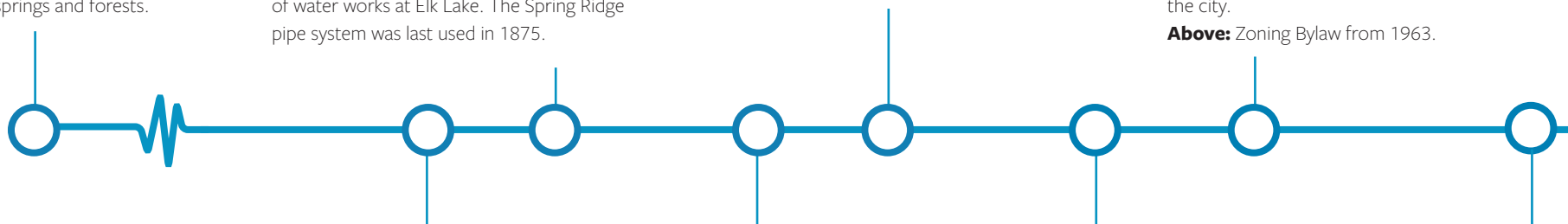
Lekwungen people live, hunt and harvest in the area, cultivating camas fields and Garry Oak meadows. What is now Fernwood is marked by springs and forests.

1863: The Spring Ridge Water Company is formed, piping water from Spring Ridge and Harris Pond into the city. Complaints about the quality of the water are common, so in 1872 the City authorized the construction of water works at Elk Lake. The Spring Ridge pipe system was last used in 1875.

1891: The streetcar line terminating in what is now Fernwood Square is opened. This instigated the development of the square as the commercial hub of the community, including business such as the Rennie and Taylor Bakery and the Parfitt Brothers construction firm.

1927: The first zoning bylaw is implemented, shaping the growth and development of Fernwood and the rest of the city. Single-family detached zoning made it difficult to build alternatives to the detached house, which excluded many people from living in the most desirable neighbourhoods in the city.

Above: Zoning Bylaw from 1963.



1860: Assistant Colonial Surveyor Benjamin Pearse builds Fernwood on his large estate, at the corners of what is now Fort and Fern Streets. Many other stately homes are soon built nearby along Fort and Yates Street. Fernwood was demolished in 1969.



1886: Construction begins on the Emmanuel Baptist Church at the corner of Fernwood and Gladstone. The church was sold in 1971 and became the first home of Cool Aid, before it was purchased by the present owners, the Belfry Theatre Society, in 1990.



1912: Victoria High School is built at its present location. The school is the fourth high school building to be constructed, all located in Fernwood. The other three were demolished to make way for other schools, including Central Junior High School in 1952.

2005: The Fernwood Neighbourhood Resource Group purchases the Cornerstone Building (1910) at the corner of Fernwood and Gladstone opposite the Belfry Theatre. With over 10,000 volunteer hours they rehabilitate the structure as affordable housing on the upper floor and businesses at the street level, including a community café, reinvigorating the area as a community hub.

Future Land Use Summary

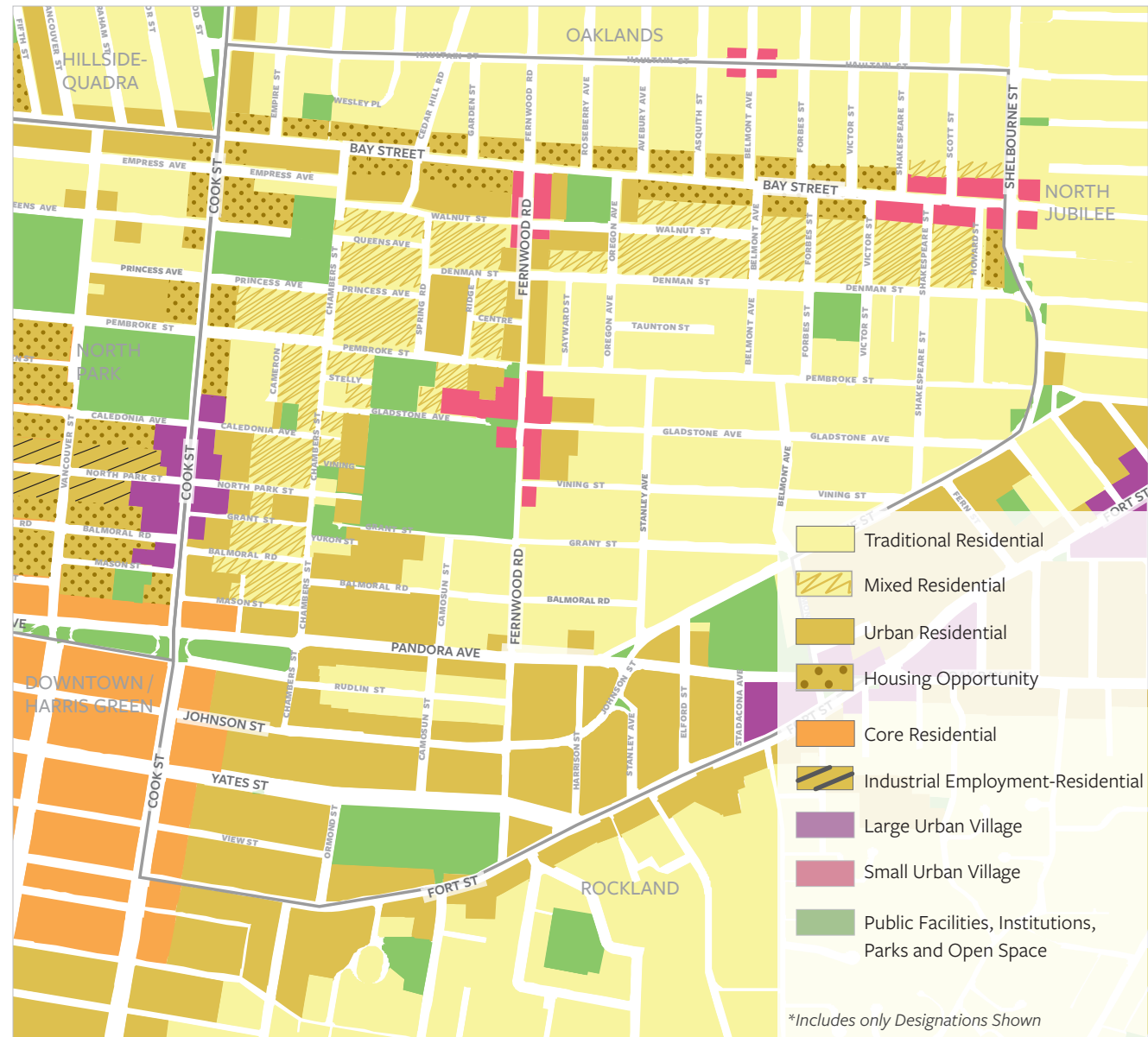
This section provides a summary of future land uses envisioned for the Fernwood Neighbourhood.

Further details are provided in subsequent sections or related City plans and policies as noted.

Relevant Policies and Bylaws

- Official Community Plan
- Missing Middle Housing Policy (under development)
- Inclusionary Housing and Community Amenity Policy
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw
- Urban Forest Master Plan
- Tree Protection Bylaw

Map 3: Fernwood Land Use (for reference only, please see OCP)



Land Use Summary Table

Envisioned future land uses are illustrated as Urban Place Designations on Map 3 and are summarized here for convenience. Please see the Village and Housing Chapters for additional details.

Urban Place Designations envision future land uses and development forms, if a property redevelops. This summary is for convenience only. Please see the *Official Community Plan* bylaw for the most current and accurate Urban Place Designations throughout the city. To understand the specific uses and densities that are permitted to occur on any given site today, please see the Zoning Bylaw.

*Overarching policies are summarized here based on Urban Place Designations (envisioned future uses and form); other policies and regulations may apply depending on the nature of any redevelopment that may be proposed.

	Intent	Envisioned Scale and Form	Overarching Policy*
Traditional Residential	To encourage a variety of housing options throughout the community and consider small scale commercial on a case-by-case basis in appropriate locations.	Primarily ground-oriented residential forms, including houseplexes and townhouses, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18, plus: <ul style="list-style-type: none"> > Missing Middle Housing Policy (under development) > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations
Mixed Residential Housing	To encourage the transition of ground-oriented residential areas to a mix of ground-oriented and multi-unit housing that provide diverse living options at neighbourly scales, including through the retention of character homes through conversion.	A mix of ground-oriented and apartment residential forms at densities of approximately 1.6:1 FSR, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18, plus: <ul style="list-style-type: none"> > House Conversion Regulations > Secondary Suite Regulations > Garden Suite Regulations
Urban Residential	To encourage a variety of multi-unit housing options in low- to mid-rise buildings.	A mix of low-to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18.

Future Land Use - Land Use Summary Table

	Intent	Envisioned Scale and Form	Overarching Policy*
Housing Opportunity	To encourage a variety of multi-unit housing options in low- to mid-rise buildings with additional density to support the provision of affordable housing and community amenity, where the site and context allows.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.5:1 FSR, with densities at the highest end of this range considered where substantial public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18.
Small Urban Village	To encourage a mix of commercial and community services primarily serving the surrounding residential area.	Low-rise apartment residential and mixed-use buildings at densities of approximately 1.5:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing is provided.	Please see, as appropriate, policies and bylaws noted on page 18.
Large Urban Village	To encourage ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments.	Low- to mid-rise mixed-use buildings at densities of approximately 1.5:1 to 2.5:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18.

Urban Villages

Urban villages provide a heart to the community - a place for walkable shops and services, socializing and placemaking, and diverse living options.

This plan seeks to maintain and strengthen existing villages in Fernwood and encourage new ones to evolve to serve the growing community.



- ▶ **Support the development and evolution of villages that enables all residents to have walkable access to shops and services.**
- ▶ **Support the vitality and resiliency of local businesses.**
- ▶ **Enable diverse housing options for people of all household types, lifestyles, and incomes.**
- ▶ **Encourage design that reflects the identity of the community.**
- ▶ **Encourage and support the creation and enhancement of vibrant and inclusive public gathering spaces.**

Relevant Policies and Bylaws

Official Community Plan
Inclusionary Housing and Community Amenity Policy
Design Guidelines (DPAs)
Zoning Bylaw
Tree Protection Bylaw
Arts and culture Master Plan

Urban Villages

1. Fernwood Village

About Fernwood Village

Fernwood Village surrounds the intersection of Fernwood Road and Gladstone Avenue, with Fernwood Square providing a central gathering place for much of the community. What now serves as a heart of the neighbourhood, the area first developed in the 1890s and early 1900s as a terminus of the streetcar line connecting the neighbourhood to downtown. Many of the commercial and service buildings from that era still stand today and are home to local businesses, restaurants, and cultural institutions. Fernwood Square saw significant revitalization starting in the 1990s and the square is now an active village and public space.

Nearby Assets

Several major community assets are in and near the village. The Belfry Theatre is one of the main landmarks of the village, producing contemporary plays and promoting artistic, cultural, and educational events for the Greater Victoria Region. The Belfry building is a former Baptist church and the company's



Urban Villages | Fernwood Village

history is rooted in community, having once shared the site with a shelter operated by the Cool Aid Society. The Fernwood Community Centre, operated by the Fernwood Neighbourhood Resources Group (NRG), is located just west of the square on Gladstone Avenue. The NRG provides childcare, family support and food security programs, as well as recreational activities. The NRG has also developed several social enterprises in the community over the years. Victoria High School, a heritage building, is located just south of the square. And just across the street is the Fernwood Community Association which often displays local art and provides a space for community meetings at Paul Phillips Hall (1923 Fernwood Road).

The area is rich with other opportunities for social connection, including through the Compost Education Centre, Spring Ridge Commons, Vic High grounds, Gower Park, and William Stevenson Park. Smaller retail businesses, restaurants, coffee shops, and a pub all draw local customers as well as others from across the city and region.

Connections and Village Features

Fernwood Avenue is a bus route and collector road, connecting to Bay Street and Pandora Avenue. All Ages and Abilities (AAA) cycling routes (planned, designed, or constructed) are close to the village area. The neighbourhood's travel mode share largely reflects that of the city's, with 50% of trips by walking, cycling or transit (similar to the city-wide average of 49%), which is among the most sustainable of Canadian cities.

Fernwood Village is identified as a Small Urban Village in Victoria's *Official Community Plan* (OCP). The area has many of the features that characterize a Small Urban Village, and others that are often found in larger villages, including:

- Ground-oriented commercial and community buildings in and near the village.
- Services to meet daily needs, including restaurants, cafés, and a small grocer.
- Clear sense of place, character, and identity.
- Local transit service.
- Proximity to parks and community amenities.

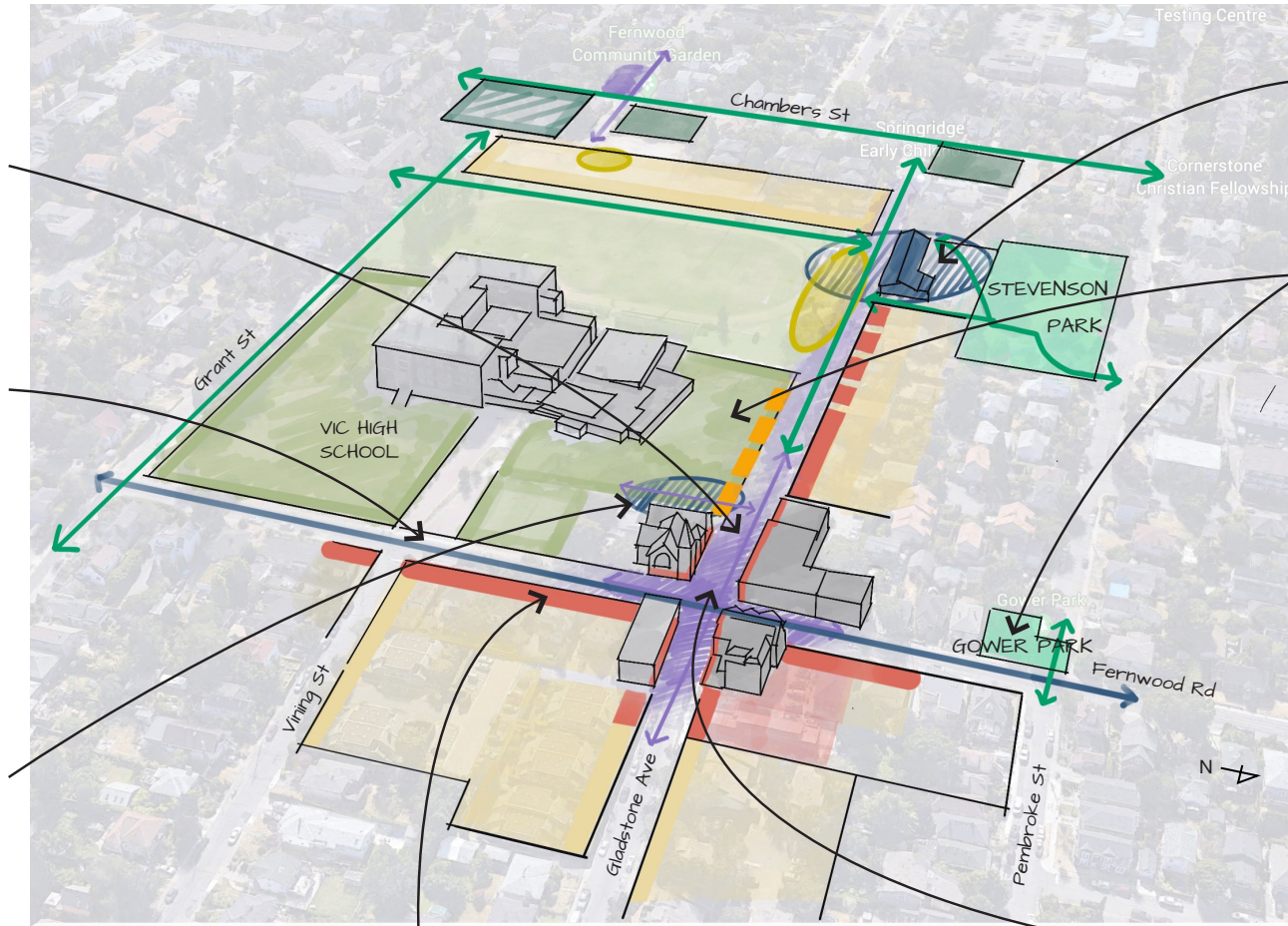


Fernwood Village Directions

Enhance the public realm along Gladstone Avenue, considering pedestrian enhancements, pedestrian-scale lighting, and potential locations for kiosks supporting emerging small businesses.

Support pedestrian-priority elements along Fernwood Road including enhanced crossings, relocating or enhancing bus stops, and expanding sidewalks when opportunities arise.

Support the expansion of cultural space adjacent to the Belfry Theatre if the opportunity should arise, with enhanced connectivity between the square and the Vic High grounds.



Allow for a flexible expansion of Fernwood Village along Fernwood Road and west along Gladstone Avenue in a way that enhances the existing commercial, art, and community uses, emphasizes the creation of diverse housing options, complements the existing architecture and reflects the small spaces and visually eclectic storefronts that exist today.

Manage parking to balance needs of businesses, arts and culture, and residents.

Refresh Fernwood Square through placemaking and expand the feel and function of the Square along Gladstone Avenue to the east.

Support the renewal of the Fernwood Community Centre space, with mixed-income housing above if the opportunity should arise.

Enhancing existing green spaces, including nearby parks, considering added seating in Gower park and accessible connections.

Retain existing heritage buildings, considering sensitive additions.

Encourage urban design, public realm, and placemaking features that build on or complement the historic assets of the Village, including reflections of Indigenous or environmental histories.

Intent and Objectives

These objectives provide context and overarching guidance for the evolution of Fernwood Village and should be considered when interpreting the policies that follow.

Historic Character

Retain and respect the unique and historic scale, fabric, and built form of Fernwood Village's buildings and their relation to public space.

Thoughtful Expansion

Thoughtfully expand the footprint of the Village in a manner that:

- Enhances the existing commercial, art, and community uses available to the local residents.
- Emphasizes the creation of diverse housing options.
- Reflects the small spaces and visually eclectic storefronts that exist today.

Sensitive Urban Design

Seek a high-quality design in new buildings and public spaces, guided by the Principles for Urban Design in this document. Ensure new development adjacent to the historic

heart of the village is of high quality, and is compatible with and complementary to, but still distinguishable from, the iconic, intact, and regionally significant heritage fabric of Fernwood Village.

Community Identity and Public Space

Maintain and enhance the ways Fernwood Village's public spaces work with the mix of commerce, art, and culture to create a unique community focal point.

Seek to refresh Fernwood Square, retaining the key features that make it a beloved amenity; to expand public space in adjacent locations through community-led and City-supported Placemaking initiatives, with a focus on Gladstone Street; and to enhance connections of community activity to surrounding green spaces.



Urban Villages | Fernwood Village - Intent and Objectives

Arts and Culture

Support the success of key arts and culture venues, including the Fernwood Community Association Gallery and the Belfry Theatre which provides a regionally significant cultural space supporting established and emerging artists in the region.

Business Diversity

Support and strengthen the diversity of smaller shops, community services and eateries, through the maintenance of a variety of smaller-size storefronts, and changes to parking management. Fernwood Village remains a place for smaller-scale shopping, with opportunities for medium-sized establishments in nearby villages and corridors, including those proposed on Bay Street. An improved public realm and the use of placemaking programs create a desirable place to visit, with public areas to enjoy local take-out food.

Placemaking and Public Space

Seek to refresh Fernwood Square, retaining the key features that make it a beloved amenity, and expand public space in adjacent

locations through community-led and City-supported Placemaking initiatives, with a focus on Gladstone Street.

Housing Choice

Create opportunities to add a mix of housing in and near the village that supports people of different incomes, lifestyles, and household types.

Sustainable Mobility

Support growth and change that encourages walking, cycling and transit, and shared mobility (e.g., car share, bike share). Improve the pedestrian experience within and to the village. Ensure access for deliveries, commercial needs, and those with mobility challenges. Manage parking to encourage customer turn over and a balance between residential and commercial interests.

Urban Forest and Landscapes

Consider opportunities to bring experience of nature into the area, including healthy street trees and public and private landscapes, and more sense of connection between the village and nearby parks.



The City has over 70,000 on-street parking spaces. This curb space is highly valuable to local businesses, residents, and has potential for alternative uses, like public seating or bike parking. See the Mobility section for more about managing curb space for the future of Fernwood.

**Parking
in the
Village**

Urban Villages | Fernwood Village

Policies

Fernwood Village, along Fernwood Road and Gladstone Avenue, is designated as a Small Urban Village in the Official Community Plan (OCP). This plan seeks to expand the local-serving business in the village while retaining its small-scale, heritage character.

General Land Use - Fernwood Village

1.1 Redevelopment: Within Fernwood Village, consider new primarily mixed use development consistent with City policies. Scale and built form should be generally guided by the OCP Small Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area (see policy 1.3).

1.2 Redevelopment with Public Benefit: Consider increased density, of approximately 2:1 Floor Space Ratio and generally 4 storeys, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to heritage conservation.

1.3 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and



Conceptual view of Gladstone Avenue looking west from Fernwood Square illustrates the types of redevelopment that could bring additional activity and public realm improvements to the Village.

Urban Villages | Fernwood Village - Policies

to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.

1.4 Commercial-Desired Approach:

Consider the following strategies for the “Commercial Desired Area” identified on Map 4 (generally along Gladstone Avenue between Fernwood Community Centre and Fernwood Square, and along Fernwood Road near Vining Street and near Pembroke Street, excluding Gower Park) to support a variety of vibrant, active uses not solely limited to retail:

1.4.1 Consider mixed-use development with publicly-oriented, active ground floor uses that may include retail, community and public serving spaces, or arts spaces.

1.4.2 Consider developments that build flexible ground floor space appropriate for future commercial uses but allow residential occupancy in the interim, if there is not sufficient demand for retail at the time. .

1.4.3 Where the ground floor is not entirely occupied by a commercial space, encourage active residential-oriented uses in the remaining portion of the ground floor

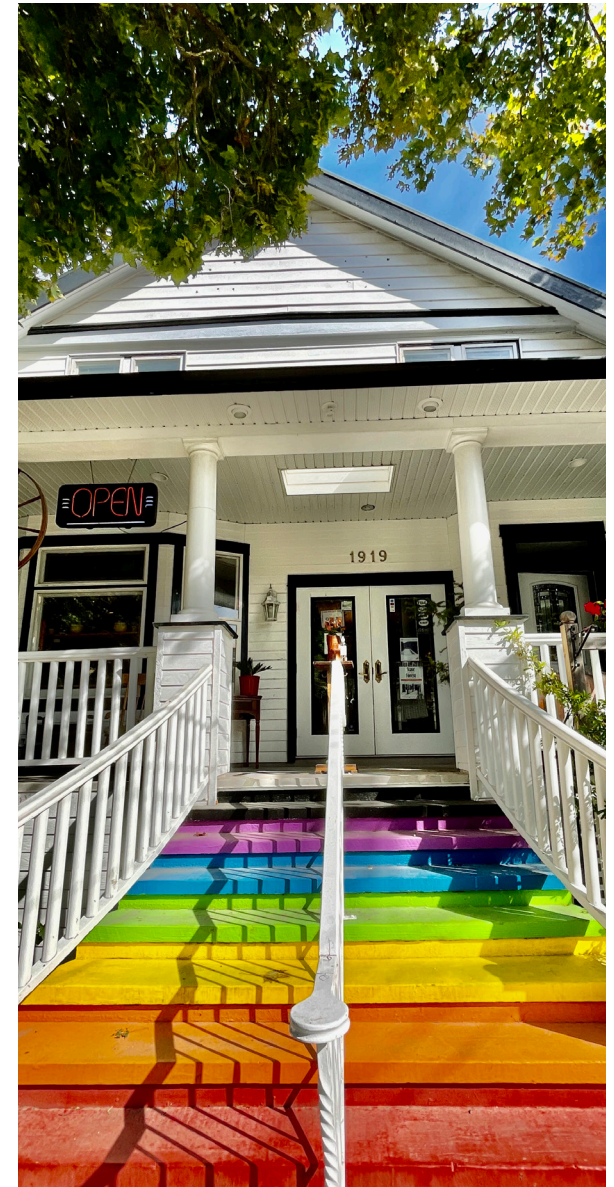
(such as shared laundry, bike storage, and other on-site amenities) that may enliven or activate the street.

1.4.4 Consider the adaptive re-use of existing residential houses for commercial or community uses, including, where appropriate, houses with heritage merit to encourage their conservation.

Map 4: Fernwood Village



- Small Urban Village (OCP)
- Commercial-Desired Area
- Public Facilities, Institutions, Parks and Open Space (OCP)



Heritage and Character

1.5 Retain and Enhance Heritage: Retain the existing heritage buildings and assets in the village while considering sensitive additions, encourage additions to the Victoria Heritage Register and heritage designation of individual properties, and ensure new development is responsive to the context of heritage features.

1.6 Complement Heritage Assets: Encourage urban design, public realm, and placemaking features that build on or complement the historic assets of the village, including reflections of Indigenous, immigrant, or environmental histories (see Design and Built Form and Public Space and Placemaking sections).

1.7 Highlight the Belfry Theatre Building: Ensure the spire of the current Belfry Theatre building remains a prominent feature of the village (see Design and Built Form and Public Space and Placemaking sections).

1.8 Encourage Small Storefronts and Frequent Entries: Reflect the character of the existing built form by encouraging new developments to have smaller footprints (15.2-30.5 metres frontages with no more

than 8-10 metres between entries along Fernwood Road and Gladstone Avenue), including by reducing, eliminating, or minimizing vehicle parking requirements which tend to encourage larger building forms (see Mobility section for more details).

Business Diversity

1.9 Encourage Local Business Growth: Encourage small format ground floor uses to better support a diversity of smaller, local businesses and to maintain the existing narrow shop front pattern. Consider the inclusion of small commercial spaces (as small as 150-300 square feet) for emerging businesses.



Heritage in Fernwood

Much of Fernwood's identity is embedded in its ample collection of turn of the century commercial and residential buildings. The community would like to see these assets preserved, enhanced, and complemented, drawing from the more visible settlement history, as well as Indigenous, immigrant, and environmental histories that are less visible today.

The *Official Community Plan* (OCP) includes policies for conservation of heritage areas, properties, uses, landmarks, and other features.

Urban Villages | Fernwood Village - Policies

Public Space and Mobility

1.10 Refresh Fernwood Square: Together with the community, prepare a design and seek funding for a refresh of Fernwood Square (see Public Space and Placemaking sections).

1.11 Improve Connections: Seek improvements to pedestrian connections, including the Fernwood-Gladstone intersection, and bus waiting areas as identified in the Mobility section of this document.

1.12 Seek Space for Pedestrians: Secure public rights-of-way through development, to facilitate continued pedestrian improvements and connections, building on those identified in the proposed development west of Vic High. *Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.*

1.13 Rethink the Curb: Consider alternative approaches to commercial and residential parking in and near the village that support residents, businesses, and public space needs, per *the objectives and policies in the Mobility* section of this plan.



Conceptual view of Fernwood Road at Gladstone Avenue looking south illustrates the types of public space improvements that could better connect Fernwood Square to the activity along Gladstone, and slow movement through the village.

Arts, Culture and Community Uses

1.14 Support the Belfry: Support expansion of The Belfry Theatre arts and culture space, consistent with the *Create Victoria* Arts and Culture Master Plan and needs identified in the upcoming *Cultural Spaces Road Map*.

1.15 Encourage Diverse Public Art:

Encourage public art programs through community action and existing grant programs, to create events, murals, art installations, and other artistic and cultural expressions identified by the community.

Seek to involve, empower, and reflect Indigenous and multi-cultural experiences and perspectives.

1.16 Support Placemaking Projects: Support community-led placemaking initiatives, partnerships, and public investments that:

- Enliven Gladstone Street east of Fernwood Square with publicly-accessible seating and spaces.
- Activate the stretch of Gladstone from Fernwood Square to the Community Centre and provide opportunities for local artists and entrepreneurs, including through temporary or seasonal markets, or more permanent fixtures like pedestrian-scale lighting, kiosks, and sidewalk enhancements (see Public Space and Placemaking and Mobility sections).



Arts and Culture in Fernwood

Arts and culture contribute to the vibrancy and eclectic feel of Fernwood. *Create Victoria* is the City's Arts and Culture Master Plan which sets out to nurture conditions for creativity to flourish throughout the city. It is supported by specific arts strategies, grant programs and the Cultural Policy Framework.

Shorter-term community priorities for arts and culture can be documented in a Community-led Action Guide, and realized through City grants, programs, or the implementation of specific strategies (e.g. a music strategy).



Urban Villages

2. Bay Street Villages

About Bay Street

The Bay Street Corridor is a prominent east west connector in the city. The corridor provides several opportunities to increase housing choice, align land use, mobility, and climate action objectives, and develop complete communities with walkable villages in a currently under-served area.

Bay Street is identified by BC Transit as a future Frequent Transit Route. It connects Royal Jubilee Hospital (a major employer) to the city and provides a direct connection to the Vic West neighbourhood. It meets several important north-south connectors along the way, including Shelbourne Street and Fernwood Road (see the Mobility section for more).

Several small and emerging villages are located along or near the Bay Street Corridor within Fernwood, including Haultain Corners just north of Bay Street, Bay at Fernwood, and the east end of Bay near Shakespeare. A retail study concluded that additional businesses could be supported without impacting existing businesses.

New diverse housing along the corridor, including rental tenure housing, can support these emerging villages and provide a customer base for local businesses to thrive.

The structure diagram on the following page summarizes key moves for the corridor.

The emerging villages on the corridor are

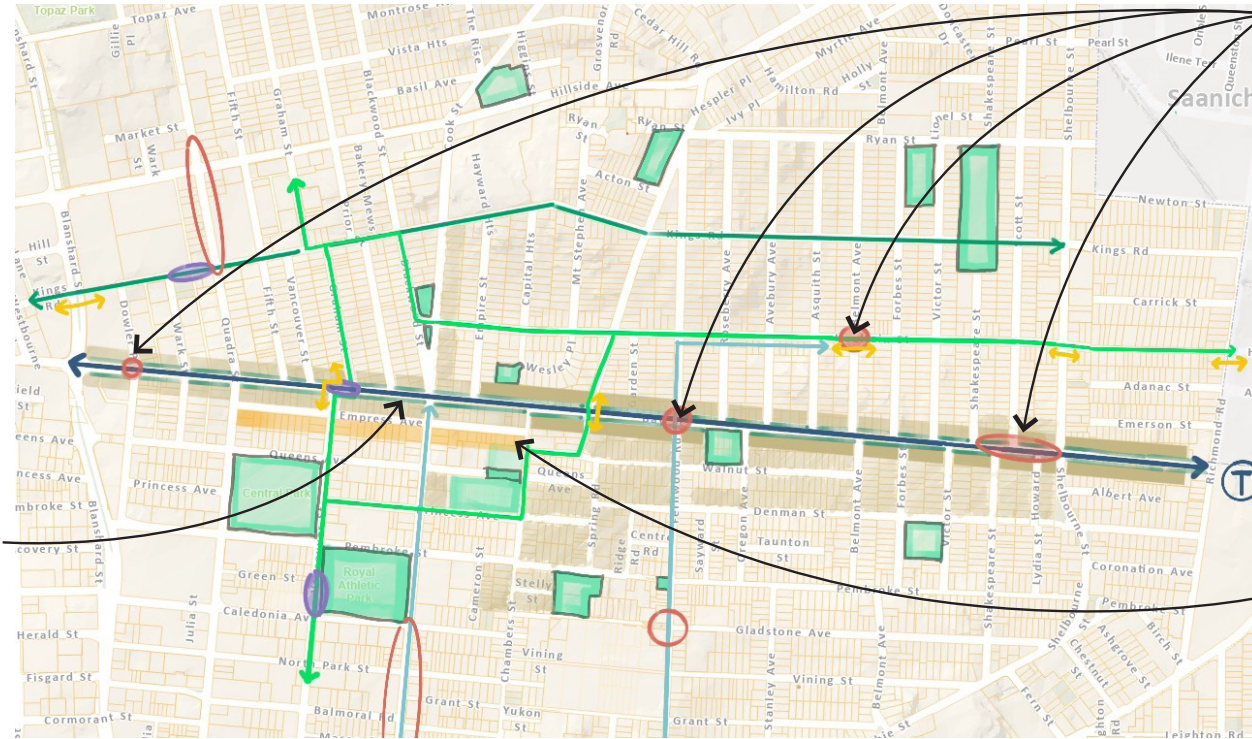
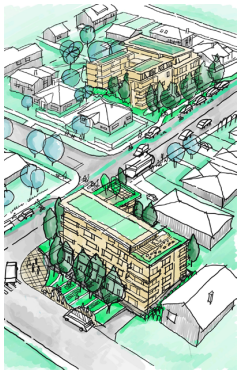
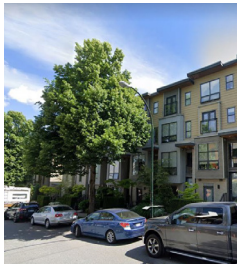
discussed in the subsequent section, and specific themes related to design, mobility, and housing for Bay Street are included in the corresponding sections of this plan.



From the City of Victoria archives, view of the historic commercial along Bay Street near Shelbourne Avenue.

Bay Street Directions

Support diverse housing options along and near the Bay Street Frequent Transit Route to connect more people to jobs and communities.



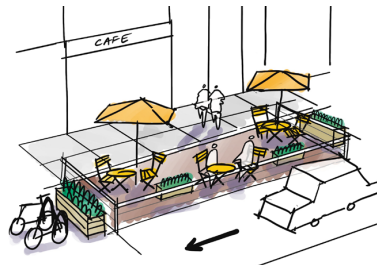
Allow small villages and commercial corners to evolve along the route and support the diverse needs of Oaklands, Fernwood, North Park, Hillside-Quadra.



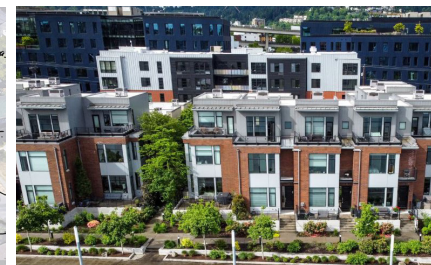
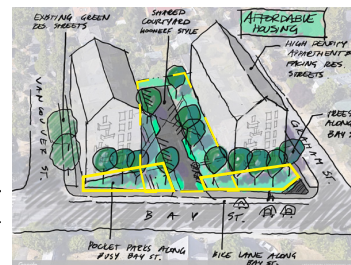
Retain and enhance heritage assets.



Improve pedestrian comfort and calm the impacts of traffic speed and noise along Bay Street through planned mobility improvements (AAA network Crossings).



Enhance the public realm through placemaking, high-quality urban design, and improvements to public spaces in redevelopment.



Urban Villages | Bay Street Villages

Intent and Objectives

These objectives provide context and overarching guidance for the evolution of Bay Street and should be considered when interpreting the policies that follow.

Community Serving Businesses

Considering the current and future needs of residents in Fernwood and Oaklands areas, support the development of commercial uses in smaller and medium-sized commercial spaces in the proposed villages along Bay Street to enhance access to goods and services within a 15-minute walk of home, while ensuring existing commercial areas continue to flourish.

Sustainable Mobility

While considering Bay Street as a route for frequent transit and emergency vehicles, enhance the comfort of pedestrians and those using mobility devices along and crossing Bay Street (see Mobility section for further details). Support growth and change that encourages walking, cycling, transit, and shared mobility. Ensure access for deliveries, commercial uses, and those with mobility needs.

Green and Leafy Streets

With new development, ensure the maintenance and creation of a healthy tree canopy, adequate sidewalks, and, in residential areas, landscaped building setbacks.

Public Space

In the designated village areas, create spaces along the public sidewalks or at corners, for patios, pedestrians, and public seating areas.

Quality Urban Design

Seek a high-quality design in new buildings and public spaces, with sensitive transition to surrounding lower scale housing, guided by the Village Design and Built Form section of this plan.

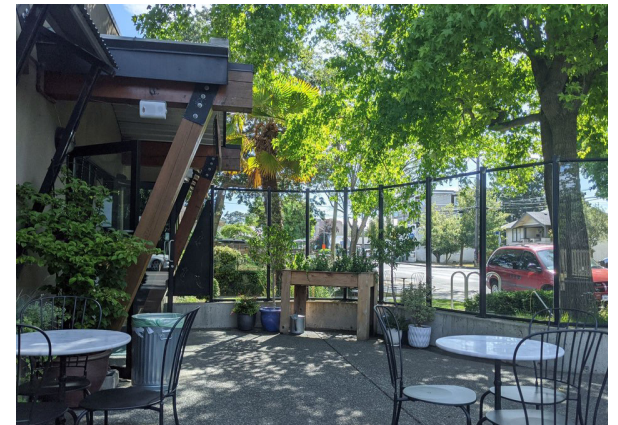
Placemaking and Public Space

Support community-led placemaking initiatives, partnerships, and public investments that enliven Bay Street,

particularly in or near the proposed villages, with publicly accessible seating and spaces.

Housing Choice and Livability

Create opportunities to add a mix of housing along and near Bay Street that supports people of different incomes, lifestyles, and household types. Prioritize livability in development and building design (see Housing Design and Mobility sections).



Policies

Bay Street is a Future Frequent Transit Corridor with opportunities for multi-unit housing, streetscape improvements, and the evolution of new urban villages.

Bay at Fernwood Village

2.1 Envision a Bay at Fernwood Village:

Support the evolution of the area around Bay Street and Fernwood Road into a small village that serves as a gateway into the Fernwood Community. The village should complement Fernwood Village to the south, with room for both medium and small scale retail, patios or small gathering spaces, and public realm improvements through redevelopment.

2.2 Redevelopment: Within the Bay at Fernwood Small Urban Village, consider *new primarily mixed use development consistent with City policies. Scale and built form should be generally guided by the OCP Small Urban Village Designation and take into consideration the existing and envisioned context of the surrounding area* (see policy 2.4).

2.3 Redevelopment with Public Benefit:

Consider *increased density, of approximately 2:5 Floor Space Ratio and generally 5 storeys,*

where public benefit is provided consistent with the objectives of this plan and City policies, *including but not limited on-site public space or public realm improvements.*

2.4 Consideration of Context: The form and scale of new development is dependent upon site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City’s design guidance, and to be responsive to the existing and envisioned context of the surrounding area. See Village Design and Built Form section.

2.5 West Side - Commercial-Required:

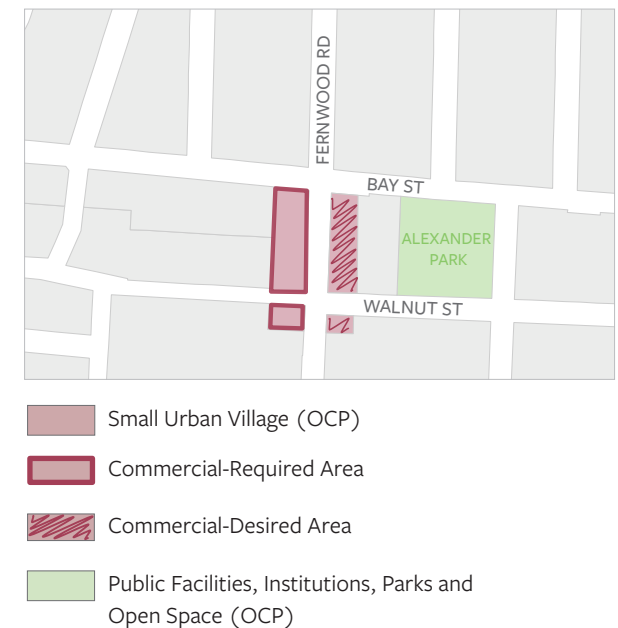
Consider the following strategies for the “Commercial-Required Area” identified on Map 5 (generally on the west side of Fernwood Road from Bay Street to just south of Walnut Street):

2.5.1 Support mixed-use development for this area with publicly-oriented ground floor

commercial uses that provide amenities and services for surrounding areas.

2.5.2 Encourage local-serving businesses and a diversity of services that meet daily needs, by providing smaller commercial spaces

Map 5: Bay at Fernwood Village



Urban Villages | Bay Street Villages - Policies

along with space sufficient to accommodate a medium-sized grocer to serve the local area but is not a regional destination.

2.6 East Side - Commercial-Desired:

Consider the following strategies for the “Commercial-Desired Area” identified on Map 5 (generally on the east side of Fernwood Road from Bay Street to just south of Walnut Street) to support a variety of vibrant, active uses not solely limited to retail:

2.6.1 Consider mixed-use development with publicly-oriented, active ground floor uses that may include retail, community and public serving spaces, arts spaces.

2.6.2 Where the ground floor is not entirely occupied by a commercial space, encourage active residential-oriented uses in the remaining portion of the ground floor (such as shared laundry, bike storage, and other on-site amenities) that may enliven or activate the street.

2.6.3 Consider developments that build flexible ground floor space appropriate for future commercial uses but allow residential occupancy in the interim, if there is not sufficient demand for retail at the time.

2.7 Creating a Sense of Place: Support community-led placemaking initiatives in and near the Bay at Fernwood Village, including those that help develop a “gateway” to the Fernwood neighbourhood (see Public Space and Placemaking and Mobility sections).

2.8 Seek Space for Pedestrians: Secure public rights-of-way through development, to facilitate continued pedestrian and transit stop improvements. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.



Conceptual view of Fernwood Road at Bay Street looking south of a new Bay at Fernwood Village. Illustrates the type of redevelopment that could accommodate medium scale retail and provide improvements to the public realm, such as a gateway to the neighbourhood, pockets of green space and public seating.

Urban Villages | Bay Street Villages - Policies

East Bay Street Village

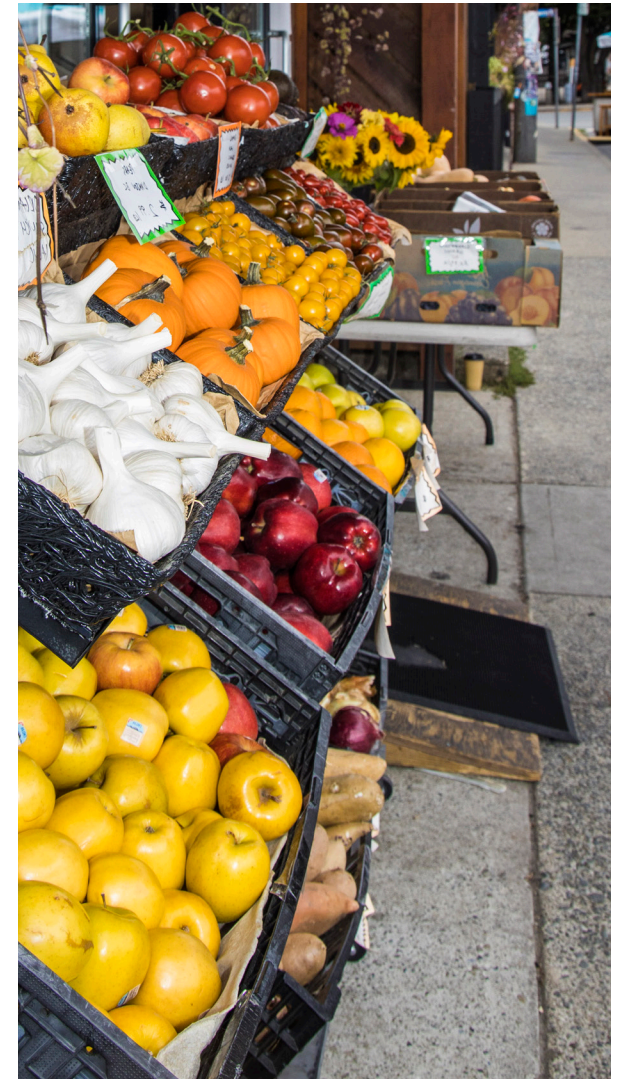
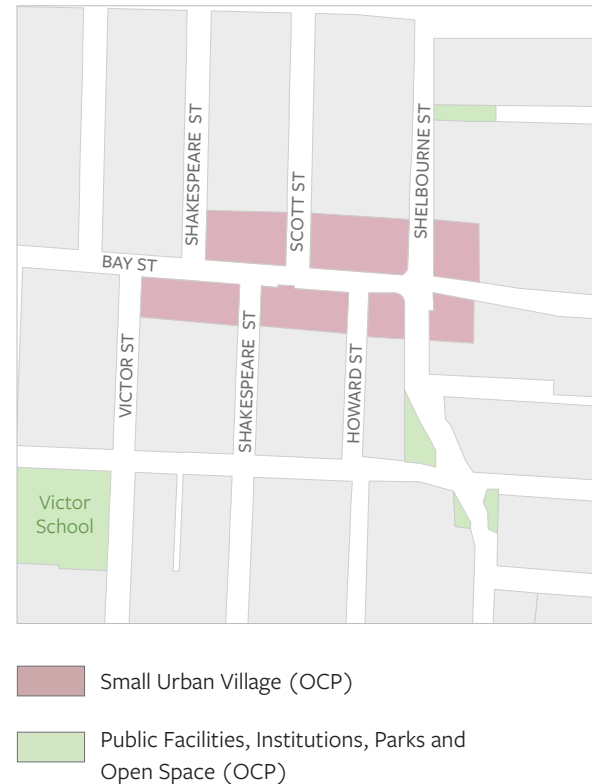
2.9 Envision a Future East Bay Street Village:

Support the evolution of the area along Bay Street from roughly Shakespeare Street to Shelbourne Street into a small village that serves employees and visitors to Royal Jubilee Hospital as well as the surrounding community, with room for both medium and small scale retail, small public gathering spaces, and public realm improvements through redevelopment.

2.10 Future Planning: Continue to explore opportunities for the **East Bay Street small village and its interaction with the nearby Haultain Corners village** and surrounding Oaklands neighbourhood through future local area planning processes.

2.11 Redevelopment: In advance of future planning, discourage rezoning to purely residential uses (e.g., without commercial or community-serving uses on the ground floor) and consider developments of a form and scale generally consistent with the OCP Small Urban Village Designation.

Map 6: East Bay Street Village



Urban Villages | Bay Street Villages - Policies

2.12 Creating a Sense of Place: Support community-led placemaking initiatives adjacent to the East Bay Street Village, including in conjunction with the planned AAA cycling improvements (see Public Space and Placemaking and Mobility sections).

2.13 Seek Space for Pedestrians: Secure public rights-of-way through development, to facilitate continued pedestrian and transit stop improvements and connections. Where feasible and consistent with City policies, encourage undergrounding of utilities for an improved public realm.



Conceptual view of Bay Street looking east toward Shelbourne Street of a new East Bay Street Village. Illustrates the type of redevelopment that could accommodate some additional village activity and provide improvements to the public realm, such as boulevards, wider sidewalks, street trees and patio seating.

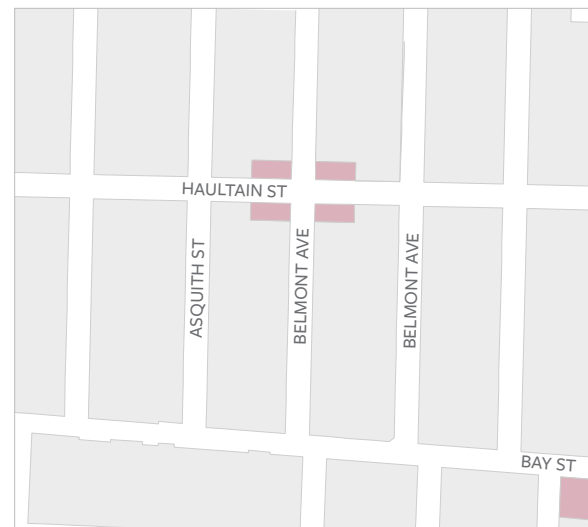
Urban Villages | Bay Street Villages - Policies



Haultain Corners Village

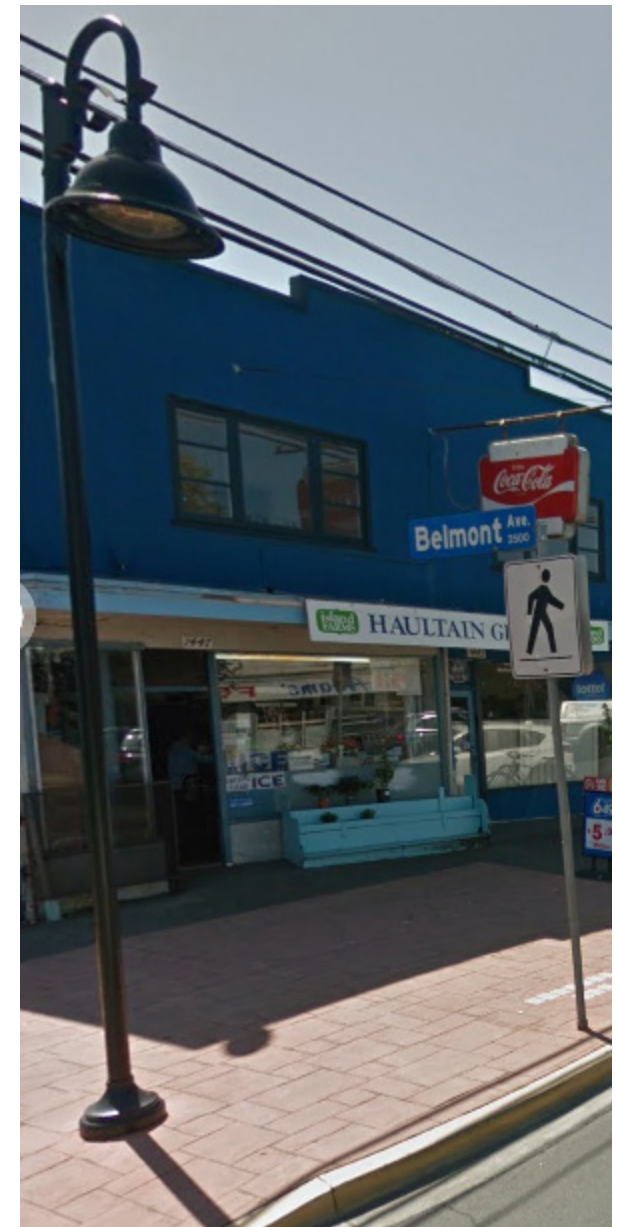
2.14 Future Planning: Continue to explore opportunities for this Small Urban Village through future local area planning processes together with the Oaklands Neighbourhood.

2.15 Haultain Corners Redevelopment: In advance of future planning, redevelopment in and near this village should be guided by the *Official Community Plan*.

Map 7: Haultain Corners



-  Small Urban Village (OCP)
-  Public Facilities, Institutions, Parks and Open Space (OCP)



Urban Villages

3. Shared Large Urban Villages

Some of Fernwood’s important villages are shared with neighbouring communities, like North Park, Jubilee, and Rockland.

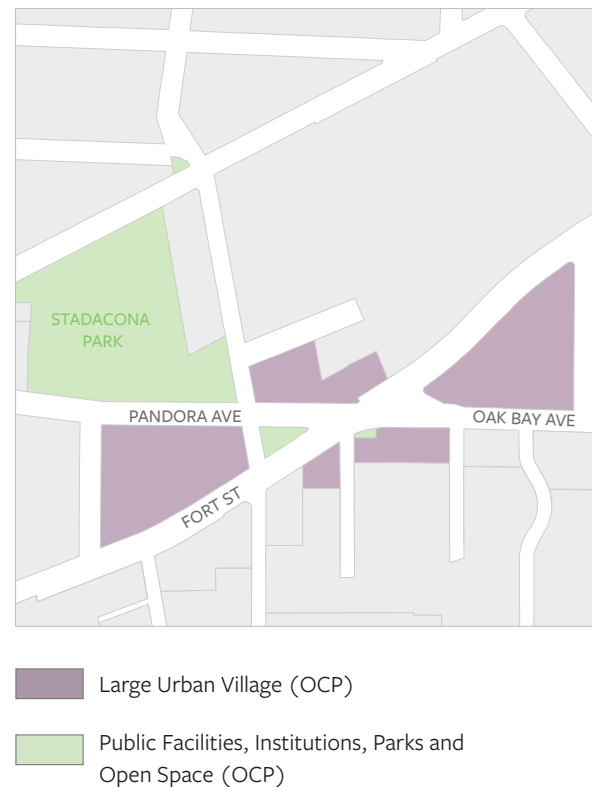
Stadacona Village

Stadacona Village is located on the Fort Street Corridor, the border of Fernwood, Jubilee, and Rockland. It is an important village for Fernwood residents, particularly those on the east side of the neighbourhood. It is home to a variety of shops and services, including a medium sized grocer. It is also close to Royal Jubilee Hospital.

Stadacona is designated a Large Urban Village in the *Official Community Plan*. Low- to mid-rise mixed-use buildings with ground-level commercial, offices, and community services are envisioned, along with wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage.

Planning for the future of Stadacona Village, the Fort Street Corridor and related areas will happen in a future phase of local area planning together with adjacent neighbourhoods.

Map 8: Stadacona Village



Urban Villages | Shared Large Urban Villages

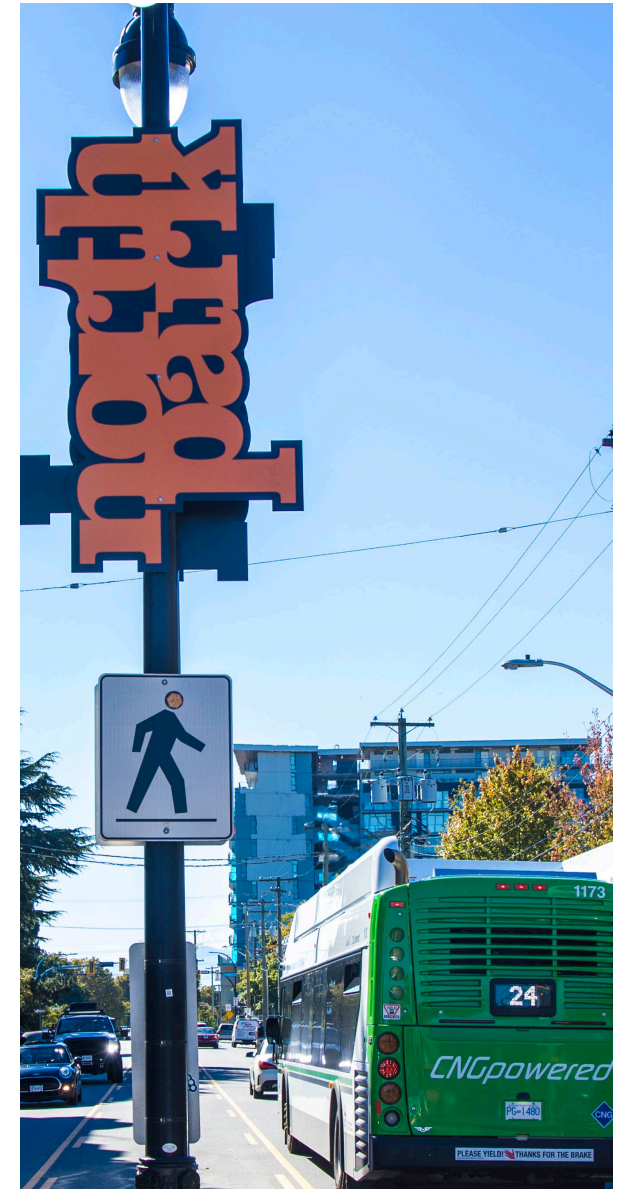
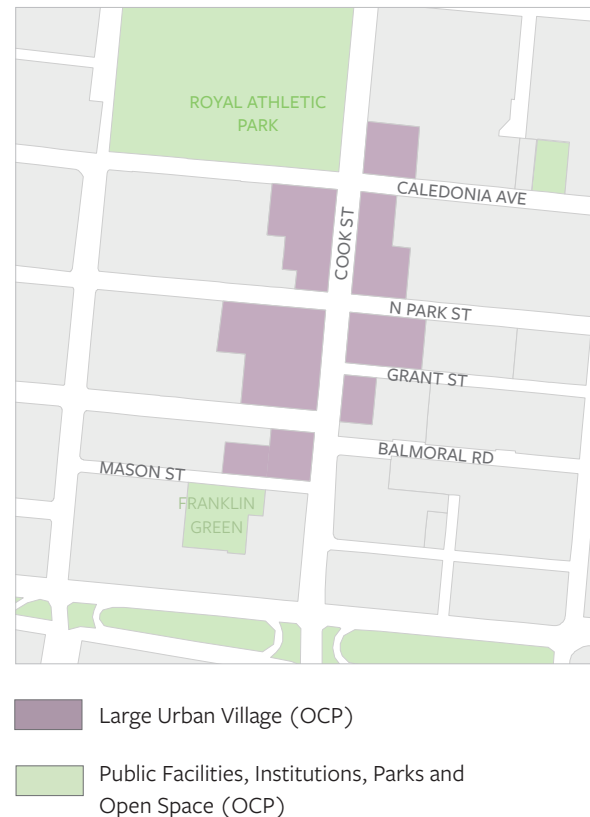
North Park Village

North Park Village is located on the Cook Street Corridor, on the border of Fernwood and North Park. It is the central village for the North Park neighbourhood and serves Fernwood residents, particularly those living on the west side of the neighbourhood.

North Park Village is designated as a Large Urban Village in the *Official Community Plan*. The *North Park Plan* envisions some redevelopment to accommodate more shops and services, with an emphasis on retaining the existing local and regional serving functions and mix of eclectic buildings. The plan also seeks to identify opportunities for a central public gathering space in the village, which could be accommodated through future development, or, in the interim, partial or temporary road closures.

[Learn more about the directions for North Park Village in the North Park Plan.](#)

Map 9: North Park Village



4. Design and Built Form

About

The City of Victoria aspires to maintain and enhance a high quality built environment that reflects the unique character and identity of the community. Like all municipalities subject to the British Columbia *Local Government Act*, Victoria has some tools to guide a high quality built form, including the Zoning Bylaw and Development Permit Area design guidelines for the form and character of commercial, industrial and multi-family development, and their relationship to the public realm and surrounding neighbourhood.

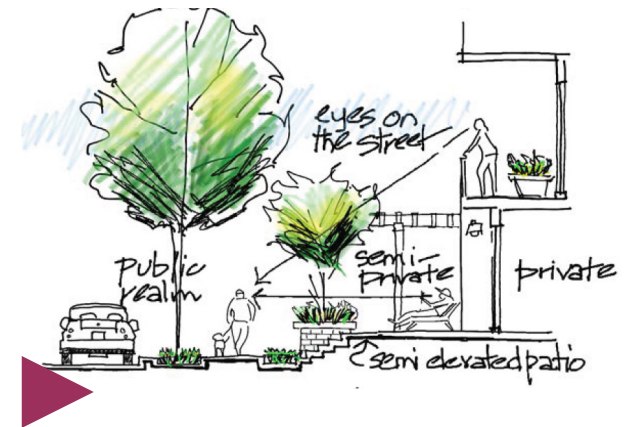
Design Considerations in Fernwood's Villages

Heritage and historical development patterns define Fernwood Village and are highly valued by the community. The Village is characterized by several heritage-registered or designated buildings, including Paul Philips Hall (1921-1923 Fernwood Road),

the Cornerstone Building (1301 Gladstone Street), the Belfry Theatre, and the Rennie Block north of Fernwood Square. The building at 1300 Gladstone Avenue (the Fernwood Inn) has been renovated with a faux Tudor façade.

Development along the Bay Street Corridor has been characterized by a mix of single-family homes and multi-family buildings, with new and older commercial in the emerging villages near Fernwood Road and in the area between Shakespeare and Shelbourne Streets. Lots vary in shape and size, and there are some heritage assets along the corridor.

There is desire to make the areas north and south of Bay Street feel more connected.



How Design Guidelines Work

Development Permit Areas (DPAs), and related guidelines, are a tool that help the City shape the form and character of new development and encourage best practices in building design. Guidelines help to implement the policies in this and other relevant plans.

Applicants must apply for a Development Permit and meet the relevant guidelines for a property within a DPA prior to developing or altering buildings. This permit is distinct from a building permit that would also be required at a later stage in the process.

Intent and Objectives

These objectives provide context and overarching themes for built form design in Fernwood’s villages. Design regulation and guidance is provided in zoning bylaws and design guidelines.

Fernwood Village Historic Character

Ensure new development **in and near** Fernwood Village is compatible with and complementary to, but is distinguishable from, the iconic, intact, and significant heritage fabric of Fernwood Village.

Great Streets

Design, locate and shape buildings to create sunny, welcoming, and walkable public streets with space for pedestrians, patio seating and greenery. Emphasize Gladstone Street and identify opportunities to enhance pedestrian spaces along Fernwood Road and Bay Street.

Human Scale

Design buildings and open spaces to create visual interest and diversity when approached by pedestrians.

Community Identity

Encourage new developments and investments in the public realm to reflect the

Community Identity features on page 10 of this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, **fresh** air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within the street and neighbourhood, and to existing and future buildings next door.

Urban Forest

Support a healthy, mature, and continuous tree canopy along all streets with a priority for key gathering spaces, pedestrian routes, connections to parks and other greenspaces, and the maintenance and establishment of mature tree canopy along Bay Street.

Sustainable Mobility

Integrate support for sustainable mobility options (walking, cycling, transit, shared vehicles, and reduced on-site parking) into building and public space design. Support the evolution of future Frequent Transit bus service and high quality pedestrian space on Bay Street.

Incorporate Public Spaces

Refresh Fernwood Square while maintaining its beloved function and character for everyday use and community celebration. Consider future public seating along Gladstone Street. Consider the establishment of a smaller public gathering space in the proposed Bay Street villages with a focus on corner sites, supported by thoughtful design of new developments. Encourage a new central gathering space to evolve in North Park Village through placemaking or redevelopment. (See Public Space and Placemaking Chapter for more.)

Urban Villages | Design and Built Form

Village Design Guidance

Village Design Guidance

Design guidance for **Fernwood Village** is provided in the *Fernwood Village Design Guidelines* associated with the Fernwood Village Development Permit Area in the Official Community Plan.

Design guidance for built form in all urban villages is provided in design guidelines associated with relevant Development Permit Areas in the Official Community Plan.

Public realm design guidance will be provided in an Urban Villages Public Realm and Streetscape strategy.



Relevant Design Guidelines

Fernwood Village Design Guidelines (2022).

General Urban Design Guidelines (2022).

Public Space and Placemaking

Public spaces provide opportunities for daily gathering and community celebration. Placemaking helps to shape public spaces with meaning, identity and a sense of shared value, strengthening the connection between people and the places they share.

This plan seeks to highlight opportunities for creative, collaborative placemaking to enhance or develop places for gathering.



- ▶ **Support placemaking initiatives that reflect the community's past, present, and desired identity as reflected in this plan's **Community Identity** (page 10).**
- ▶ **Support placemaking and the development of public space in areas where people naturally gather.**
- ▶ **Encourage placemaking that supports local artists, creators, and entrepreneurs.**

Relevant Policies and Bylaws

Official Community Plan

Parks and Open Spaces Master Plan

Placemaking Toolkit

5. Public Space and Placemaking

About

The City of Victoria encourages the community to utilize public areas for placemaking. Streets, alleyways, sidewalks, boulevards, and parking areas can all serve as a canvas for creating new public spaces.

The City's *Placemaking Toolkit* provides direction, guidelines, and support for realizing placemaking opportunities. The City's *Neighbourhood Led Action Plan Guide* can help communities come together and create strategic directions for placemaking opportunities and other issues of community importance.



Fernwood Public Space Considerations

Fernwood Square is considered a park in the City's land use inventory, although long-term asset management and maintenance has been shared among City departments. Enhancements to this space will be considered through a park improvement planning process, which includes community consultation.

Programming parks and open spaces, including both for one-time events, like festivals and markets, and more permanent fixtures, like benches and tables can be supported by the City through permits, grants, and coordination.



Placemaking in Fernwood

Placemaking is a collaborative process where people work together to create vibrant public spaces that contribute to people's health, happiness, and well-being.

The City has a *Placemaking Toolkit* that helps to bring people together to enhance their neighbourhood, with a grassroots focus, supported through City programs and grants. Key ideas for placemaking are noted here, but others may be identified outside of this plan, including through *Neighbourhood Led Action Planning*, or through individual or collective organization.

Public Space and Placemaking

Intent and Objectives

These objectives provide context and overarching guidance for public space and placemaking and should be considered when interpreting the policies that follow.

Identity

Maintain and enhance welcoming, diverse, and inclusive public space that supports community gathering, celebrates creativity, reflects the community's identity, and adapts to its changing needs over time.

Public Spaces

Create joyful and welcoming public spaces for everyday use and community celebration, incorporating public seating and gathering areas appropriate to the scale of urban villages and commercial corners.

Incremental and Flexible Improvement

Pilot new public space ideas through placemaking in the public realm and/or on private lands. Successful ideas may evolve to become more permanent features for public gathering and enjoyment in the future.



Public Space and Placemaking Policies

The policies noted here include ideas to enhance public spaces to improve the everyday lives of residents and visitors. Other ideas may emerge over time.

Public Space

5.1 Parks and Open Spaces: See the Parks, Facilities and Community Assets chapter for objectives and policies related to parks and open green spaces.

5.2 Public Space: Prioritize and enhance Fernwood Village public spaces for pedestrian and social activity, including public gathering, seating, patio dining, and other daily social activity, and for a range of special events, performances, and other programming.

5.3 Refresh Fernwood Square: Collaborate with residents and community partners to plan a refresh of Fernwood Square. Community ideas and considerations include:

- Elements to encourage use and provide comfort in all seasons.
- Diverse opportunities for gathering for people of all ages, abilities, cultures, and lifestyles.

- Heritage elements that reflect the story of the community, including Indigenous, immigrant, and environmental history in addition to the settlement and development history that is evident in the built form.
- Pockets to stay and enjoy, as well as pleasant routes that allow people to pass through.
- Pockets that support free, public enjoyment of the square as well as opportunities to support the nearby businesses and community spaces.
- Future opportunities to expand the feel of Fernwood Square east and west along Gladstone Avenue (through community-led placemaking as described in policy 5.4 or through redevelopment).
- Continued reflection of the creativity of the community in elements of design through colour and vibrancy.



Public Space and Placemaking - Policies

5.4 Gladstone Placemaking: Support community-led placemaking initiatives that activate the stretch of Gladstone from Fernwood Square to the Community Centre and provide opportunities for local artists and entrepreneurs, including:

- Temporary or seasonal markets and festivals.
- Flexible, but more permanent fixtures like kiosks and food trucks.
- Improved lighting, planters, benches, murals, and other elements of art.

5.5 Bay at Fernwood Placemaking: Support community-led placemaking initiatives adjacent to the emerging Bay at Fernwood Village.

5.6 East Bay Street Placemaking: Support community-led placemaking initiatives adjacent to the emerging East Bay Street Village and Haultain Corners, potentially including areas along Shakespeare Street as part of the planned All Ages and Abilities cycling route.

5.7 Future Placemaking: The community may identify or implement additional placemaking through future processes, like a *Neighbourhood Led Action Plan* or individual or collective initiatives, supported by City programs and grants.



Housing

Housing shapes the neighbourhood, the city, and people's daily lives. *The diversity of housing types and tenures influences who can live in an area and contributes to the community's identity.*

Where new housing is located, how it is designed, and policies that regulate and support its development all influence community and individual well-being, as well as our *collective* ability to meet sustainability objectives.

This plan seeks to make room for new and diverse housing options that reflect Fernwood's identity and meet current and future needs.

- ▶ **Encourage housing that is diverse in size, tenure, and form to support diverse populations.**
- ▶ **Encourage housing that is designed to be livable and complement its surroundings.**
- ▶ **Enable housing forms and scales that can support diverse tenures.**



Relevant Policies and Bylaws

- Official Community Plan
- Inclusionary Housing and Community Amenity Policy
- Victoria Housing Strategy
- Urban Forest Master Plan
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw
- Tree Protection Bylaw

Housing

Intent and Objectives

These objectives provide context and overarching guidance for housing when interpreting the policies that follow.

Diverse, Sustainable Locations

Support multi-family, rental, and affordable housing in all of Victoria's neighbourhoods.

Support rental as well as strata housing in a variety of locations, not just on busy street corridors, but in quieter locations, to support varied needs, lifestyles, and preferences.

Make room for housing that is proximate to Downtown, urban villages, and sustainable transportation corridors with access to shops, services, amenities, parks, and open spaces to enhance livability and support Victoria's greenhouse gas emissions reduction targets.

Diversity in Form and Tenure

Support the creation of varied tenure options including rental housing. Support the inclusion of homes of various sizes and designs for different household types.

Preserving Affordable Housing

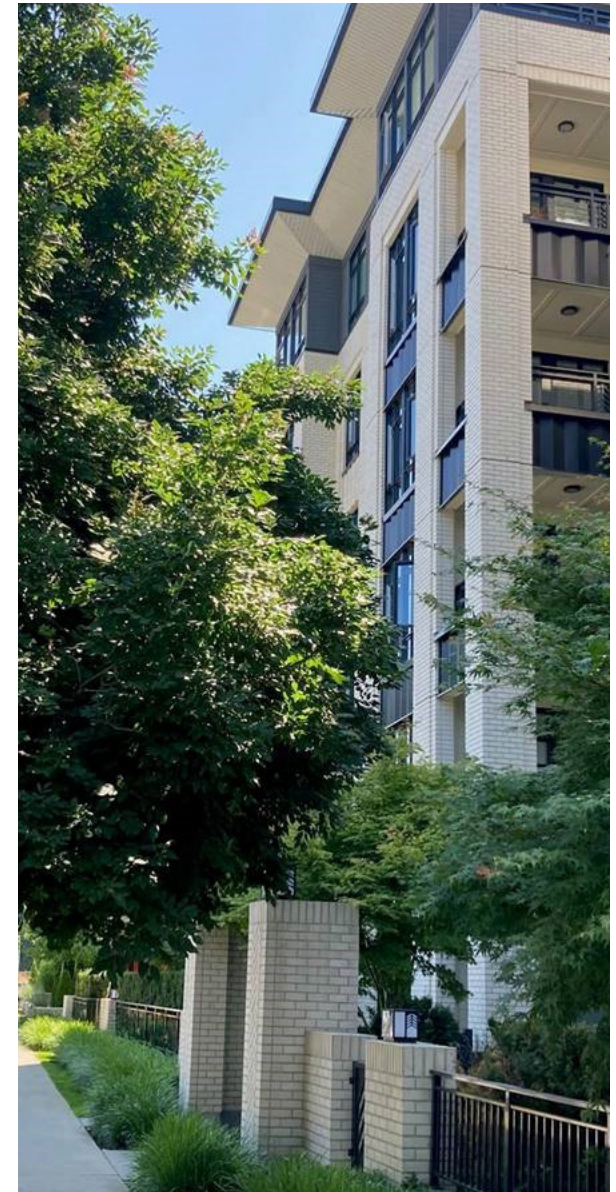
Provide opportunities to meet Victoria's housing needs while minimizing displacement of existing purpose-built rental housing.

Making Room for More Affordability

Support the creation of below-market and non-market housing. Provide diverse mobility options and opportunities for people to choose car-light lifestyles, improving environmental outcomes for the community and reducing the Housing + Transportation cost burden for the household.

Complement Ground-Oriented Forms and Heritage Features

Complement ground-oriented housing, including anticipated missing middle forms, existing lower scale residential, and heritage assets, with diverse forms and tenures of new housing that emphasize high-quality design, livability, and neighbourliness.



Housing

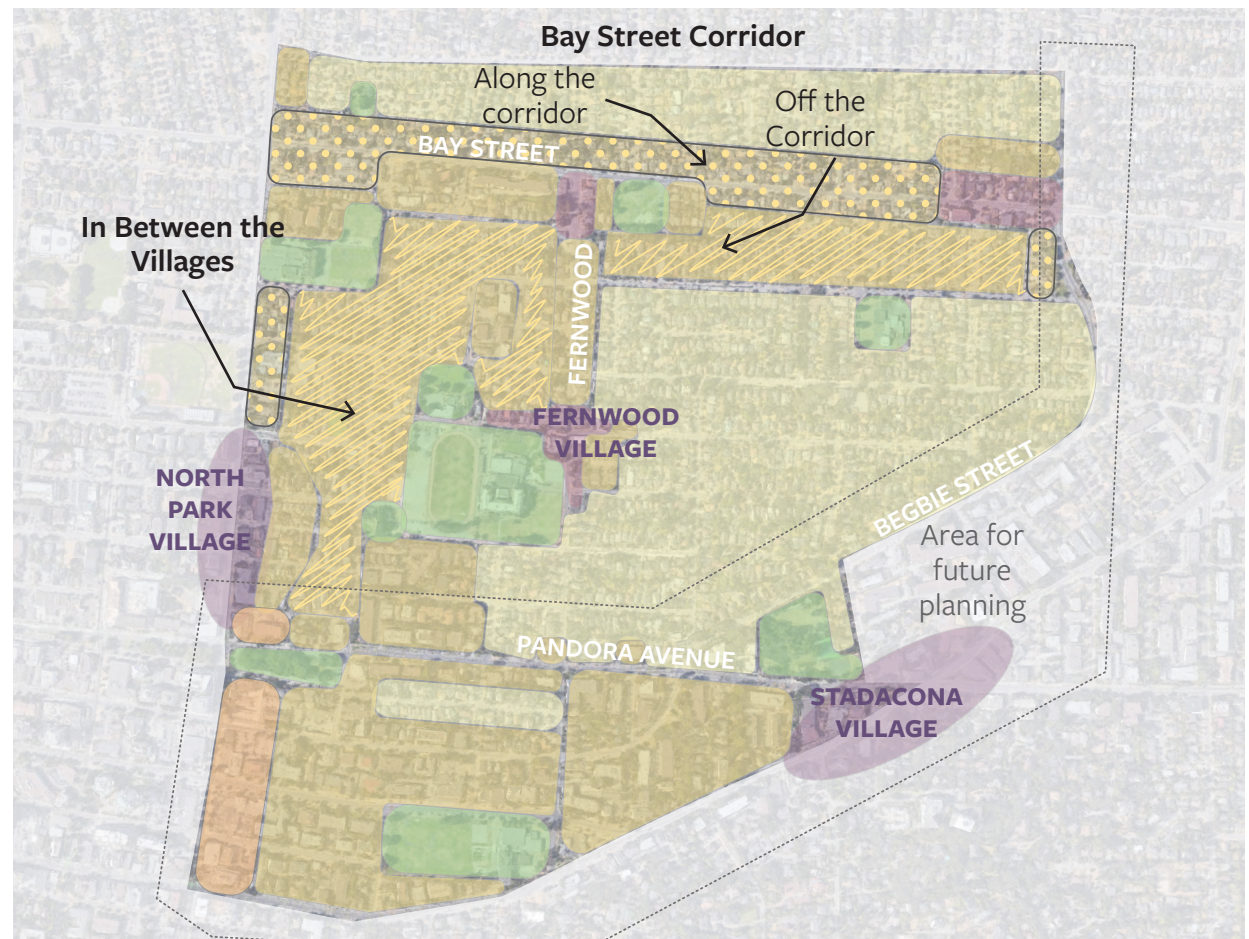
6. Housing and Residential Areas

This plan identifies areas to make room for new multi-unit housing, like rental and condo apartments, while keeping a diversity of options throughout the community and maintaining a residential feel and heritage character.

In Between the Villages

Most of this area has a Mixed Residential Urban Place Designation. The designation is supportive of lower scale multi-family forms that can help to realize a range of housing options. New developments are envisioned to be designed in a manner that can co-exist with other ground-oriented housing, including houses with heritage merit, considering impacts like shadowing and maintaining a cohesive rhythm to the streetscape. Buildings are intended to be diverse in form to achieve a variety of housing options.

Community members supported the Mixed Residential designation in this area, with a desire to complement the unique mix of housing, heritage, and site conditions that exist today, while making room for diverse housing in a place where people want to live. It has many desirable attributes:



Fernwood Housing and Residential Areas

Housing | Housing and Residential Areas

- Walkable access to two established urban villages and an array of shopping and services.
- Within a 10- to 15-minute walk of the Downtown Core.
- Good mobility options, including the All Ages and Abilities (AAA) bicycle network, and current and future Frequent Transit bus service.
- Proximity to current and future amenities, like Crystal Pool, schools and community centres.
- Several parks within walking distance, and planned enhancement of public green spaces nearby.
- Added population can boost the success of local businesses and support transit investments.
- A place for multi-family housing options that are not located on busy transportation corridors, yet still have access to transit and urban villages.

Bay Street Corridor

Along the corridor, most of Bay Street has the Housing Opportunity Urban Place Designation. This designation is generally supportive of medium scale **multi-unit residential building forms, and densities slightly higher than the Urban Residential designation if substantial public benefits is provided.**

The Housing Opportunity designation can help to integrate land use and transit objectives, through the creation of new housing opportunities that support transit ridership and investments. The diverse lot sizes and shapes along Bay Street mean that contiguous redevelopment at larger scales is unlikely, but



Concept of new housing along the corridor that provides public realm improvements, like street trees, incorporates livable design oriented away from the corridor, and transitions to the surrounding community.

Housing | Housing and Residential Areas

the designation provides opportunity where there is potential.

Community members supported new multi-family housing in these areas, recognizing both the opportunity for sustainable living options, and the opportunity to transform the corridor as a place for people, not just vehicles.

New housing along the corridor is desirable for many reasons:

- The corridor is along and adjacent to several existing and future Frequent Transit routes.
- The area is also served by two north-south AAA cycling routes that cross Bay Street and an east-west connector along Haultain Street and Kings Road to the north.
- The corridor provides connections to employment, at Royal Jubilee Hospital to the east and the Rock Bay employment areas and the Downtown Core to the west.
- There are nearby parks and amenities along the corridor and to its north and south.
- The eastern parts of Bay Street include evolving commercial areas, providing greater access to shops and services.

- New development could provide the opportunity to create wider sidewalks and landscaped boulevards that support healthy canopy street trees.
- Diverse development opportunities could also help to prevent small-lot subdivisions with many individual driveway accesses. Such subdivisions have resulted in an

increased number of curb cuts in recent years, which slows traffic, create breaks in the sidewalk, increases the likelihood of conflicts with cars and pedestrians, and reduces the number of tree-planting spaces along the street, while adding little new housing or affordability.



Concept of new housing along Bay Street adjacent to Alexander Park, with public realm improvements like wider sidewalks, boulevards and bulb-outs, street trees, and activation and engagement at the ground floor.

Housing | Housing and Residential Areas

Off the corridor, most of the same advantages noted for housing along the corridor apply, except the opportunity to use redevelopment as a mechanism to improve the public realm.

Opportunities for off-corridor multi-family housing (on quieter neighbourhood streets) is strongly desired, particularly as an option for renters **and larger households with children at home**. These locations are generally envisioned as Mixed Residential to support different building types that can co-exist in a neighbourly manner.

Village Mixed Use

Urban villages will support additional housing in good locations by including residential uses above commercial uses in village areas.

All of Fernwood's urban villages support commercial - residential mixed uses. To further support opportunities to increase housing supply, some village areas will consider solely residential redevelopment with alternative active ground floor uses where a commercial use may not be viable at the time.

Traditional (Ground-oriented) Areas

The City's *Official Community Plan* identifies Traditional (ground-oriented) Residential areas that are supportive of a diversity of lower scale forms, including single-detached homes (with or without suites) and duplexes, as well as lower scale forms that can accommodate more units, like houseplexes, townhouses, and low-rise apartment buildings.

These forms of housing are an important part of the city's housing stock, particularly those that can offer more units in a form that complements its surroundings and offers a diversity of housing options. **At the time this plan was developed, the City was undertaking a Missing Middle Housing Initiative to encourage these forms throughout the city.**



Meeting Housing Needs in Fernwood

The development and design of new housing is guided by several city initiatives. The *Victoria Housing Strategy* identifies actions to support better family-friendly housing, accessible and adaptable housing, and affordable housing. These actions will be realized throughout the city, including in Fernwood, through city-wide regulatory tools and policies that exist or are planned.

This plan and the OCP help to provide the foundation for those actions to be realized by making room for the housing needed today and over the coming decades.

Housing | Housing and Residential Areas

Policies

The City's *Official Community Plan (OCP)* defines the Urban Place Designations that guide future housing development. The policies in this plan **are provided for reference and, in some cases,** additional guidance.

Considerations for All Housing Areas

6.1 Consideration of Context: The appropriate form and scale of new housing is dependent upon the site size, orientation, and context. Achievable densities may be limited by the ability to adhere to good urban design principles, consistent with the City's design guidance, and the ability to be responsive to the existing and envisioned context of the surrounding area. See Housing Design section for more.

6.2 Application of City-wide Policies: All relevant City policies and regulations, including policies for rental housing, tenant protection, inclusionary housing and community amenity contributions, energy efficiency and green building, urban forest, and heritage, continue to apply in these areas.

6.3 Heritage Retention and Reuse: Wherever possible, heritage register buildings should be retained and reused as part of any rezoning that adds density. Encourage the retention and continued use of buildings with heritage merit (such as those identified on heritage walking tours or heritage surveys), including through conservation and adaptive reuse that adds housing.

6.4 Heritage Advancement: Heritage surveys, heritage registration and designation, and consideration of Heritage Conservation Areas where merited are encouraged to advance the City's heritage objectives, and to support the retention of local heritage assets and complementary design approaches in new builds.



Heritage Conservation Areas

Heritage conservation areas (HCAs) are districts with special heritage value. They enable the City to manage change in the area and ensure that new construction is appropriate. Learn more about how residents can nominate HCAs at victoria.ca

6.5 Interim Rental Retention Policy: Until the OCP policy regarding rental retention is updated through implementation of the *Victoria Housing Strategy*, any proposed rezoning that would displace existing, purpose-built rental units is generally discouraged, unless the proposal **provides** considerable housing benefit, including provisions for affordability and significant increase in net new, high quality rental units.

6.6 Continued Protection for Renters in Zoning Changes: Where City-initiated zoning changes are considered to facilitate the rapid supply of rental housing, and existing rental protections may not apply, seek to mitigate displacement of residents, including through the provision of on-site affordability, right of first refusal, and other protections for existing tenants, or by focusing City-initiated changes in locations that do not have existing, secured, affordable rental housing.

6.7 Interim Family-Oriented Housing Policy: Until a policy supporting the provision of housing for families with children at home is developed through implementation

of the *Victoria Housing Strategy*, family-oriented housing should be encouraged in any proposed development, including the provision of two- and three-bedroom units (including on more affordable lower floors and/or adjacent to on-site open spaces), ample storage space, access for strollers, and indoor and outdoor amenity spaces that can serve families and youth. Family-oriented secured rental projects are particularly encouraged in locations proximate to schools and amenities (e.g., community and rec centres or parks and open spaces).

6.8 Commercial and Community Serving Uses in Residential Areas: Limited local serving commercial and community services (e.g., medical offices, childcare) may be considered in primarily residential designations, including Traditional Residential, Mixed Residential, Urban Residential, and Housing Opportunity areas, where the use provides community benefit and contributes to the overall objectives of this plan and citywide objectives, like creating walkable neighbourhoods with access to goods and services.

6.9 Logical Lot Assemblies: Encourage lot assemblies that create suitable space for the envisioned scale of housing, minimize “orphaning” of smaller lots between larger ones, and, particularly along busy streets, limit the number of access driveways and interruptions to pedestrian space.



6.10 Building Forms and Site Layout

Focused on Livability: Along busier arterial corridors, building forms that maximize livability for individual units are encouraged. Depending on lot sizes and depths, this may include forms like courtyard buildings that provide multiple frontages for individual units; “T-shaped”, “L-shaped”, or “C-shaped” buildings; corner buildings oriented to side streets; buildings with greater front yard setbacks; buildings with shared rear yard green spaces; and buildings with commercial-style ground floors.

6.11 Parking Reductions and TDM: New housing, particularly rental housing, should allow for reduced parking requirements in tandem with Transportation Demand Management measures (e.g., high-quality bicycle parking, car share, or transit passes) in line with City policy, while still considering the need for accessible parking spaces for people with limited mobility.

6.12 Public Realm: Establish an accessible pedestrian network with generous, unobstructed sidewalks and safe crossings alongside landscaped boulevards that accommodate healthy mature canopy street trees.

6.13 Olympic Mountains Viewshed: New development should respect the view corridor identified from the ridge of Chambers Street north of Pandora Avenue, looking south to the Olympic Mountains, considering the location, siting and design of new development.



View of the Olympic Mountains from Fernwood.



Urban Forest

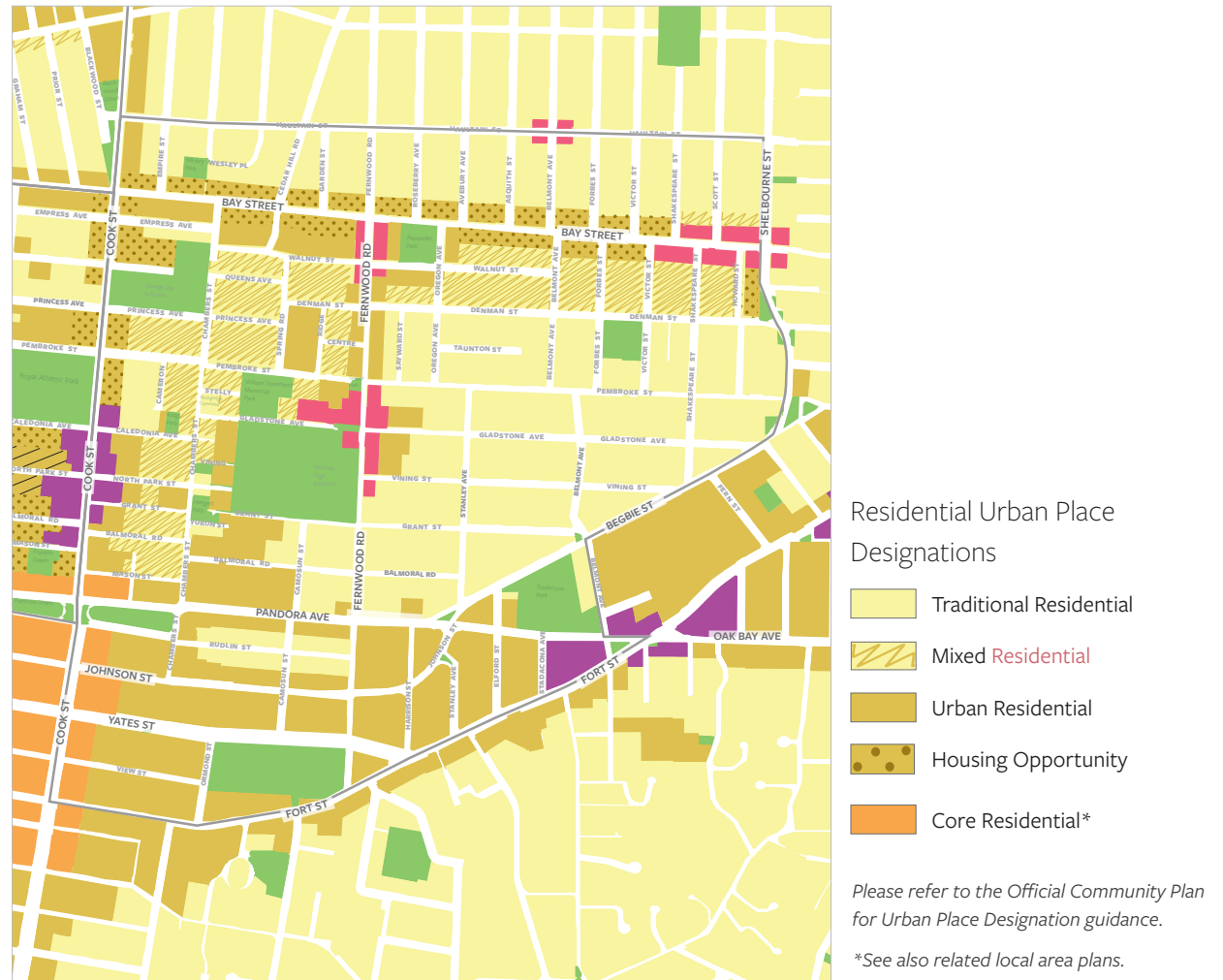
The urban forest is highly valued and Fernwood residents would like to ensure trees and green space are priorities when new development occurs. The City’s Tree Protection Bylaw applies to trees on private property and supports growth of the urban forest more evenly across the city.

Traditional Residential

6.14 Redevelopment: Within Traditional Residential areas, as generally shown on Map 10, consider new, primarily **ground-oriented** residential development, **consistent with the intent and guidance provided in the OCP Urban Place Designations** and related City policies, including the *Missing Middle Housing Policy* (see also policy 6.1).



Map 10: Fernwood Land Use - Residential Uses (for reference only, please see Official Community Plan)



Mixed Residential Areas

6.15 Intent - Space for a Diverse Mix of Housing: Areas designated Mixed Residential are envisioned as places that can accommodate low-rise multi-unit buildings alongside ground-oriented forms, and, in some cases, provide transition to higher densities that might be found in adjacent areas. Incentives and flexibility in built form should be considered to encourage tenures beyond market strata or family-oriented housing (see policy 6.13). Notwithstanding the desire to provide a diversity of forms and tenures, new housing should still adhere to good urban design principles, consistent with the City's design guidance, and should be responsive to the existing and envisioned context of the area (see policy 6.1).

6.16 Redevelopment: Within Mixed Residential areas, as generally shown on Map 10, consider new, primarily ground-oriented and low-rise residential development consistent with the intent of City policies. Scale and built form should be guided by the Victoria OCP Urban Place Designations and Development Permit Area Design Guidelines. Heights and densities are dependent on site conditions and the ability to sensitively transition to the existing and envisioned context and mitigate impacts on adjacent properties.

6.17 Flexibility for Diverse Types and Tenures: To further support the development of diverse housing in these areas (including cooperative housing, market rental, non-

market rental, below-market homeownership, or family-oriented buildings and units), consider flexibility in density and built form and/or mechanisms such as City-initiated zoning, parking reductions, and financial incentives, while remaining consistent with good urban design principles and responsive to the existing and envisioned context of the surrounding area.

6.18 Heritage - In Between the Villages: A Heritage Conservation Area process may be considered to encourage the retention of heritage assets and complementary design approaches in new builds for Mixed Residential areas between Fernwood and North Park Villages, given the valued heritage character of the area and existing intact rows of houses with heritage merit.



Illustrative concepts of a Mixed Residential area, supporting a variety of housing types at compatible forms and scales.



Urban Residential

6.19 Redevelopment: Within Urban Residential areas, as generally shown on Map 10, consider new, primarily **low- to mid-rise** residential development **consistent with City policies**. Scale and built form should be guided by the OCP Urban Place Designations and Development Permit Area Design Guidelines. **Heights and densities** are dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

6.20 Redevelopment with Public Benefit: Within Urban Residential areas, consider **increased density**, as described in the OCP, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation.



Housing Opportunity Areas

6.21 Redevelopment: Within Housing Opportunity areas, as generally shown on Map 10, consider new, primarily **mid-rise** residential development **consistent with City policies**. Scale and built form should be guided by the OCP Urban Place Designations and Development Permit Area Design Guidelines. **Heights and densities are** dependent on site conditions and the ability to sensitively transition to the surrounding context and mitigate impacts on adjacent properties (see policy 6.1).

6.22 Space for Larger Scales with Public Benefit:

Within Housing Opportunity areas, consider **increased density, as described in the OCP**, where public benefit is provided consistent with the objectives of this plan and City policies, including but not limited to public amenity contributions, non-market or affordable housing, or heritage conservation. **At the higher end of envisioned densities described in the OCP, substantial public benefit is envisioned (such as secured rental with additional amenity contribution).**

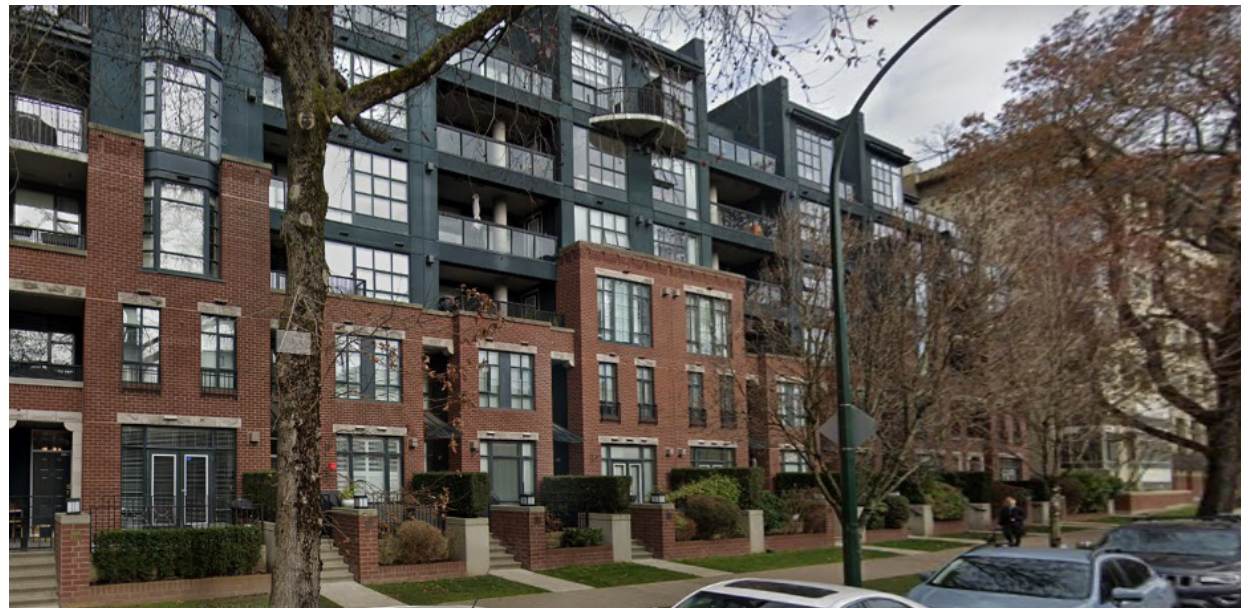
Co-location of Housing

6.23 Affordable Housing at the Fernwood Community Centre: If redevelopment of the Fernwood Community Centre is considered to renew or expand the community facility, consider opportunities to co-locate affordable housing on the site together with the community space. While uses, heights, and densities on the site should be informed a **comprehensive planning and engagement process, generally consider densities and built forms similar to those identified for Housing Opportunity areas.**

Future Planning

6.23 Future Planning: Continue to explore opportunities for new multi-unit housing near Stadacona Village and the Pandora, and Begbie-Shelbourne Corridors in future planning processes.

Urban Villages provide room for mixed-use residential development and will play an important role over time in providing housing options in good locations, see the Urban Villages section for more information.



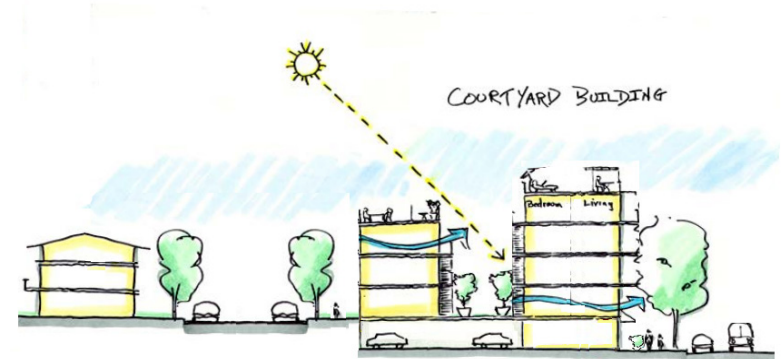
Housing

7. Housing Design

About

Similar to the community's desire to maintain and enhance a high quality built environment in villages, centres, and Downtown, there is desire for a high quality, neighbourly, and livable built form in residential areas.

The City of Victoria actions this desire through the Zoning Bylaw and Development Permit Area design guidelines for the form and character of multi-family development.



Intent and Objectives

Making Room

Make room for new multi-family housing for different incomes, household types, and lifestyles, in close walking distance to urban villages, Downtown and Frequent Transit routes, considering a diversity of locations both on- and off- of busier corridors to provide equitable choices.

Sustainable Mobility

Integrate support for sustainable mobility options into building and public space design including for walking, cycling, transit, shared mobility (like car or bike shares), electric vehicles, and reduced on-site parking.

Amenity and Diversity

Support the ability of multi-family housing to deliver both rental and strata tenure homes and to provide public amenities, affordable housing, family-sized housing, accessibility, and other benefits identified in broader City policies to support housing options for a diverse community (recognizing that no one project will address all of these objectives).

Human Scale

Design buildings and open spaces that create visual interest, diversity, and identity when approached by pedestrians.

Great Streets

Design, locate, and shape buildings to create sunny, welcoming, walkable, green and leafy public streets.

Urban Forest, Landscape and Ecology

Support a healthy, mature urban forest along streets and on private lands, and integrate sustainable landscapes and ecological services into sites (e.g., stormwater retention, climate resilience).

Energy Efficiency and Climate Change

Support built forms that allow new development to meet increasing energy efficiency requirements and design strategies such as passive house design, while continuing to meet all principles in this plan.

Livability

Ensure homes of all types have sufficient access to sunlight, fresh air, privacy, open spaces, and other amenities that support livability, with special consideration for buildings along busy arterial streets.

Neighbourliness

Ensure new buildings are good neighbours within streets and public spaces, and transition sensitively to existing and future buildings next door.



Housing Design Guidance

Housing Design Guidance

Design guidance for **multi-unit** (apartments and condos) and **ground-oriented attached** housing is provided in [design guidelines associated with relevant Development Permit Areas in the Official Community Plan](#).



Relevant Design Guidelines

General Urban Design Guidelines (2022).

Ground-oriented, attached, or missing middle housing design guidance as required.

Integrated Mobility

Safe, sustainable, and integrated local mobility options can support individual well-being, community vitality, and climate action objectives.

This plan seeks to support city-wide mobility objectives by identifying opportunities to improve Fernwood’s local transportation system.

- ▶ **Over time, transform transit corridors as places for people, that prioritize efficient service, placemaking, urban forest and accessibility.**
- ▶ **Improve local connectivity to key destinations throughout the neighbourhood.**
- ▶ **Make walking, wheeling, and transit safer, more efficient, and more enjoyable.**
- ▶ **Test parking management strategies that better balance the needs of businesses, residences, public space**



Relevant Policies and Bylaws

- Official Community Plan
- GO Victoria, Sustainable Mobility Strategy
- Streets and Traffic Bylaw
- Subdivision and Development Servicing Bylaw
- Zoning Bylaw (parking)

Integrated Mobility

Intent and Objectives

These objectives provide context and overarching guidance for mobility in Fernwood when interpreting the policies that follow.

Support Sustainable Mobility in Victoria

Advance the policy objectives and targets outlined in *GO Victoria*, the City's sustainable mobility strategy:

- Integrate land use and transportation.
- Align different transportation networks.
- Improve multi-model level of service.
- Value the public right-of-way.
- Operate and maintain our assets.

Advance the six key priority areas in *GO Victoria*:

- Achieve Vision Zero to eliminate traffic fatalities.
- Transform public transit.
- Accelerate active and accessible transportation.
- Shift to zero emissions.
- Rethink the curb.
- Harness data and technology to improve transportation choice and efficiency.

Transform Corridors

Enhance corridors as places for pedestrians, those using mobility devices, and transit.

Improve Walking and Wheeling

Consider enhancements to mobility for people walking, cycling, or using mobility devices to support the future vision for Fernwood's villages, placemaking features, and improved connections.



Integrated Mobility

8. Mobility Corridors - General Directions

Frequent Transit Corridors provide opportunities to make room for new housing, advance reliable, sustainable mobility options, and transform busy streets into places for people. This plan works together with city-wide policies and regulations to guide the design and functions of **mobility corridors** in Fernwood.

Fernwood Road Corridor

Priority Travel Modes: Recognizing the limited right-of-way and limited opportunities to procure additional right-of-way, improvements are focused on the following priority travel modes:

- Walking
- Transit
- Vehicles

Pedestrian and Transit User Focus:

Opportunities to create wider sidewalks and improved transit facilities through redevelopment or as funding and programming permits are a priority for this corridor.

Placemaking Through Mobility:

Enhancements or interventions near Fernwood Road and Gladstone Avenue should support the future vision for Fernwood Square, and the surrounding area.



Integrated Mobility | Mobility Corridors - General Directions

Bay Street Corridor

A Future Place for People: Future plans, public improvements, and development related decisions should focus on pedestrian conditions and landscape improvements, while accommodating key transportation functions, including transit and emergency response.

Pandora Avenue Corridor

Priority Travel Modes: Cycling, walking, and multi-modal movement are prioritized through the implementation of the All Ages and Abilities (AAA) network along Pandora Avenue.

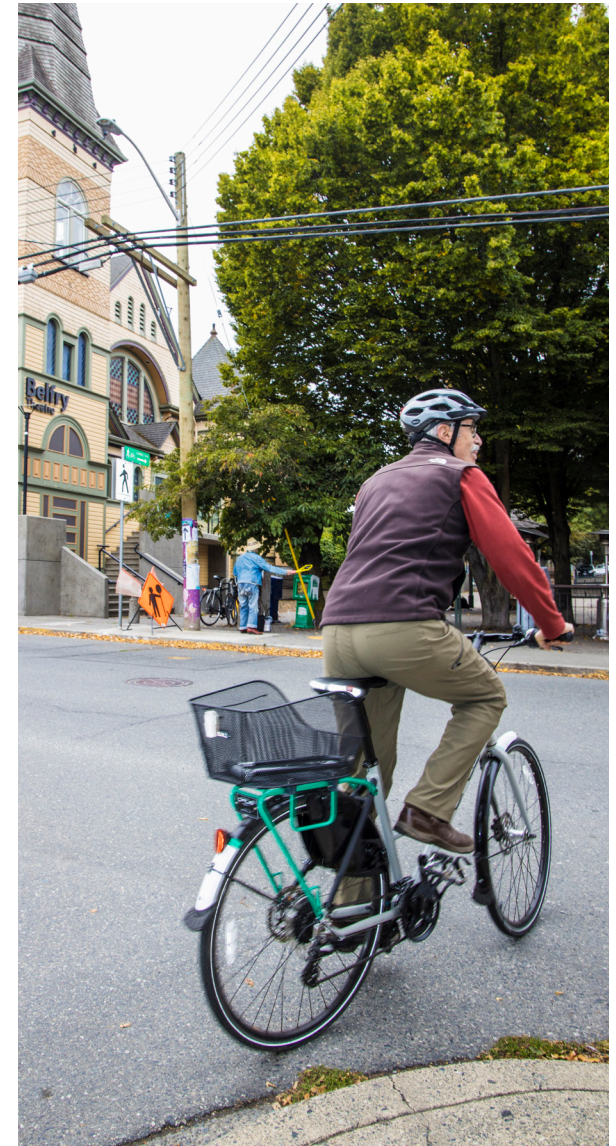
Future Planning: Land use changes may be considered in future planning processes together with neighbouring communities, specifically along Pandora Avenue east of Cook Street, to support increased access to the high-quality active travel mode facilities.

Begbie-Shelbourne Corridor

Future Planning: The future of the Begbie-Shelbourne Corridor will be considered in future planning processes together with neighbouring communities.

Urban Villages

Public Realm Standards: The City will develop Urban Villages Public Realm Design Standards, to apply city-wide, as an update to existing pedestrian standards, which will consider desired sidewalk widths to accommodate accessibility, village activity, pedestrian traffic, and furnishing and frontage zones consistent with best practices and local contexts.














Integrated Mobility | Mobility Corridors - General Directions

Map 11: Victoria Transit Priority Corridors (for reference only, please see Official Community Plan).



Legend

-  Frequent & Express Service / Rapid Bus Candidate
-  Cumulative Frequent Service
-  Frequent Service Candidate
-  Bay Street
-  Cook Street
-  Local Transit Service
-  Mobility Hub
-  Transit Exchange
-  Large Urban Village
-  Small Urban Village
-  Park

The "Victoria Region 25 Year Transit Future Plan" and "Victoria Regional RapidBus Implementation Strategy" are administered by BC Transit and may be subject to change (Transit Exchange Study Areas and Mobility Hubs provided as approximate areas of opportunity).

9. Local Mobility - Policies

Safe, comfortable and efficient walking, wheeling, and rolling options advance sustainability and contribute to happier, healthier, and more vibrant communities. This plan identifies improvements to local networks that can happen over time through regular city processes or redevelopment.

Fernwood Village and Fernwood Road

9.1 Adding Bike Parking: Create more public bicycle parking in and near the village.

9.2 Fernwood Square Improvements: At the intersection of Fernwood Road and Gladstone Avenue, adjacent to Fernwood Square:

9.2.1 In the short-term, consider features to improve pedestrian comfort and safety at the crossing of Fernwood Road at Gladstone Avenue; balance interventions with placemaking features that may also increase comfort and retain and enhance the feel of the village.

9.2.2 In the long-term, consider additional improvements for comfort, safety, and enhanced sense of place at the crossing of Fernwood Road at Gladstone Avenue, including a tabletop intersection that continues the design themes of Fernwood Square. (A tabletop intersection is an

intersection that is raised to signal to motorists that this is a priority area for pedestrian traffic).

9.2.3 Continue to monitor the success of the current partial closure and traffic calming measures along Gladstone Avenue east of Fernwood Road and explore opportunities for a full and/or more permanent closure of the road through community-initiated placemaking or a Community-Led Action process, if there is interest.

9.3 North of the Square: On Fernwood Road between Gladstone Avenue and Bay Street:

9.3.1 Seek wider, accessible sidewalks, as well as transit stop improvements or boulevard spaces as applicable when redevelopment is proposed.

9.3.2 To facilitate the improvements described above in areas where



Integrated Mobility | Local Mobility - Policies

redevelopment is unlikely (e.g. adjacent to heritage or character homes), consider removing on-street parking (for instance, south of Denman Street), balancing the need to accommodate parking and loading near Fernwood Village and the proposed Bay at Fernwood Village with desired pedestrian improvements.

9.3.3 In the Bay Street Village, encourage new development to accommodate patio spaces on private land to provide lively interaction with the street.

9.3.4 Consider a new crossing of Fernwood Road at Pembroke Street.

9.4 South of the Square: On Fernwood Road between Gladstone Avenue and Pandora Avenue:

9.4.1 Consider opportunities to improve or relocate bus stops near Gladstone Avenue to enhance public space and bus waiting areas.

9.4.2 Consider removing on-street parking on the east side of the road, south of Grant Street, to facilitate wider sidewalks and boulevards, in conjunction with a broader program of parking management to support village businesses and cultural institutions.

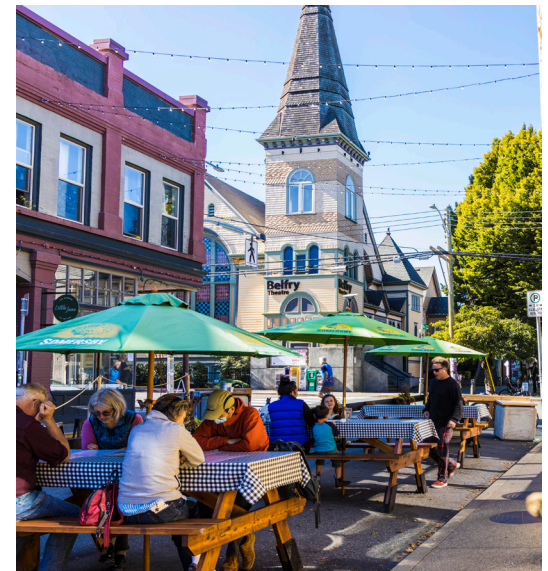
9.4.3 Consider additional curb bulges at Vining Street.

9.5 East of the Square: On Gladstone Avenue, from Chambers Street to Fernwood Square:

9.5.1 Through redevelopment seek wider, accessible sidewalks and boulevard spaces.

9.5.2 Consider temporary, partial closures of Gladstone Avenue to facilitate placemaking in connection with Fernwood Square.

9.5.3 Continue to facilitate truck and delivery access to the Belfry Theatre and Fernwood Square businesses and seek opportunities to improve turning movements and facilitate the expansion of the Square if redevelopment occurs.



Bay Street

9.6 Pedestrian Improvements: Continue to implement improvements along Bay Street for pedestrian comfort, to encourage traffic to slow down, to make it easier to cross, and to enhance transit rider experiences (e.g. with improved bus waiting).

9.7 Integrated Mobility Study: Complete a comprehensive integrated mobility study for Bay Street between Blanshard Street and Richmond Road, with the following considerations and draft directions:

9.7.1 Prioritize investments and development contributions to support walking, frequent transit, and vehicle movement as the priority modes.

9.7.2 Define the right-of-way acquisition that would be required through new development to realize the priorities described above, and ways to balance acquisition requirements with the desire to accommodate quality residential developments (as described in related sections), giving special consideration to the varied size and shape of lots along Bay Street.

9.7.3 Identify opportunities to establish a sidewalk on the south side of Bay Street between Wark Street and Quadra Street.



Improving Local Mobility in Fernwood

Local mobility improvements are realized in multiple ways, often through the redevelopment of private properties or through capital programs.

Fernwood residents can request improvements, like speed humps or new crosswalks, through the City's mobility programs. Some improvements are identified in this plan while others may be identified through future processes or community requests. Requests are reviewed from a technical perspective and how they align with road safety objectives, and then prioritized with other locations city-wide.

Neighbourhood Connections

9.8 Development - Sidewalks: Through redevelopment seek wider, accessible sidewalks with a boulevard accommodating street trees.

9.9 Development - Vic High Path: Build an accessible pathway from Fernwood Square to the Vic High grounds through new development for a cultural space that may be considered west of the Belfry Theatre.

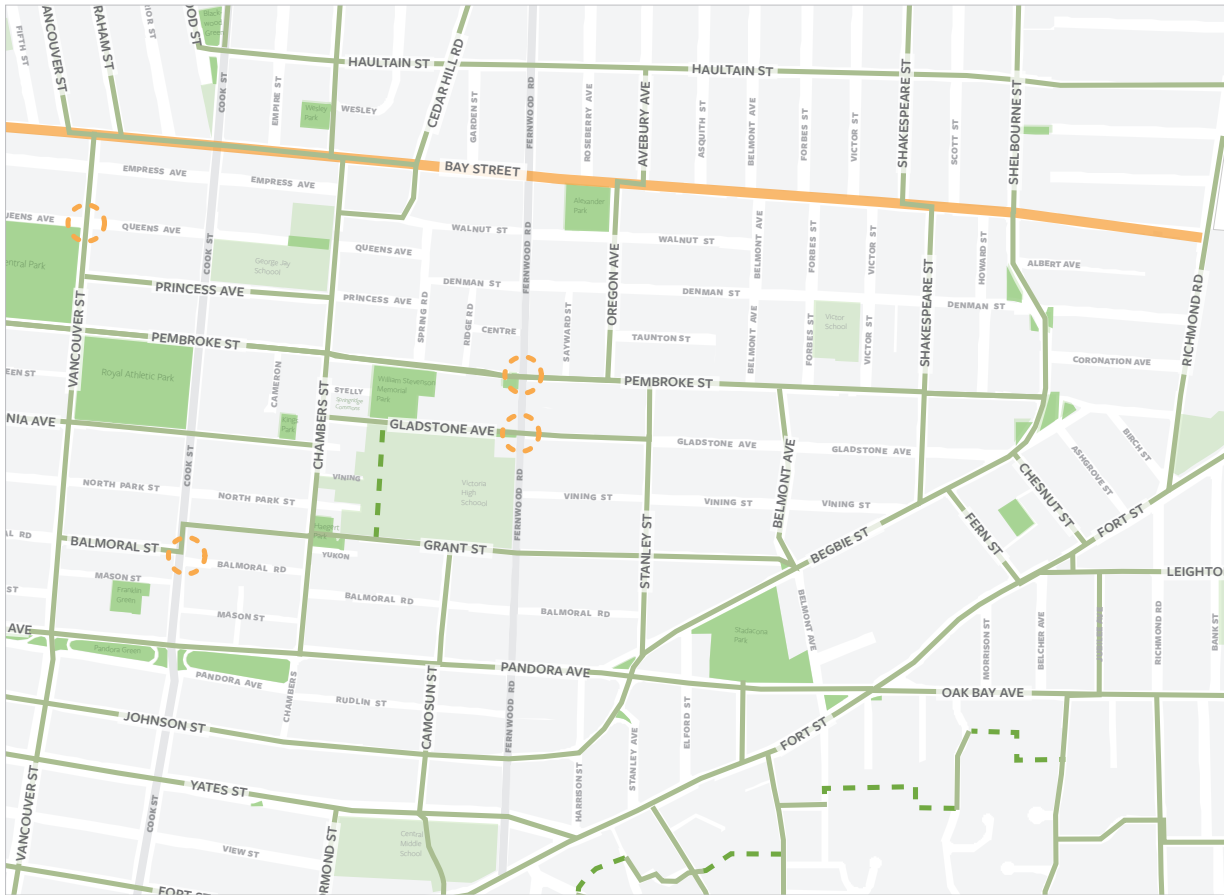
9.10 Haegert Park Connections: Through potential future expansion of Haegert Park, consider a closure of Chambers Street in front of the park with placemaking features and cycling access.

9.11 Cycling Connections: Complete bicycle connections from Haultain Street via Princess and Chambers streets and Oregon and Stanley streets.



Integrated Mobility | Local Mobility - Policies

Map 12: Greenways Network with desired pedestrian and crossing improvements (for reference only, please see Official Community Plan).



About the Greenways Network

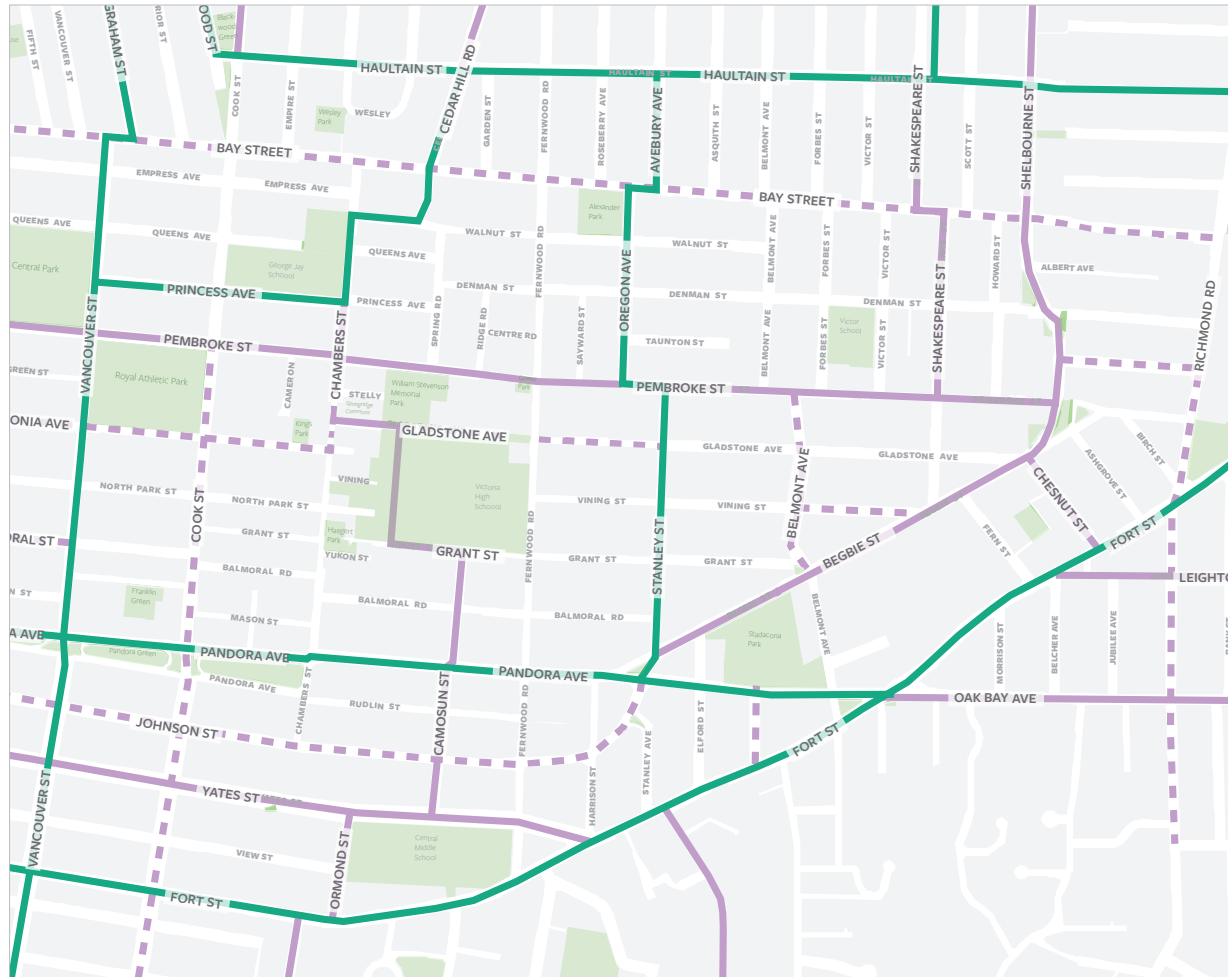
The Greenways Network Map illustrates existing and desired routes for safe, convenient, and/or pleasant walking and wheeling. Improvements to greenways may be realized through several City programs including the *Traffic Calming and Crosswalk Program*, the *Pedestrian and Bicycle Master Plan* implementation, the *Transit Shelter Program*, *Road Rehabilitation Program*, *Active & Safe Routes to School* initiatives, regional transportation network investments, and major redevelopment projects.

Legend

- Neighbourhood Greenways
- Key transit corridor in need of pedestrian improvements
- Future Greenway Opportunities
- Desired crossing or crossing improvement

Integrated Mobility | Local Mobility - Policies

Map 13: Cycling Network (for reference only, please see Official Community Plan).



Legend

- AAA Priority Network
- - - AAA Expanded Network
- Other Existing and Community-Identified Cycling Routes

About the Cycling Network

The Cycling Network Map highlights existing and planned All Ages and Abilities (AAA) bicycle facilities. AAA facilities offer a greater degree of safety and comfort. Design treatments will vary depending on the context. Examples include protected bicycle lanes (one-way and two-way), off-street pathways (cycle only or multi-use), and shared-use streets with lower vehicle volumes, speeds, and signage (advisory bicycle lanes and neighborhood bikeways).

The City's AAA plan was adopted in 2016. Once the network is complete, 95% of the municipality will be within 500m of a AAA cycling route, providing safe and convenient access to village centres, parks, recreation centres and schools for all types of riders.

Other components of the cycling network are shown (both existing and desired). These may include painted bicycle lanes, painted buffered bicycle lanes, and signed bicycle routes. Working with partners and private land-owners, the City will continue to be opportunistic to add facilities and improve existing facilities (including addition to the long-term AAA network) as appropriate.

Integrated Mobility

10. Parking - Intent and Objectives

These objectives provide context and overarching guidance for mobility in Fernwood when interpreting the policies that follow.

Value the Right-of-Way

Per the goals and objectives in *GO Victoria*, the City's sustainable mobility strategy, value the city's limited right-of-way to support access for people, sustainable travel behavior and convenient access for high-occupancy, low-carbon, and active travel modes and the efficient delivery of goods.

Manage Parking for All Needs

Given the limited allocated parking and curb space in and near Fernwood Village, prioritize parking management to encourage turn over and align with broader goals, including accessibility, vibrancy, and local economic development.



Integrated Mobility

Parking - Policies

Parking influences how we live and move about the city, how businesses thrive, and our sustainability objectives. Curb space is valuable public space. This plan works together with city-wide policies and regulations to guide parking in Fernwood.

Parking Management

10.1 On-Street Parking: As part of a city-wide parking modernization program, seek to implement parking management solutions in and near Fernwood Village and along Bay Street in areas proximate to commercial uses, including:

10.1.1 Working with neighbours and local businesses to reallocate public space from vehicle parking to bicycle parking, in addition to other placemaking initiatives.

10.1.2 Piloting the elimination of or modifications to resident-only parking programs to better support local businesses.

10.1.3 Piloting time-limited parking that supports improved turn-over of business patrons.

10.1.4 In the long-term, consider transportation demand management (TDM) methods such as increased and diverse bicycle parking, car share spaces, and others.

10.1.5 Expand accessible parking options serving urban villages.

10.2 Parking Requirements: Consider updates to relevant bylaws which reduce parking requirements for commercial uses where appropriate (e.g., where the use does not require extensive parking and/or where alternative mobility options are highly accessible).



Managing Curb Space in Fernwood

On-street parking in Fernwood is a mix of time-limited, residential only, and unrestricted. This parking is public space that can serve a multitude of needs, including for businesses and residences, cars and bikes, and public spaces like seating or greenery. It can also provide additional space for walking and wheeling.

The City manages curb space and a key target in GO Victoria is to ensure that by 2023 all curb space in the city is valued, managed and prioritized.

Parking Modernization

10.3 Parking in New Development:

Seek to implement parking management solutions for new housing, including shared parking, reduced parking requirements, and transportation demand management (TDM), particularly for purpose-built rental projects and for new housing near large urban villages, active transportation routes and frequent transit routes.

Transportation Demand Management (TDM) supports more sustainable transportation choices by offering incentives, information, and infrastructure, like bike shares, that make it easier and more appealing to live car-light.

Transportation Demand Management



Parks, Facilities, and Community Assets

Parks and open spaces are a centerpiece to Fernwood’s character, culture and vibrancy, while facilities and other community assets provide spaces and programs to connect and build a resilient community.

This plan seeks to support city-wide objectives and identifies priorities for local use of these spaces.

- ▶ **Meet the parks and open space needs of the growing population.**
- ▶ **Emphasize equity, diversity and inclusion in planning, designing, and improving parks, open spaces, and community facilities.**
- ▶ **Grow the urban forest in public and private lands.**



Relevant Policies and Bylaws

- Official Community Plan
- Parks and Open Space Master Plan
- Urban Forest Master Plan
- Tree Protection Bylaw
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw

11. Parks, Facilities, and Community Assets

Parks and Open Space Planning

The City's *Parks and Open Space Master Plan* provides a high-level road map guiding planning, management, and investment over 25 years. It includes priority short-term, medium-term, and ongoing actions. Individual parks and open spaces may have a park improvement plan to guide improvements. Funding for municipal park improvements comes primarily from the City's tax base or capital reserves. New development also contributes Development Cost Changes (DCCs), which can help to fund park improvement and acquisition based on needs generated by the anticipated population increase.

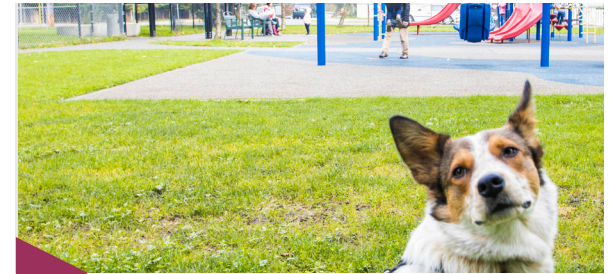
Parks and Open Spaces in Fernwood

The *Official Community Plan* calls for 99% of Victorians to have a park or open space within 400m of home by 2041. Fernwood as a whole meets this target.

Though some opportunities for expanding green space or environmental enhancement are identified in this plan, the emphasis is on improving existing assets for greater public use.

The greenspaces around Vic High have provided opportunities for both the school population and residents to enjoy sport and recreation for many decades. The planned upgrades at Vic High by the School District will provide further opportunities for new and enhanced amenities.

The *Parks and Open Space Master Plan* reflects a theme that was common throughout engagement – the desire to locate a water/spray park in the northeast area of the city because of the limited access to the waterfront.



Improving Parks and Open Space in Fernwood

Parks and Open Space improvements are guided by the *Parks and Open Space Master Plan*. This plan identifies ways to improve parks for the desired uses identified by residents, and aligned with city-wide plans.

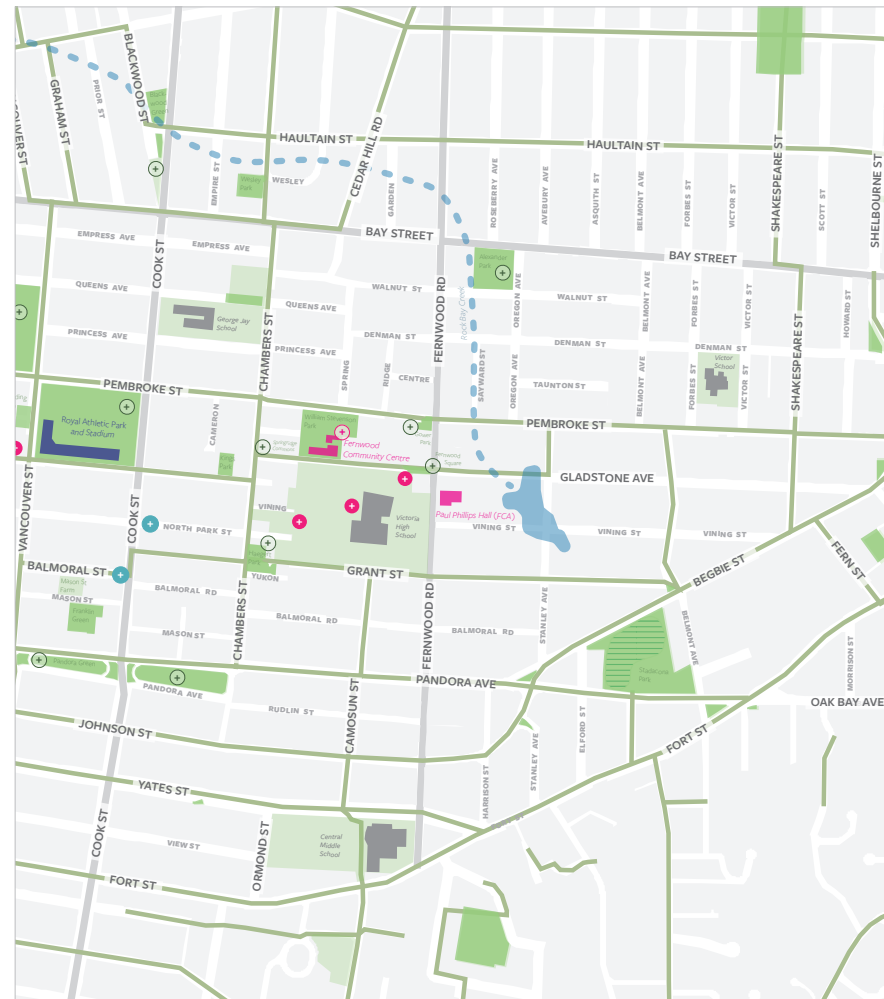
Prioritization and resourcing for parks planning, acquisition, and improvement projects are provided through shorter-term strategic plans and budgeting.

Parks, Facilities, and Community Assets

Parks, Open Spaces and Community Amenities serving Fernwood

- Gower Park
- Grant Park
- Haegert Park
- Spring Ridge Commons (School District Property)
- Vic High Lands (School District Property)
- William Stevenson Park
- Alexander Park
- Compost Education Centre
- Fernwood Community Centre
- Fernwood Community Association (FCA) (Paul Phillips Hall)
- Pandora Green

Map 14: Existing and Desired Parks, Open Spaces and Community Assets in Fernwood.



Legend



Existing amenities

-  Park or Open Space
-  Community or Recreation Centre
-  School
-  Stadium or Arena
-  Neighbourhood Greenways (see Map 12)

Desired amenities

-  Enhancement to existing park/open space
-  Desired community amenity*
-  Enhancement to existing community amenity
-  Desired plaza or public space*

Ecological assets for enhancement, recognition, or preservation

-  Former route of Rock Bay Creek
-  Sensitive Ecosystem (Woodland) Identified in Official Community Plan

*Greater Victoria School District properties provide valuable green and open space to the community. While not owned or managed by the City, the spaces are shown here to reflect their importance and the community desire to continue to provide public access or enhanced community use.

*Locations are general or approximate and may represent one idea among many; additional planning may be required.

Intent and Objectives

These objectives provide context and overarching guidance for parks, facilities, and community assets in Fernwood when interpreting the policies that follow.

Protect the Environment

Parks and open spaces protect and improve native ecosystems and help the city adapt to climate change.

- Increase protection and enhancement of native ecosystems in parks and open spaces across the city.
- Improve sustainability and ecosystem services.
- Mitigate and adapt to climate change.

Foster Engaging Experiences for Everyone

The parks and open spaces system meets current and future needs of Victoria residents, provides a range of different experiences, encourages active living and is multi-functional, inclusive, and accessible.

- Parks and amenities are equitably distributed and well maintained.
- Expand the variety of experiences and activities within the parks and open spaces system.

- Parks and open spaces offer a wide variety of activity spaces that contribute to the health and wellness of residents and engage youth and children.
- Improve and maximize the utility of existing sports amenities.
- Encourage community gardening and local food production by providing multi-generational, collaborative opportunities for learning and growing.
- Parks and amenities are easy to find and well-connected by pedestrian and cycling routes.

Celebrate Victoria

Special places and amenities in the parks and open spaces system animate the city and support events for residents and visitors.

- Parks and open spaces highlight Victoria's unique features and character, and support arts, culture, and tourism.



Parks, Facilities, and Community Assets - Intent and Objectives

Strengthen Partnerships

Community members, stewards, and partners help enhance all parks and open spaces in the city.

- Collaborate with owners of public green space, other partners, and volunteers throughout the city to maximize community benefits.

Maintain and Enhance the Urban Forest

The urban forest, habitat, and native ecosystems are maintained and enhanced per the directions in the *Urban Forest Master Plan*.

Community Facilities

Continue to support the current and evolving needs of the diverse population in Fernwood including households of all ages, incomes, family types and lifestyles.

Local Food Systems

Build on the strong network of community food systems in Fernwood to reflect the values of food security and sustainability.

Continue to support opportunities to grow, access, and learn about food close to home and encourage the prioritization of equity, diversity and inclusion in food, cooking, and gardening programs.



Policies

Parks and open spaces, community facilities, and other assets contribute to the well-being of Fernwood and can help to foster a more equitable, inclusive community.

Parks

11.1 Community Priorities: Through the future expansion of parks or the development of park improvement plans, consider the following community priorities:

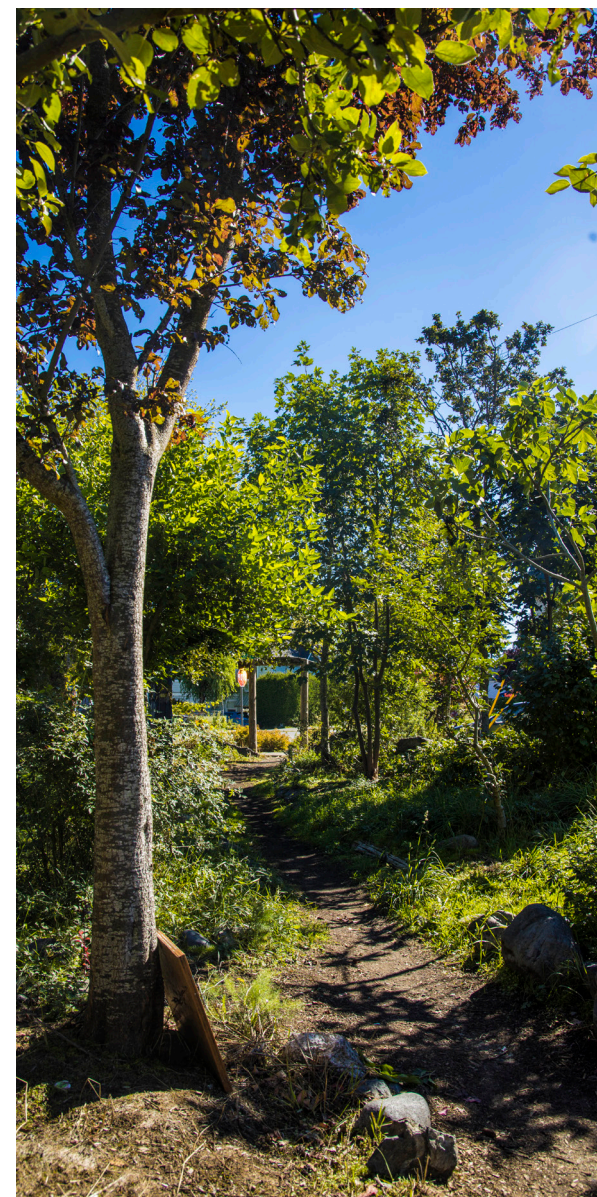
- Explore introducing a water or spray park and/or other water features that help draw people to and animate the space in a park in the north-central neighbourhoods of Victoria.
- Incorporating more benches, tables, and shade structures for weather protection and seasonal comfort in parks and public open spaces.
- Incorporating public washrooms and drinking fountain facilities.

11.2 Indigenous Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gathering and cultural practices.

11.3 Outdoor Music: Through planning for arts and culture facilities and implementation of the *Music Strategy*, consider the location of an outdoor space designed to accommodate small-scale, outdoor music performance in the northern/central neighbourhoods of Victoria, complementing the Cameron Bandshell at Beacon Hill Park.

11.4 Haegert Park Improvements: Seek opportunities to enhance or expand Haegert Park including through redevelopment, land acquisition, street closures (see Mobility section) and/or a park improvement plan that considers the community priorities noted above.

11.5 Stevenson Park Improvements: Consider future enhancements to Stevenson Park through a park improvement plan that considers the community priorities noted above.



Parks, Facilities, and Community Assets - Policies

11.6 Gower Park Improvements: Consider future enhancements to Gower Park that considers the community priorities noted above. The following ideas were mentioned during consultation:

- Supporting mobility connections through the park.
- Design features and space planning that better connects the park to Fernwood Square (e.g., seating areas).

11.7 Alexander Park Improvements:

Consider future enhancements to Alexander Park through a park improvement plan and planning process, in coordination with the community.

11.8 Pandora Improvements: Consider future enhancements to Pandora Green / Harris Green and consider ideas developed during the Pandora Green Charrette.

11.9 Pockets of Green: Support community initiatives to explore opportunities to create small green spaces, pockets of nature or food production on underused lands, including through placemaking programs and the Growing in the City program.

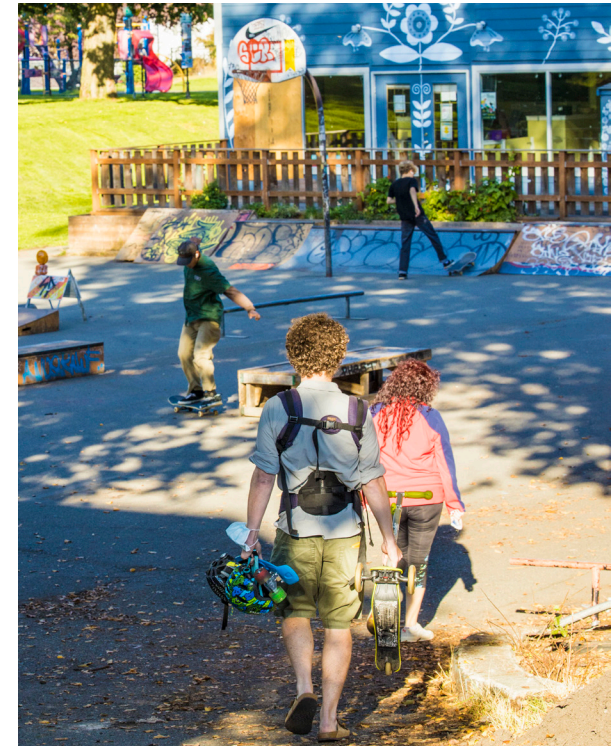
11.10 Fernwood Square Refresh: Consider improvements to Fernwood Square (see Public Space and Placemaking section).

11.11 Fernwood Skateboarding: Explore opportunities for permanent skate infrastructure in collaboration with the community.

11.12 Greenways: Better connect green spaces to one another and to areas of higher-density housing through new greenways (see Mobility section).

11.13 Use of School Lands: Work with the Greater Victoria School District to continue to provide public access **to and maintain the Vic High grounds as a public asset**. Work with the School District to enhance and program the Spring Ridge Common space for community use and enjoyment.

11.14 Rock Bay Creek: Identify opportunities for daylighting or celebrating Rock Bay Creek, focusing on public spaces (considering how daylighting would interact with other uses of these spaces), large sites that might redevelop in the future, and streets (Haultain Street, Blackwood Street, Kings Road).



Parks, Facilities, and Community Assets - Policies

Community Facilities

11.15 Indigenous Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gathering and cultural practices.

11.16 Community Programming: Continue to work with the Fernwood Neighbourhood Resource Group, the Fernwood Community Association and others to sustain and enhance community programming, services, and facilities that meet the evolving needs of the community.

Support equity, diversity, and inclusion in services and engagement with the community, in line with the City's emerging equity framework.

11.17 Fernwood Community Centre:

Work with the Fernwood Neighbourhood Resources Group in exploring the potential redevelopment and enhancement of the Fernwood Community Centre, including community services and amenities, and opportunities to co-locate affordable housing.

11.18 Community Space Near Vic High:

Establish an indoor community amenity space as part of the planned affordable and mixed-income housing west of Vic High, with access to outdoor spaces.

11.19 School Facilities: Work with the School District to make school facilities more broadly available for community programming, sports, and indoor and outdoor gathering.

11.20 Indigenous Spaces: In partnership with Indigenous people, seek opportunities to create or enhance spaces that support gathering and cultural practices.



Parks, Facilities, and Community Assets - Policies

Local Food Systems

11.21 Compost Education Centre: Continue to encourage community programming and public education at the Compost Education Centre.

11.22 Community Gardens: Support community-led efforts to enhance or establish additional community gardens including allotment gardens, native plantings, pollinator gardens or community orchards through the Growing in the City program and other placemaking programs.

11.23 Food Security: Support community programs to distribute food and enhance food security, including “Good Food Boxes”, community supported agriculture, and others.

11.24 Food Programs: As part of any expansion in community facilities, support additional capacity for commercial kitchen uses and space for family meal programs, community teas and other social connections around food (e.g., “Family Dinners,” cooking programs, or social enterprises).

11.25 Food in Public Space: Support the development and enhancement of public spaces that includes opportunities to share, sell, and grow food.

11.26 Future Food Systems Planning: Support further exploration of local food systems improvements through community-led planning, including a Community-Led Action process, if there is interest.

Future Planning

11.27 Future Planning: Additional planning for parks, facilities, and community assets may be identified in future stages of local area planning.



Supporting Food Systems in Fernwood

Growing, cultivating, and sharing food is important to Fernwood residents.

Victoria’s Growing in the City program supports urban food production on public and private land. The program supports urban food production on private land in new developments, provides resources and support for community-led boulevard gardening, bee and hen keeping, urban food trees, rooftop greenhouse, the establishment of community gardens, and more. Short-term Fernwood priorities can be identified in a Community Action Guide.

Implementation and Next Steps

Implementation of this plan will be ongoing. Some ideas may be realized in the near-term, others could take time. This plan will also be updated as required when additional planning takes place.

The policies and ideas in this plan will be implemented over time, in some cases through City strategic plans and annual budgets. In other cases, concepts may only come to fruition as opportunities arise, including through redevelopment proposals or community-led action.

When development proposals or grant submissions are considered by the City,

this plan will be used as reference to guide decision making, together with the *Official Community Plan* and other City plans, policies, and initiatives.

Planning will also continue and this plan may be amended as future work proceeds. Some future work may be coordinated by the City and completed together with the community, other work may be community-led.

- ▶ **The City will continue to engage Fernwood when considering areas shared with neighbouring communities through future local area planning processes, specifically as noted in this plan.**
- ▶ **The City will support a process to develop a Community-led Action Guide if community members and organizations find such a process to be appropriate or useful.**

