

Fairfield

Neighbourhood Plan

DRAFT

November 2017 DRAFT PLAN

The City of Victoria respectfully acknowledges that the land and water of the Fairfield neighbourhood is the traditional territory of the Lekwungen people.

Table of Contents

1. Introduction.....	13
2. Neighbourhood Context	21
3. Transportation and Mobility	25
4. Parks, Open Space and Urban Forest	33
5. Future Land Use	43
6. Northwest Area and Fort Street Corridor	47
7. Urban Villages	55
8. Residential Housing Areas	71
9. Housing Affordability	87
10. Heritage	89
11. Infrastructure and Green Development	93
12. Placemaking, Arts and Culture	97
13. Community Facilities and Wellbeing	99
14. Action Plan.....	103

List of Maps

Map 1: Active Transportation Network	26
Map 2: Neighbourhood-Identified Transportation Improvements	28
Map 3: Neighbourhood Transit Network.....	30
Map 4. Existing Parks and Open Space Network 2017	34
Map 5. Future Land Use Map	43
Map 6. Northwest Area and Fort Street Corridor.....	47
Map 7. Maximum Building Height Map – Northwest Area + Fort Street Corridor	48
Map 8. Maximum Density Map – Northwest Area + Fort Street Corridor	49
Map 9: Fairfield Urban Villages.....	56
Map 10: Urban Residential Sub-Areas.....	73
Map 11. Traditional Residential Sub-Areas	76
Map 12: Heritage Registered and Heritage Designated properties (2017).....	91
Map 13: Facilities, Parks and Open Space.....	100

List of Figures

Figure 1. Fairfield Neighbourhood Plan Key Directions	7
Figure 2. Fairfield Neighbourhood Plan process diagram	16
Figure 3: Neighbourhood Plan Goals.....	18
Figure 4. Fairfield Neighbourhood Plan Area.....	21
Figure 5. History timeline.....	22
Figure 6. Neighbourhood snapshot	23
Figure 7. Fairfield tree canopy 2017	38
Figure 8: Future Land Use Summary Table.....	44
Figure 8: Future Land Use Summary Table, cont'd.....	45
Figure 8: Future Land Use Summary Table, cont'd.....	46
Figure 9. View corridor from Quadra Street to Burdett Street looking south ...	50
Figure 10. Vantage point at Quadra Street at Burdett Street.....	50
Figure 11. View from Quadra Street at Burdett Street, looking south.....	50
Fig 12. Conceptual illustration of 'Living Street' concept	51
Fig 13. Conceptual illustration of streetscape improvements along Broughton Street	51
Figure 14. Northwest Area and Fort Street Corridor Concept Diagram	52
Figure 15: Cook Street Village Concept Diagram	58
Fig 16. Conceptual illustration of townhouse development along Chester St. 59	
Fig 17. Conceptual illustration of townhouse development on the east side of Heywood Avenue	59
Fig 18. Sample cross section of Cook Street Right of Way	60
Fig 19. Sidewalk shading from mature street trees	61
Fig 20. Conceptual illustration of plaza space along Cook Street	62
Fig 21. Wide sidewalk with distinct paving	62
Fig 22. Cook Street General Description and Design Criteria.	63
Fig 23. Ross Bay Village Concept Diagram	64
Fig 24. Conceptual illustration of Ross Bay plaza space from Fairfield Road	65
Fig 25. Ross Bay Village concept from bird's eye view.....	65
Fig 26. Moss Street and Fairfield Road Village Concept Diagram.....	67
Fig 27. Conceptual illustration of Moss Street and Fairfield Road village.....	68
Fig 28. Conceptual illustration of design concept.....	68
Fig 29. Conceptual illustration of small urban village at Moss Street and May Street	69
Fig 30. Conceptual illustration of Moss Street and May Street looking east ...	69
Fig 31. Moss Street and May Street Village Concept Diagram	70
Figure 32: Illustrative example of townhouses on a corner lot.....	78
Figure 33: Illustrative examples townhouses on interior block lots.	78
Figure 34: Illustrative example of townhouses with laneway access.....	79
Figure 35: Illustrative examples of townhouses on a consolidation of two lots	79
Figure 36: Example of a side by side duplex with a suite.....	80
Figure 37: Illustrative examples of duplexes with front-yard parking.....	80
Figure 38: Illustrative examples of duplexes with rear parking	80
Figure 39: Illustrative example of a houseplex	81
Figure 40: Illustrative examples of a house with two suites or a house with a suite and a garden suite	82
Figure 41: Illustrative example of a small lot house.	82
Figure 42: Illustrative example of a heritage conversion.....	92
Fig 43: Example of heritage conversion with four units.....	92

Key Directions of the Plan



Figure 1. Fairfield Neighbourhood Plan Key Directions



More housing in the northwest

What we heard

The northwest corner is valued for its proximity to downtown, jobs and amenities such as the inner harbour and Beacon Hill Park. Higher density housing is more suitable here, where higher buildings already exist. Future development should be sensitively designed to gradually transition from downtown to the residential areas and help improve public spaces and streets. We heard concern about the loss of older, 4-storey apartments through redevelopment. New development should increase the supply of affordable housing in Fairfield.

How the plan addresses what we heard

The plan supports the evolution of the northwest corner of Fairfield as a residential area connecting downtown with the rest of the neighbourhood, with:

- More people living in higher residential buildings close to downtown, jobs and amenities
- Residential buildings up to six storeys in height between Vancouver Street and Quadra Street (north of Fairfield Road)
- Financial contributions from new development directed to create new, on-site affordable housing

For more information on this Big Move

See Chapter 6, Northwest Area and Fort Street Corridor.



Strengthen Cook Street Village as the heart of the neighbourhood

What we heard

Cook Street Village is the heart of Fairfield. There is a strong desire to retain its unique flavour, friendly atmosphere and small shops into the future. Streetscape improvements such as new gathering spaces, wider sidewalks, more seating and facilities for pedestrians and cyclists could make Cook Street Village even better. New retail spaces, more customers living nearby and improved public spaces will help businesses to thrive. Housing in this area should be low to moderate scale.

How the plan addresses what we heard

The plan supports Cook Street Village as a mixed use heart for the neighbourhood:

- In the Village, encourage housing above shops and limit building height to four storeys
- East of Cook Street Village to Chester Street: encourage townhouses, duplexes, single detached houses and secondary suites but not new apartment buildings
- West of Cook Street Village: support small apartment buildings (up to four storeys) on most blocks, and townhouses
- Introduce new design guidelines for Cook Street Village to ensure good quality design of buildings, streetscape and public spaces
- Support local businesses and community gathering with new public spaces, improvements for pedestrians and cyclists, and on-street parking

For more information on this Big Move

See Chapter 7, Urban Villages; Chapter 3. Transportation and Mobility and Cook Street Village Design Guidelines.



Make it easier to leave the car behind

What we heard

In the long-term, Fairfield should move away from being a car-centred neighbourhood. Transportation improvements are needed to increase safety and accessibility. Cycling and walking connections should be improved, especially to key destinations like villages and the waterfront.

How the plan addresses what we heard

The plan identifies new routes for pedestrians and cyclists and areas that may need upgrading. Future improvements include:

- Complete walking and cycling routes and develop new ones to better connect to destinations inside and outside Fairfield
- Assess busy intersections and streets for walking, cycling and driving for safety and other improvements

For more information on this Big Move

See Chapter 3, Transportation and Mobility.



Support the urban forest and green spaces

What we heard

Trees and green spaces provide multiple benefits and are an important part of Fairfield's identity. New housing should be balanced with maintaining space for trees and vegetation. The urban forest should be enhanced in parks and boulevards. There is a desire for more food growing spaces in Fairfield.

How the plan addresses what we heard

The plan proposes stewardship of green spaces and urban forest on private and public lands, including:

- Enhance the urban forest on private property, streets and public property
- Encourage restoration of natural areas in parks
- Support the creation of community gardens and orchards as community-initiated projects

For more information on this Big Move

See Chapter 4, Parks, Open Space and Urban Forest; Chapter 6, Northwest Area and Fort Street Corridor; Chapter 7, Urban Villages; and Chapter 8, Residential Areas.



Enhance the waterfront

What we heard

Establish Victoria's waterfront as a world-class destination. Update amenities to encourage gathering and make it easier to cycle and walk to the waterfront. Protect the shoreline ecosystem. Recognize the waterfront's cultural history.

How the plan addresses what we heard

The plan suggests improvements for future park and infrastructure planning, such as:

- Develop a long-term plan to guide future improvements to the waterfront while protecting the unique natural environment and cultural landscape
- Complete waterfront cycling route along Dallas Road

For more information on this Big Move

See Chapter 4, Parks, Open Space and Urban Forest; Chapter 3, Transportation and Mobility and Chapter 11, Infrastructure, Environment and Sustainability.



Retain rental apartment areas

What we heard

Older, 4-storey apartment buildings are an important source of affordable housing in Fairfield and should be protected and improved. New affordable housing is needed throughout the neighbourhood.

How the plan addresses what we heard

The plan supports retaining and enhancing the supply of rental apartments in Fairfield by:

- Establishing a rental retention area north of Cook Street Village to encourage investment and retrofits of older apartment buildings
- Directing contributions from new development to create new, on-site affordable housing
- Creating incentives for maintaining and enhancing affordability through future City-wide initiatives

For more information on this Big Move

See Chapter 8, Residential Areas.



Encourage neighbourhood commercial corners to thrive

What we heard

Neighbourhood “commercial corners” should evolve as gathering places where residents can access local shops and services.

How the plan addresses what we heard

The plan proposes supporting existing commercial areas with new housing options and public space improvements by:

- Encouraging housing above shops in mixed use buildings up to 3-4 storeys in height
- Supporting local businesses and community gathering by creating attractive public spaces

For more information on this Big Move

See Chapter 7, Urban Villages.



Re-imagine Ross Bay Village

What we heard

The shops and services in this village are important to the community. There is an opportunity for more housing here as well as features to encourage community gathering. If the site redevelops, it should be designed to fit in with the surrounding residential neighbourhood and be limited to three to four storeys. The area could be better connected to the surrounding neighbourhood, with improvements for pedestrians, cyclists and vehicles.

How the plan addresses what we heard

The plan supports the evolution of Ross Bay Village (Fairfield Plaza) as a mixed use neighbourhood hub near parks, waterfront and a frequent transit route:

- If the site redevelops in the future, create a walkable village with shops, services, housing, central plaza and good connections to the surrounding neighbourhood.
- Support new mixed-use buildings (housing above shops), up to three to four storeys in height, as well as townhouses.

For more information on this Big Move

See Chapter 7, Urban Villages.



Housing that fits the character of residential areas

What we heard

Maintain the low-rise, open and green feel of traditional residential areas. Offer housing options to attract a diversity of residents and so that people can stay in Fairfield as they age. More housing for renters and families is needed. The cost of housing is a key concern. A variety of housing types such as townhouses, and more secondary suites would be suitable in Fairfield.

How the plan addresses what we heard

In most of the traditional residential areas, the plan introduces new housing types and styles that complement the low-rise feel of Fairfield and encourage more rental housing, more mortgage-helpers, and more affordable forms of family-sized housing such as townhouses. The plan proposes:

- Allowing new housing types that increase diversity while maintaining neighbourhood character, such as duplexes with secondary suites and small lot houses with suites
- Allowing two secondary suites; or a secondary suite and garden suite, in single detached houses that currently exist
- Reducing the size of lot required for duplexes

- Introducing “houseplexes”, new three to four unit buildings that look like single detached houses in certain areas
- Allowing townhouses on lots of sufficient size near Cook Street Village, north of Fairfield Plaza, along Fairfield Road. near small urban villages, and on larger corner lots to support more family-sized housing

For more information on this Big Move

See Chapter 8, Residential Areas.

1. Introduction



Stretching from downtown to the Dallas Road waterfront, Fairfield is located in the traditional territories of the Lekwungen people. Long before the first Europeans arrived, First Nations people had hunted, fished and harvested the area, with seasonal camps in protected harbours and defensive positions on the cliffs and hilltops. The seasonal marshes and swamp lands running from Ross Bay through Cook Street Village to the Inner Harbour (Whosaykum) were rich in fish and wildfowl, and provided a shortcut during inclement weather. Beacon Hill and the surrounding area is a sacred place and was important for food cultivation and community gathering.

Fairfield today is home today to 15% of Victoria's population. Fairfield has a unique and diverse character, shaped by tree-lined streets, heritage



residential areas and bustling historic commercial areas as well as newer, higher density residential areas adjacent to Victoria's downtown. A significant portion of Victoria's rental apartment buildings are also located in Fairfield. Year round, places like Cook Street Village, Beacon Hill Park and Dallas Road attract visitors from the City and the region to the neighbourhood.

The Fairfield Neighbourhood Plan, which was launched in spring 2016, was developed in collaboration with the community to ensure future growth is shaped by those who know the neighbourhood best. The plan will act as a framework for guiding new growth, development and public investment within Fairfield, and will be implemented over the years to come through development, partnerships and City initiatives.



As Victoria and Fairfield continue to grow, Fairfield Neighbourhood Plan is intended to guide growth in a way that meets the needs of the Fairfield community, Victoria as a whole, and the region over the next 20-30 years. The plan complements City initiatives on livability, affordability, environmental sustainability, economic vitality and other improvements to support the well-being of Fairfield residents and businesses. The Plan addresses issues identified by the Fairfield community such as the types and locations of new housing, making Fairfield more affordable and attractive to a wide range of residents, the design of village areas, climate change, heritage resources that are at risk, supporting local businesses and the need for parks, active transportation and other public amenities that support a growing population.

What is a Neighbourhood Plan?

By 2041, the city of Victoria is expected to have grown by 20,000 people. The City's Official Community Plan provides high level guidance for where and how those people may live, work, shop and play in the city. The neighbourhood plan translates this guidance to the local level, including:

- What kind of housing is desirable? Where should housing, shops and services be located? And what should they look like?
- How will people move around the neighbourhood?
- How can parks and public spaces be improved?
- What will future residents and businesses need?

The neighbourhood plan will largely be accomplished through private development. The City uses a neighbourhood plan with other related policies, guidelines and regulations to evaluate the impact and suitability of public and private projects and initiatives related to land use, development, infrastructure, parks, community facilities and transportation. Private and public projects will be reviewed for their ability to help achieve the plan's vision and goals.

The City also uses a neighbourhood plan as a guide in preparing operating and capital budgets, planning work priorities and determining public improvements.

The neighbourhood plan will be implemented over a 20-30 year time frame, although regular monitoring will take place throughout the life of the plan.

The Fairfield Neighbourhood Plan provides more certainty about the community's vision for the area – for developers, for the City and for residents.



How to use this plan

This plan provides guidance to the form and pattern of development. It is used when rezoning applications are being considered, as well as to guide city-initiated actions such as the creation of new regulations. This plan is accompanied by revised Development Permit Guidelines, a bylaw that regulates the form and character of new development. Once approved by Council, the City's Official Community Plan will be amended to align with the directions of this neighbourhood plan.

Several blocks in the northwest area of the neighbourhood are included in the Downtown Core Area Plan. These areas remain part of Fairfield Neighbourhood, however, they are considered part of the Urban Core and policies within the Downtown Core Area Plan with regard to land use, height, form and character, and desired public space improvements.

The neighbourhood priorities in this plan will inform what public amenities are needed when considering public projects or contributions from private development. These priorities can also be used by community members and organizations in pursuing projects for public or private grant funding, partnerships, or to be pursued through City programs such as the Community Gardens program.

Fairfield Neighbourhood Plan Process

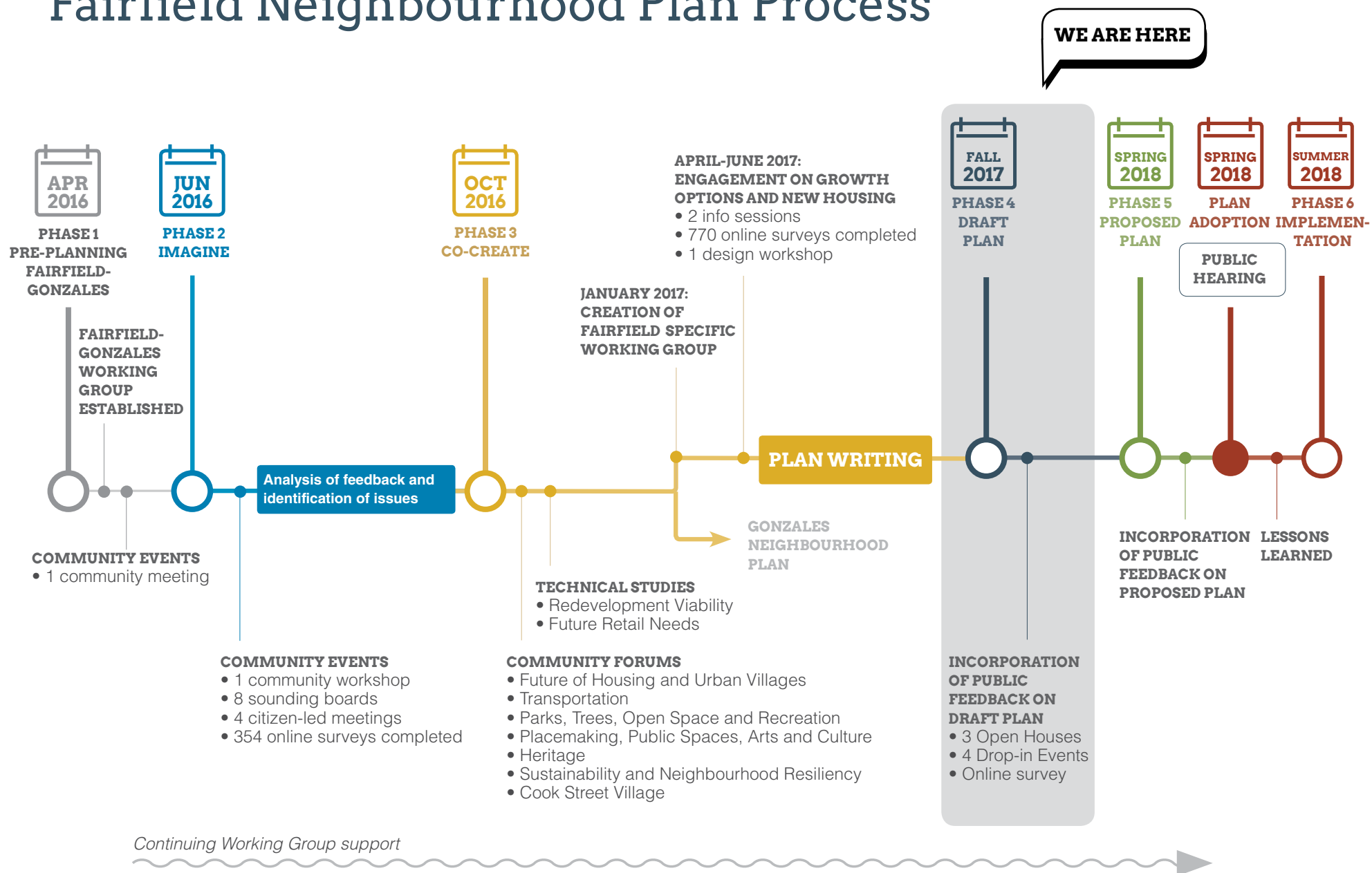


Figure 2. Fairfield Neighbourhood Plan process diagram

Plan Vision

Neighbourhood Vision Statement

“*In 2041 Fairfield is an inclusive, welcoming, safe and resilient neighbourhood steeped in beauty, heritage, and nature, and filled with connected people, vibrant community places, and strong local businesses*”

Guiding Principles

The Fairfield Neighbourhood Plan is grounded in four core sustainability principles:

- 1. Enriching community life:** Fairfield is an inclusive, welcoming neighbourhood with a strong sense of place and high quality of life.
- 2. Ensuring economic viability:** Fairfield's economy is robust and diverse, and supports local-serving businesses.
- 3. Enhancing natural environment:** Fairfield continues to value and ultimately protect the beautiful natural surroundings in which it is situated. Fairfield's built and natural environment supports the restoration and integrity of ecological systems.

- 4. Partnering and collaborating:** Fairfield's success is built on rich partnerships that build capacity and connections in the neighbourhood, and provide safe, supportive living and working environments.

Each of these priorities is equally important and complementary to the other. The policies and actions in the plan support the values in these four areas.

Neighbourhood Plan Goals

Topic	Goals	Chapter
Transportation and Mobility	<ol style="list-style-type: none"> 1. Improve traffic management on local and major roads 2. Make walking, cycling and transit more efficient, safer and more enjoyable for people 3. Improve connectivity and linkages across the neighbourhood 4. Improve parking management around new developments and commercial areas 5. Create additional opportunities for housing to be located near frequent transit 	3
Parks, Open Space and Urban Forest	<ol style="list-style-type: none"> 1. Enhance parks as public gather places for the neighbourhood with a variety of facilities for diverse ages and activities 2. Enhance access, amenities, wayfinding and facilities along the waterfront 3. Celebrate and enhance visitor experiences in Beacon Hill Park 4. Maintain and enhance the urban forest, habitat, and native ecosystems 	4
Housing	<ol style="list-style-type: none"> 1. Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age 2. Encourage housing design that fits in with the neighbourhood character 3. Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate 4. Facilitate the creation of more affordable housing 5. Create opportunities for more people to live close to downtown, jobs, amenities and transit 	5-9
Urban Villages	<ol style="list-style-type: none"> 1. Retain and strengthen neighbourhood businesses 2. Improve the walkability, bikeability and public realm in urban villages 3. Encourage building design that fits in with the neighbourhood character 4. Establish high quality, vibrant public spaces for gathering as part of urban villages 	7
Heritage	<ol style="list-style-type: none"> 1. Conserve the historic character of significant buildings and streets 2. Celebrate and interpret the heritage of the neighbourhood 	10
Infrastructure and Green Development	<ol style="list-style-type: none"> 1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses. 2. Promote and encourage sustainable building design and green infrastructure 3. Support opportunities to grow and get food close to home. 4. Protect coastal ecosystems 5. Identify climate change adaptation strategies 	11

Figure 3: Neighbourhood Plan Goals

Topic	Goals	Chapter
Placemaking, Arts and Culture	<ol style="list-style-type: none"> 1. Honour Fairfield's indigenous history and culture 2. Create great public spaces where people can gather 3. Animate and enliven Fairfield through public art and community events 4. Encourage community-led placemaking 5. Create/strengthen opportunities to showcase and feature neighbourhood artists and creators. 	12
Community Facilities and Well-being	<ol style="list-style-type: none"> 1. Support a more diverse population in Fairfield 2. Increase the sense of belonging and inclusion for Fairfield residents 3. Encourage and enhance community and seniors centres as hearts of the community 4. Support child care and elder care options 	13

Figure 3: Neighbourhood Plan Goals, cont'd.

2. Neighbourhood Context

Plan Area

Fairfield boasts a diversity of commercial, residential and natural areas, from urban downtown in the northwest corner to historic residential to awe-inspiring green spaces on the ocean's edge.

Today, Fairfield is comprised of a mix of mid- and low-rise apartments, townhouses, duplexes, converted heritage homes, and single-detached homes on well-maintained, tree-lined streets with areas of commercial activity which support two villages, Cook Street Village and Ross Bay Village (known as Fairfield Plaza). Close to the downtown, Fairfield includes denser multi-unit buildings, businesses and hotels in the Cathedral Hill and Humboldt Valley areas, as well as commerce along Fort Street. Throughout are scattered commercial areas including at Moss Street and Fairfield Road, Moss and May, and along Cook Street south of Meares Street (see Chapters 7).

Fairfield is approximately 271 hectares (669 acres) in size, and is bounded to the east by the Gonzales neighbourhood, to the north by the Rockland and Harris Green neighbourhoods, to the west by Beacon Hill Park and Blanshard Street, and to the south by the ocean shoreline of the Strait of Juan de Fuca.

This neighbourhood has a vibrant weekly summer farmer's market, two community centres, and the Downtown Y. Education is provided by École Élémentaire Sir James Douglas Elementary School and Christ Church Cathedral school. (See Chapter 13, Community Facilities and Well-Being).

In addition to Beacon Hill Park and the Dallas Road waterfront, the neighbourhood contains several additional city parks and greens, and provincial green spaces at the BC Court's building and St. Ann's Academy and the historic Ross Bay Cemetery. Important ecosystems are found in Beacon Hill Park, Moss Rocks Park and the waterfront, as well as in the urban forest found on public and private lands throughout the neighbourhood (see Chapter 4, Parks, Open Spaces and Urban Forest). A number of designated heritage sites include Pioneer Park, Christchurch Cathedral, St. Ann's academy, the Ross Bay Villa, and a range of apartment buildings and private homes throughout the neighbourhood (see Chapter 10, Heritage).

The neighbourhood includes two identified Frequent Transit routes—one along Fort Street and one on Fairfield Road—as well as planned All Ages and Abilities routes as part of the bicycle network (see Chapter 3, Transportation and Mobility).



Figure 4. Fairfield Neighbourhood Plan Area

Moments in the history of Fairfield



Lekwungen people live, hunt, fish and harvest in the area, with seasonal camps in protected harbours and defensive positions on the cliffs and hilltops. Camas is cultivated around Mee-gan (Beacon Hill), a sacred place, providing a staple for food and trade, while seasonal swamp lands provide fish and wildfowl.



1858: Fairfield Estate is taken over by Sir James Douglas and eventually subdivided into smaller farms.



1875: The Sisters of St. Ann start St. Joseph's Hospital located in the Humblot Valley. Later expands into a school of nursing and nurses' residence.



1910: Moss Street School opens as a four-room school house. Expansions occur in 1930 and 1958 and the name is changed to Sir James Douglas Elementary School



1842: Sir James Douglas lands at Clover Point in search for a site for a trading post for the Hudson's Bay Company.



1858: Beacon Hill Park is set aside as a public park. A beacon placed atop the hill warns mariners of the submerged reef at Brothie Ledge. The hill is also a sacred place for the Lekwungen people, known as Mee-qan.



1890: Fairfield is connected to the rest of Victoria via Fairfield Road. Streetcar lines are eventually established in 1909.



1958: Fairfield Plaza opens, followed by the first location of Thrifty Foods in 1977.

Figure 5. History timeline

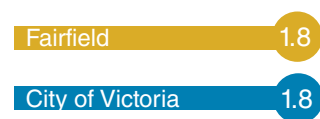
Neighbourhood Snapshot



Median Age



Average household size



% Total households that have children at home



% Households that are one-person households



Low-income Households



Median Household Income

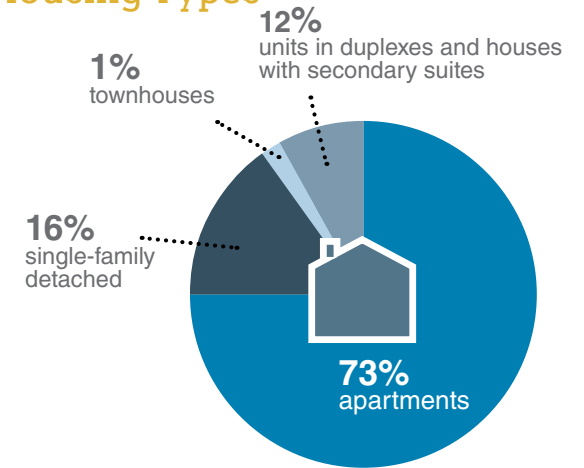


Average number of children at home for households with children

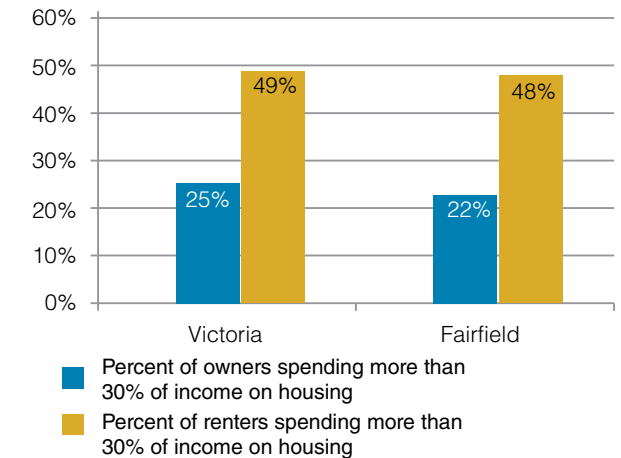


Source: Statistics Canada Census and National Household Survey, 2011

Housing Types



Housing Affordability

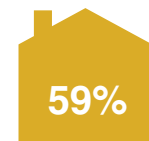


Source: Statistics Canada National Household Survey, 2011

Rental vs. Ownership



of Fairfield homes
are rented



of City of Victoria
homes are rented

Figure 6. Neighbourhood snapshot

Neighbourhood Features



Cook Street Village



Beacon Hill Park



Clover Point



St. Ann's Academy



Ross Bay Cemetery



Moss Street Market



Heritage houses



Rental apartment buildings



Fort Street

3. Transportation and Mobility

Making it easier, safer and more convenient to move around Fairfield is a priority for the neighbourhood.



Goals:

1. **Improve traffic management on local and major roads**
2. **Make walking, cycling and transit more efficient, safer and more enjoyable for people**
3. **Improve connectivity and linkages across the neighbourhood**
4. **Improve parking management around new developments and commercial areas**
5. **Create additional opportunities for housing to be located near frequent transit**

The plan identifies key intersections, streets and other locations for potential improvements for traffic management to support neighbourhood livability and safety. To increase the share of people cycling and walking, the plan identifies future active transportation routes that will connect to form a network that is comfortable for people of all ages and provides direct and convenient access to important destinations – like work, schools, parks, shopping areas, transit routes and other neighbourhoods. The plan also supports better access to transit, parking management in key locations and other improvements to support neighbourhood transportation system.

Other Relevant Policies & Bylaws

Several City-wide policies guide transportation planning, priority-setting and funding at the neighbourhood level:

- Official Community Plan
- Pedestrian Master Plan
- Greenways Plan
- Bicycle Master Plan
- All Ages and Abilities Active Cycling Network
- Pavement Management Plan
- Zoning Regulation Bylaw Schedule C – off-street parking requirements
- Subdivision and Development Servicing Bylaw – road widths, on-street parking
- Streets and Traffic Bylaw – on-street parking

Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboards. The City of Victoria recognizes that active transportation provides important health, social, transportation, environmental and economic benefits.

Neighbourhood Active Transportation

Intent:

Make walking, cycling and transit more efficient, safer and more enjoyable for people. Improve connectivity and linkages across the neighbourhood.

3.1. Active Transportation Network

3.1.1. Create and maintain a well-defined pedestrian and cycling network providing complete, comfortable north-south and east-west connections to important destinations such as schools, parks, transit routes, villages, and the City-wide All Ages and Abilities network (see Map 1).

3.1.2. Complete gaps in the neighbourhood sidewalk network to the standards, and at locations, outlined in the Pedestrian Master Plan.

3.1.3. In developing urban forest succession management strategies, ensure continuous street trees along active transportation routes to beautify the experience for users.

3.1.4. Include pedestrian and cyclist-focused public realm improvements in large and small urban villages to encourage walkability and bikeability. Improvements may include new benches, lighting, landscaping, street trees, wayfinding, bicycle parking and other features.

3.1.5. Consider the needs of mobility scooters as part of pedestrian improvements to streetscapes and public spaces.



3.2. All Ages and Abilities Network

3.2.1. Develop an All Ages and Abilities route on Cook Street to connect Pandora Avenue to the Dallas Road waterfront.

- a) North of Cook Street Village: Develop an All Ages and Abilities route as protected, one-way cycling lanes on both sides of the street.
- b) Develop a future detailed design for All Ages and Abilities route through Cook Street Village that safely accommodates all modes. Engage the community in future design for Cook Street Village streetscape that aims to :
 - a) Achieve no net loss of on-street parking for customer and business use in the village
 - b) Establish formal commercial loading zones consistent with those elsewhere in the city
 - c) Maintain street trees
 - d) Maintain and enhance the quality of pedestrian space
- c) Although identified as a protected cycling facility, community feedback suggested alternative designs such as exploring the potential to reduce vehicle speeds and volumes to accommodate a shared road facility, creating a Living Street, or raised cycling lanes on the edge of the boulevard.

3.2.2. Develop a protected cycling facility along Dallas Road to connect Ogden Point to Clover Point, with eventual connections to Oak Bay border.

3.2.3. Develop an All Ages and Abilities route along Humboldt Street and Pakington Street, to link downtown with Cook Street. Add features that reduce vehicle speeds and traffic volumes

to increase the level of comfort for people on bikes sharing the roadway with vehicles. Where vehicle speeds and traffic volumes cannot be reduced to a level of comfort for a shared condition, consider protected bicycle facilities as part of the design.

3.2.4. Develop an All Ages and Abilities route along Richardson Street to link Cook Street to Gonzales and Oak Bay. Add features that reduce vehicle speeds and traffic volumes to increase the level of comfort for people on bicycles sharing the roadway with vehicles. Where vehicle speeds and traffic volumes cannot be reduced to a level of comfort for a shared condition, consider protected bicycle facilities as part of the design.

3.2.5. Develop an All Ages and Abilities route on Vancouver Street and through Beacon Hill Park (between Humboldt Street and Dallas Road) to link downtown with the waterfront.

3.3. Other Neighbourhood Active Transportation Routes

3.3.1. Beacon Hill Park: Consider a continuous east-west route across Beacon Hill Park to link South Park Community School to Cook Street Village.

3.3.2. Brooke Street: Complete a continuous cycling and pedestrian route between Sir James Douglas School and Margaret Jenkins Street.

3.3.3. Rockland Avenue Greenway: Develop a long-term strategy for completing the Rockland Avenue Greenway.

All Ages and Abilities (AAA) bicycle routes are designed to provide an inviting and low stress cycling experience. They can appeal to a broader spectrum of the population, such as children and seniors, by establishing a safer and more comfortable environment for riding bicycles. On quiet streets, it means routes which have low vehicle speeds and traffic volumes and where roadway is shared with vehicles and parking. On busy streets, it means routes with physical separation from vehicles.

Neighbourhood-Identified Transportation Improvements



Map 2: Neighbourhood-Identified Transportation Improvements

3.4. Active Transportation Improvements:

The following transportation improvements were identified as priorities through community engagement:

3.4.1. Cook Street Village: Assess Cook Street Village for needed pedestrian and cycling improvements as part of detailed design of the All Ages and Abilities facility. Community suggestions include additional and improved crossings, wider sidewalks, additional bicycle parking, and hardscaping parts of the boulevard to help ease pedestrian congestion. Complete streetscape improvements which support the village as a gathering place. (See 7.2.7. - 7.2.19.)

3.4.2. Dallas Road: Assess Dallas Road between Clover Point and Douglas Street for pedestrian and cyclist safety as part of the AAA cycling network development. Key concerns include safety of existing crossing, intersection improvements at Cook Street and Dallas Road, a possible additional crossing at Mile Zero, vehicle speed and parking configuration along Dallas Road. Consider additional bicycle parking in key locations including the Ross Bay seawall. Add wayfinding to the village areas and Beacon Hill Park.

3.4.3. Fairfield Road between St. Charles Street and Cook Street: Evaluate road conditions for pedestrian and cyclist comfort and safety, including intersection visibility, appropriateness and crossings. Key locations with community concerns include entrances to Fairfield Plaza, the intersections of Fairfield Road at Moss Street and at St. Charles Street.

3.4.4. Richardson Street: Evaluate road conditions for improvements for pedestrian and cyclist safety and comfort at major intersections, sidewalk completion and reduced speeds along the corridor. Key locations for concerns include the Linden Avenue and Richardson Street intersection (pedestrian safety), intersections at Moss Street and Richardson (failure to stop, pedestrian crossings) and near Minto Street (sidewalk completion).

3.4.5. Sir James Douglas School: Consider suggested improvements generated through the Active and Safe Routes to School program, including assessing the intersection of Fairfield Road and Moss Street for safety, crossing improvements at Moss Street and Thurlow Road, and crossing improvements at Thurlow Road and Durban Street.

3.4.6. St. Charles Street: Evaluate road conditions for speed, pedestrian comfort and safety, including intersection visibility, appropriateness and crossings. Key locations of community concern include St. Charles Street at Richardson Street, and Brooke Street, and at Fairfield Road.

3.4.7. Quadra Street: Evaluate for pedestrian safety, visibility and crossing improvements. Assess Southgate Street intersection for pedestrian safety, visibility and crossing improvements.

3.5. Traffic Management Improvements

3.5.1. Vancouver Street: Evaluate opportunities for traffic calming and diversion.

3.5.2. Collinson Street at Cook Street: Assess for speed, volume and cut-through traffic. Community feedback indicated in creative placemaking to slow traffic.

3.5.3. Linden, Cornwall, Stannard, Arnold, Thurlow, Harbinger and Kipling Streets between Richardson Street and Fairfield Road: Assess existing conditions and identify opportunities to mitigate or address traffic management concerns as part of the process of developing an All Ages and Abilities route on Richardson Street.

3.5.4. Heywood Avenue: Assess for speed and volume.

3.5.5. Bushby Street: Assess for speed and volume.

3.5.6. May Street: Assess for speed and volume.

Transportation and Mobility

Transit Network

Intent:

Make walking, cycling and transit more efficient, safer and more enjoyable for people. Improve connectivity and linkages across the neighbourhood.

3.6. Frequent Transit Routes

3.6.1. Add opportunities for people to live on Frequent Transit corridors on Fort Street and Fairfield Road (see Chapter 6, 8).

3.6.2. Maintain transit network consistent with BC Transit's Victoria Transit Future Plan (2011), as shown in Map 3.

3.6.3. Continue to work with BC Transit to improve transit service and connectivity within the neighbourhood and to other City destinations, including adjacent neighbourhoods.

3.6.4. New private or public development projects along identified Frequent Transit Routes should accommodate and support transit-oriented features such as bus shelters, bicycle parking, and real time information.

3.6.5. Work with BC Transit to improve transit servicing to Cook Street Village, and improve connections between Fairfield and rest of the city.

The Frequent Transit Network will service major corridors with convenient, reliable and frequent transit service seven days a week. The Frequent Transit Network will carry a large share of the transit system's total ridership and for this reason justifies capital investments such as transit priority, right-of-way improvements and a high level of transit stop amenities. (Adapted from BC Transit, Transit Future Plan)



Map 3: Neighbourhood Transit Network (BC Transit Victoria Transit Future Plan 2011)

Transportation and Mobility

Parking Management

Intent:

Improve parking management around new developments and commercial areas

3.7. Vehicle Parking Management

3.7.1. While the long-term goal is to reduce the car dependency of urban villages, support a sufficient combination of on-street and off-street parking around village centres which, in combination with other modes, supports business vitality.

3.7.2. Develop parking management strategies for Cook Street Village to balance business viability and residential needs

3.7.3. Periodically review parking needs upon request and explore new parking management strategies as required.

3.8. Bicycle Parking Management

3.8.1. Prioritize end-of trip cycling facilities such as bicycle parking at key neighbourhood destinations including urban villages, waterfront and Beacon Hill Park.

3.9. Car-Sharing and Low-Carbon Vehicles

3.9.1. Support car sharing and electric vehicle charging at key neighbourhood destinations.

3.9.2. Identify strategies to support electric vehicle use and related infrastructure in Fairfield, as part of City-wide transportation and energy planning.

4. Parks, Open Space and Urban Forest



Other Relevant Policies & Bylaws

- Official Community Plan
- Parks and Open Spaces Master Plan
- Greenways Plan
- Park Management and Improvement Plans
- Urban Forest Master Plan
- Tree Preservation Bylaw
- Parks Regulation Bylaw

Goals:

1. **Enhance parks as public gathering places for the neighbourhood with a variety of facilities for diverse ages and activities**
2. **Enhance access, amenities, wayfinding and facilities along the waterfront**
3. **Celebrate and enhance visitor experiences in Beacon Hill Park**
4. **Maintain and enhance the urban forest, habitat and native ecosystems**
5. **Support more food production in public spaces**

The City of Victoria's parks and open spaces are a vital piece of the city's character, culture and vibrancy. They support important habitat and ecological functions, and provide residents and visitors opportunities to socialize, recreate, relax, play, learn and connect with nature. They are an important contributor to quality of life, playing a role in the support of ecological, physical, social and economic health of the city and its residents.

The City's Official Community Plan calls for 99% of Victorians to have a park or open space within 400m of home by 2041; most of Fairfield neighbourhood meets this target with the exception of the area north east of Cook Street along the Rockland border.

The plan emphasizes the role of parks and open spaces as locations where neighbours connect and socialize with each other through both park amenities and programming while protecting important ecological resources.

Parks, Open Space and Urban Forest

Neighbourhood Parks

4.1. Parks and Open Space Network

Intent:

Manage Fairfield's parks, open spaces, ecosystems, urban forest, habitat and watershed as parts of a greater regional ecosystem.

4.1.1. Protect and maintain the existing parks and open space network identified on Map 4: Existing Parks and Open Space Network 2017.

4.1.2. Develop strategies to connect, protect and restore the function of ecosystems on public and private lands, consistent with the Parks and Open Space Master Plan.



Map 4. Existing Parks and Open Space Network 2017

4.2. Community Gathering and Placemaking in Parks

Intent:

Enhance parks as public gathering places for the neighbourhood with a variety of features for diverse ages and activities

- 4.2.1. Engage the Songhees and Esquimalt First Nations to determine interest and appropriate recognition of sites of interest in parks and open space.
- 4.2.2. Continue to work with recreation service providers to offer programming in neighbourhood parks.
- 4.2.3. Improve access and create more enjoyable walking and cycling experience to Fairfield parks and the waterfront through the addition of new crossings and public realm improvements such as street trees, seating, bike racks, lighting and wayfinding.
- 4.2.4. Design and refresh amenities in neighbourhood parks and open spaces to meet the needs of a range of ages, abilities and activities.
- 4.2.5. Look for opportunities through park upgrades to add features to encourage neighbourhood gathering. Through engagement, residents suggested clusters of benches to encourage conversation, interactive public art and features aimed at older adults.
- 4.2.6. Use interpretive signage in parks for educational opportunities, and to connect people to the human and natural history of Fairfield.
- 4.2.7. Explore the opportunity for limited commercial activities in parks, such as food trucks and markets.

- 4.2.8. Encourage the animation of parks through public art and placemaking, and use of parks for community special events such as festivals and concerts.

4.3. Waterfront Parks

Intent:

Enhance access, amenities, wayfinding and facilities along the waterfront

Through community engagement, the Fairfield community identified a number of suggested improvements for the waterfront parks. These included new or improved pathways to enhance accessibility and connectivity; wayfinding and regulatory signage; recognition and interpretation of First Nations uses and sites that reinforce the culturally-significant landscape on the waterfront; natural areas restoration and invasive species management; management strategies for shoreline and bluff stability; enhanced visitor facilities, such as washrooms and increased bicycle parking; improved pedestrian safety and comfort across Dallas Road; pedestrian enhancements at Clover Point; consideration for public art or other design features; and interpretation of natural and human history.

- 4.3.1. Engage residents and stakeholders of Fairfield in a city-wide process to develop a long-term plan to guide future improvements to waterfront park areas from Clover Point Park to Holland Point Park in James Bay to improve the visitor experience, restore the coastal bluff ecosystem, protect wildlife habitat, and respect the culturally-significant landscape, consistent with the direction of the Parks and Open Spaces Master Plan.



Beacon Hill Park



Courthouse Playground



Dallas Road Waterfront Trail

Parks, Open Space and Urban Forest

Neighbourhood Parks, cont'd.

4.4. Beacon Hill Park

Intent:

Celebrate and enhance visitor experiences in Beacon Hill Park

The Fairfield community identified a number of suggested future improvements to Beacon Hill Park through community engagement. These suggestions included recognition and interpretation of First Nations history; pathway improvements for accessibility and safety; wayfinding and regulatory signage; natural areas restoration; interpretation of natural history and native ecosystem; other features that reinforce the human history along the waterfront; adding features to encourage people to gather, such as picnic tables and clustered seating near popular view points.

4.4.1. Engage residents and stakeholders of Fairfield in a city-wide process to develop a long-term plan to guide improvements for Beacon Hill Park to further animate the park and encourage broader use while protecting the park's natural and horticultural areas, consistent with the direction of the Parks and Open Spaces Master Plan.

4.5. Ross Bay Waterfront

4.5.1. Consider additional seating and improved access to the beach and causeway for people with mobility issues or carrying watercraft.

4.6. Moss Rocks Parks

4.6.1. Assess the feasibility of creating new trail connections through the park to connect Masters Road and May Street as per the City's Greenways Plan.

4.6.2. Protect, improve and restore natural areas of the park, including invasive species management.

4.6.3. Encourage adjacent property owners to protect natural areas and use landscape management practices that support the park's ecological value.

4.7. Robert J. Porter

4.7.1. Develop a park improvement plan to address playground upgrades, improved pathway connections, and to help further the goals and objectives identified in the Parks and Open Spaces Master Plan.

4.8. Chapman Park and Bushby Park

4.8.1. Explore opportunity for future allotment gardens or other food features, where residents and community organizations express an interest.

4.9. Pioneer Square

4.9.1. Complete the implementation of remaining recommendations identified in the Pioneer Square Management Plan.



Moss Rocks Park



Robert J. Porter Park



Pioneer Square

Parks, Open Space and Urban Forest

Coastal Ecosystems

4.10. Management Strategies

Intent:

Protect coastal ecosystems.

4.10.1. Develop and implement future management strategies for the restoration of coastal bluff ecosystems which are found west of Clover Point, considering climate change and future sea level rise

a) Update and assess erosion control and shoreline protection measures for shoreline between Ogden Point and Gonzales Beach.

4.10.2. When undertaking development (e.g. trails and public facilities) adjacent to the waterfront, consider impacts on habitat and impacts of future impacts of sea level rise. Integrate provincial Guidance on Planning for Sea Level Rise, and Green Shores principles, into the design.



Dallas Road waterfront

Parks, Open Space and Urban Forest

Urban Forest

Fairfield's urban forest contributes to many different parts of neighbourhood life. Trees and understorey provide important ecosystem services such as cleaner air and water, habitat for wildlife, improved rainwater cycling and protection from impacts of climate change. Fairfield's tree-lined streets, forested parks and meadows contribute to people's well-being, and to the sense of place and history in the neighbourhood.

An urban forest includes all of a community's trees, shrubs and groundcover and the soils in which they grow. Parks, natural areas, boulevards, and residential gardens are examples of some of the many and diverse treed areas that make up the urban forest on public and private lands. The City's Urban Forest Master Plan sets out a vision and strategy for the management of Victoria's urban forest for the next 50 years and includes four key goals:

1. Develop and maintain strong community-wide support for the urban forest.
2. Protect, enhance and expand Victoria's urban forest.
3. Design and manage the urban forest to maximize watershed health, biodiversity, and conservation of sensitive ecosystems.
4. Maximize the community benefit from the urban forest in all neighbourhoods.

The Master Plan also identifies specific City-wide initiatives to implement the urban forest goals.

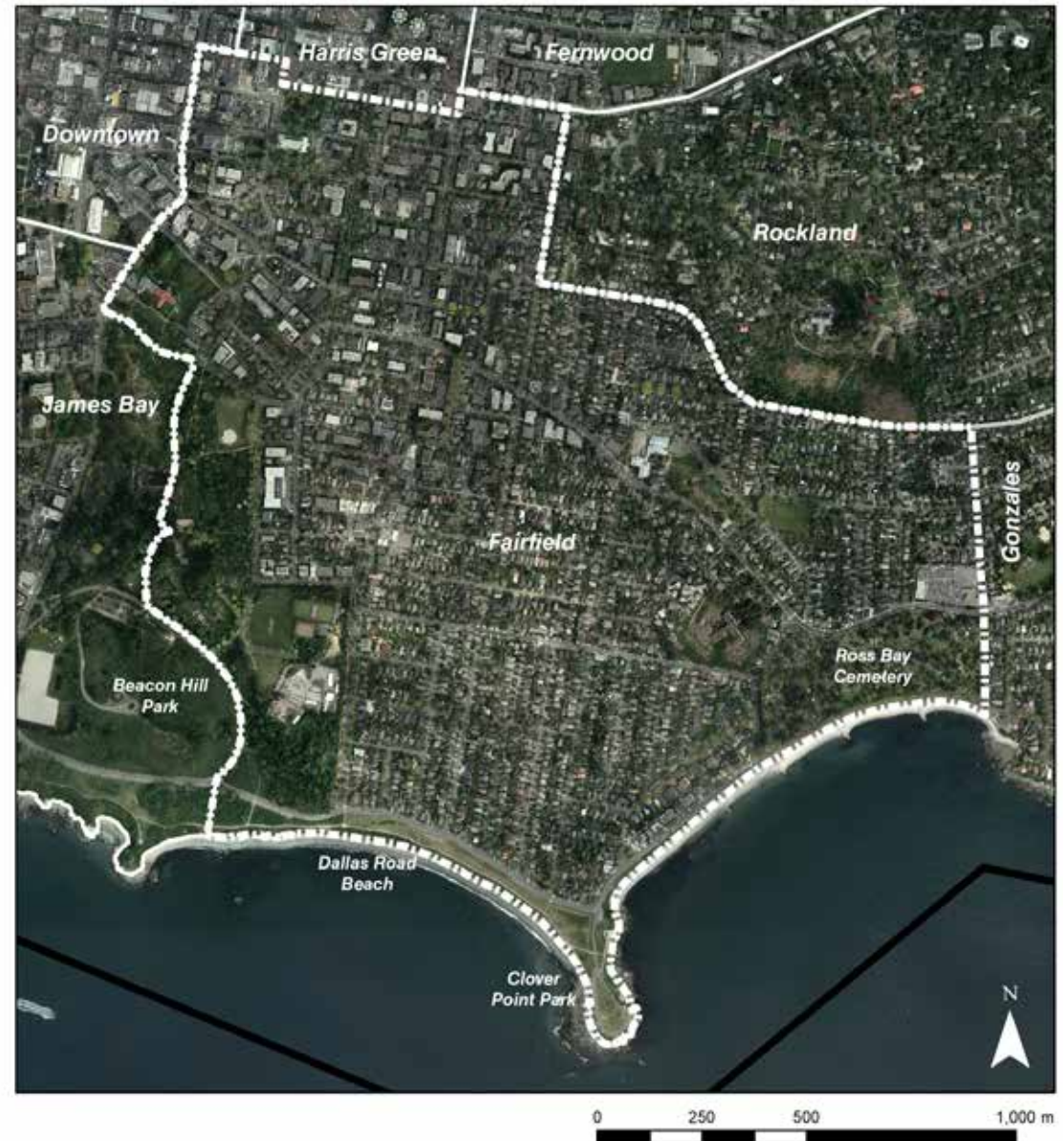


Figure 7. Fairfield tree canopy 2017

4.11. General Policies

Intent:

Maintain and enhance the urban forest and native ecosystems

4.11.1. Assess existing tree canopy and develop tree canopy targets for Fairfield, through ongoing implementation of the Urban Forest Master Plan.

4.11.2. Develop mechanisms to communicate the City's progress on implementation of the Urban Forest Master Plan to the community.

4.12. Trees and Native Ecosystems in Public Parks

4.12.1. Restore and expand treed native ecosystems and natural areas in Beacon Hill Park, Moss Rocks Park, Robert J. Porter Park and other natural areas in Fairfield parks. Continue to increase the City's work in partnership with community organizations, youth and the school district to support stewardship and restoration efforts.

4.12.2. Consider community orchards in parks and open space, where residents and community residents express interest in stewardship agreements.

4.13. Boulevards and Street Trees

4.13.1. Recognize the role that boulevard and street trees play in neighbourhood character and sense of place.

a) Consider urban forest quality and diversity consistent with the Urban Forest Master Plan when replacing or planting street trees.

b) Use best management practices to extend the life of street trees.

c) Stagger the replacement of older street trees, where possible, to minimize impacts to neighbourhood character.

d) Select species that maximize urban forest benefits and have the resilience to deal with climate change impacts.

4.13.2. Develop design guidance for new types of infill housing to support the urban forest through planting spaces for street trees (on boulevards or private land adjacent to the right of way) and to support tree diversity on private property. (See 4.14.2, 8.15.7.)

4.13.3. In Cook Street Village, when replacing aging chestnut trees, plant new chestnut trees that over the medium to longer term will maintain the character of the area.

4.13.4. As part of public realm improvements in Cook Street Village, Ross Bay Urban Village and small urban villages, add new street trees where possible.

a) Consider below grade and upper setbacks in areas where large canopy trees exist or are desired in order to accommodate the tree canopy.

b) Consider alternative boulevard designs in urban villages that provide hardscaped areas for pedestrian access while leaving ample room and soil volume for street trees.



Parks, Open Space and Urban Forest

Urban Forest, cont'd.

4.14. Trees and Native Ecosystems on Private Lands

4.14.1. When additions to existing buildings or new buildings are proposed, consider granting variances, if required, to retain significant trees, landscape or native ecosystem features.

4.14.2. Update the Zoning Regulation Bylaw and create Development Permit guidelines for townhouses and new types of infill housing to balance housing objectives with maintaining open space on private land adequate for canopied trees. (See 4.13.2., 8.15 - 8.16)

4.14.3. Prioritize updates to the Tree Preservation Bylaw and ensure the community is kept up to date on timelines and methods for input.

4.15. Community Stewardship

4.15.1. Support community-led projects in partnership with the City to support the urban forest. Community suggestions included urban forest walks, a memorial tree program, adopt-a-boulevard-tree program and celebrating the urban forest through public art.

4.15.2. Work with the community to develop a process to identify trees of significance in Fairfield on both public and private land.



Adapting to Climate Change

4.16. Climate Change in Parks and Open Space

4.16.1. Parks and open space play an important role in helping the city as a whole mitigate and adapt to climate change. As identified in the City's Parks and Open Spaces Master Plan, consider the following actions:

- a) On public lands, reduce impervious and hardscaped areas where possible and use vegetation to shade impervious areas and buildings to reduce heat island effect.
- b) Identify plants and ecosystems vulnerable to climate change and develop management strategies to mitigate impacts, through the implementation of the City's Parks and Open Spaces Master Plan.
- c) As part of park improvement planning for waterfront parks, identify vulnerabilities to climate change impacts and development mitigation strategies.
- d) Identify city infrastructure and facilities susceptible to impacts from sea level rise and develop strategies to adapt.
- e) Recognize the ecosystem services and functions provided by the urban forest to help mitigate climate change impacts in parks and open spaces (e.g. through shade, species diversity, flood control).

5. Future Land Use

This section provides guidance on future land use envisioned in Fairfield Neighbourhood, as well as general policies related to housing affordability. See subsequent chapters for more detailed policy guidance.

Future Land Use Map

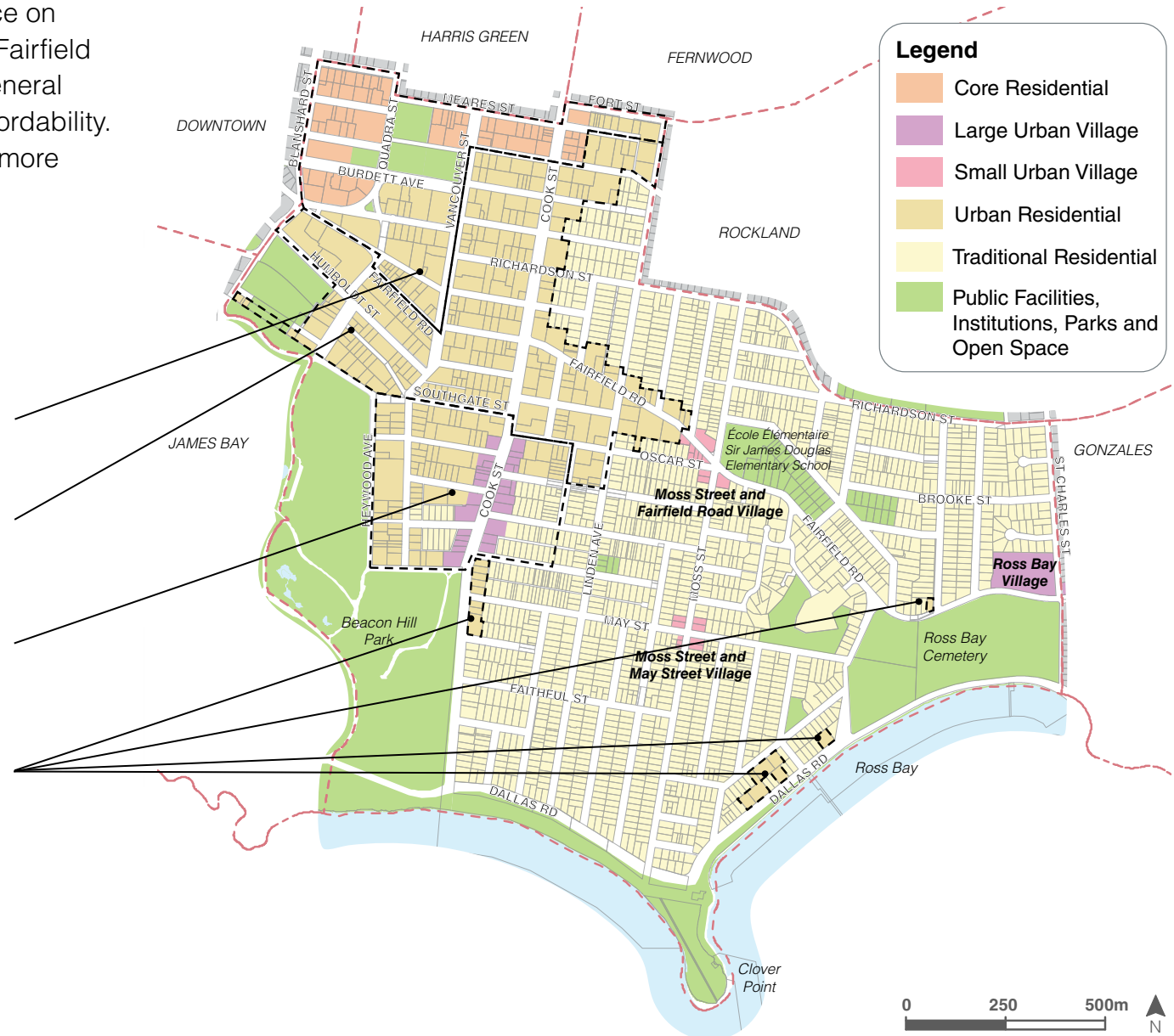
For policies for the following sub-areas, please see:

Northwest Area and Fort Street Corridor - Chapter 6

Urban Residential Rental Retention Area - Chapter 8

Cook Street Village Area - Chapter 7

Urban Residential Transition Areas - Chapter 8



Map 5. Future Land Use Map

5.1. Future Land Use Summary Table

	Uses	Density (Floor Space Ratio)	Building Types
Traditional Residential	<ul style="list-style-type: none"> Residential Small-scale commercial uses may be considered on a case-by-case basis at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan) 	Density guided by development types as identified in Chapter 8 (Residential Areas) and Chapter 7 (Urban Villages, for the Cook Street Village Area)	<ul style="list-style-type: none"> Single-detached dwellings, house conversions, duplexes Generally ground-oriented residential buildings, including houseplexes and townhouses, consistent with the policies in Chapters 6 and 7 Accessory suites in detached dwellings, duplexes and in some townhouses consistent with policies in Chapter 8
Urban Residential – All Areas	See below	See below	<ul style="list-style-type: none"> Residential buildings set back to accommodate landscaping Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back For multi-unit buildings of three or more units, parking located to the rear, in a structure or underground
Urban Residential – Northwest Area, Fort Street Corridor and Rental Retention Areas	<ul style="list-style-type: none"> Residential Commercial uses at grade encouraged at the corners of Vancouver Street and Collinson Street Commercial uses at grade may be supported in the following additional areas: <ul style="list-style-type: none"> along Fort Street east of Cook Street at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan) where commercial uses already exist Hotels and community facilities where such uses already exist 	<p>Up to 1.2 FSR</p> <p>Opportunities for bonus density up to:</p> <ul style="list-style-type: none"> 2.5 FSR within the Northwest Area and Fort Street Corridor as identified in Map xx 2.2 FSR within the Rental Retention Area 	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> Multi-unit residential or mixed use buildings up to 20 metres (approximately 6 storeys) in height Massing of building height to respond to public view corridor identified in this plan (see Policies 6.1.14, 8.3.7)

Figure 8: Future Land Use Summary Table

Urban Residential – Cook Street Village Area	<ul style="list-style-type: none"> Residential 	<p>Up to 1.2 FSR</p> <p>Opportunities for bonus density up to 2.0 FSR</p>	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> Multi-unit residential buildings up to 13.5 metres (approximately 4 storeys) in height in the Urban Residential areas west of Cook Street Village Townhouses and rowhouses rather than apartment buildings are encouraged in the Urban Residential areas east of Cook Street Village
Urban Residential – Transition Areas	<ul style="list-style-type: none"> Residential 	<p>Up to 1.2 FSR</p>	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> Multi-unit residential buildings up to 3 to 4 storeys in height, consistent with guidance in Chapter 8
Small Urban Village	<ul style="list-style-type: none"> Commercial uses on the ground floor Commercial or residential uses on upper floors 	<p>Up to 1.5 floor space ratio</p>	<ul style="list-style-type: none"> Mixed use buildings up to 10.5 metres (approximately 3 storeys) or 13.5 metres (approximately 4 storeys) in height, based on policies in Chapter 7 Buildings set close to the street to define the public realm Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear or underground
Cook Street Village	<ul style="list-style-type: none"> Commercial uses on the ground floor in most of the village. Either commercial or residential uses on the ground floor may be considered fronting the following locations: <ul style="list-style-type: none"> the northwest corner of Cook Street and the north side of Park Boulevard the northeast corner of Cook Street and the north side of Chapman Street Commercial or Residential uses on upper floors 	<p>Up to 1.5 floor space ratio</p> <p>Opportunities for bonus density up to 2.5 FSR (within height limit)</p>	<ul style="list-style-type: none"> Mixed use buildings up to 13.5 metres (approximately 4 storeys) in height Buildings set back from the front property line to accommodate seating, patio space, display areas or similar uses Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear, in a structure or underground
Ross Bay Village	<ul style="list-style-type: none"> Commercial uses on the ground floor Commercial or residential uses on upper floors 	<p>Up to 1.5 floor space ratio</p> <p>Opportunity for bonus density up to 2.5 FSR (within height limits)</p>	<ul style="list-style-type: none"> Mixed use buildings up to 11 metres (approximately 3 storeys) or 14 metres (approximately 4 storeys) in height, based on policies in Chapter 7 Buildings set close to the street to define the public realm Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back Parking located to the rear, in a structure or underground

Figure 8: Future Land Use Summary Table, cont'd.

Core Residential	<ul style="list-style-type: none"> • Mixed use or residential • Development which consists entirely of commercial uses may be supported West of Quadra Street and in locations where such uses already exist • Commercial uses should be located on the ground floor facing Cook Street, in the half-block south of Meares Street 	<p>Up to 2:1 FSR</p> <p>Opportunities for bonus density ranging from 3:1 FSR to 5:1 FSR based on the policies in Chapter 6</p>	<ul style="list-style-type: none"> • Residential or mixed-use buildings up to 30 metres (approximately 8-10 storeys) in height between Blanshard Street and Quadra Street • Residential or mixed-use buildings up to 20 metres (approximately 6 storeys) in height elsewhere • Mixed-use buildings set close to the street to define the public realm • Residential buildings may be set back with front yard landscaping depending on context • Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back • Parking located to the rear, in a structure or underground
-------------------------	--	--	--

Figure 8: Future Land Use Summary Table, cont'd.

6. Northwest Area and Fort Street Corridor

Goals:

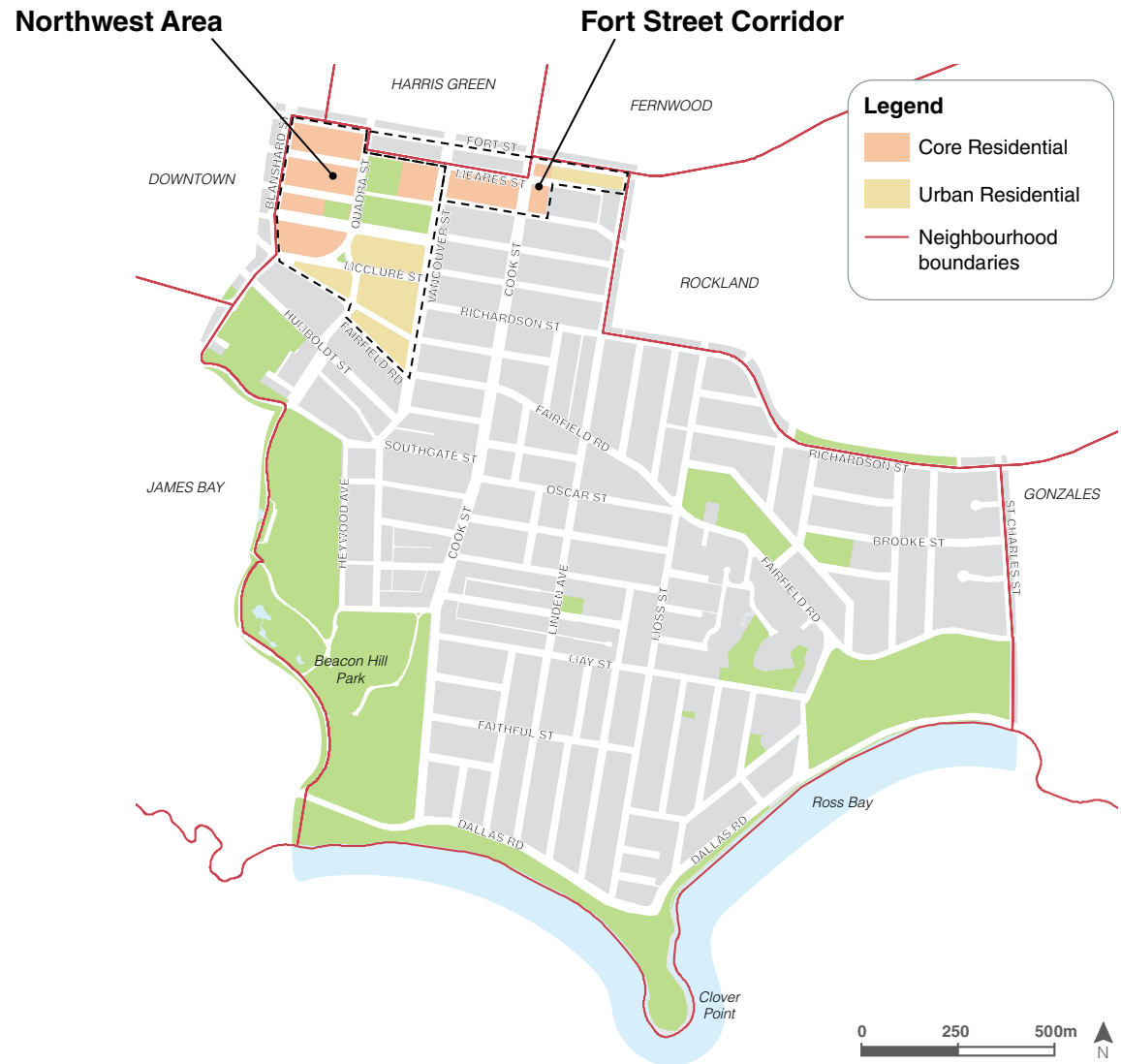
1. **Create opportunities for more people to live close to downtown, jobs, amenities and transit**
1. **Direct contributions from new development to create new, on-site affordable housing in this area**

The northwest area stretches from the shoulder of Victoria's downtown to leafy Vancouver Street in the east and Fairfield Road in the south. It includes a mix of housing types and ages, commercial uses, hotels, several parks and public spaces, including Pioneer Park, and community institutions such as the Downtown Y, Christchurch Cathedral and school.

The Fort Street Corridor stretches east towards Linden Street. Commercial and mixed-use buildings front along Fort Street and Cook Street, trending towards residential east of Cook Street and south of Meares Street. This area contains several sites protected by heritage designation or recognized on the City's Heritage Register.

This plan proposes development which transitions from the mixed-use downtown blocks west of Quadra Street and north of Courtney Street, to primarily residential development up to six storeys elsewhere blending into the Rental Retention area (Chapter 8) to the east and south. It identifies several special places for public realm investment, important tree-lined streets and a public view corridor to the Olympic Mountains.

Note: several blocks west of Quadra Street are also addressed in the Downtown Core Area Plan (see Map 7 and 8)



Map 6. Northwest Area and Fort Street Corridor.

Northwest Area and Fort Street Corridor

Northwest Area Policies

6.1. Land Use and Urban Design Policies

6.1.1. Consider the maximum building heights described in the Map 7 in the evaluation of zoning applications.

6.1.2. Maintain a transition in building height from the area west of Quadra Street where taller buildings are supported to lower-scale buildings east of Quadra Street.

6.1.3. Ensure that the massing and placement of new buildings provide a transition to other adjacent lower-scaled buildings and heritage buildings.

6.1.4. Consider development up to the base density indicated in Map 8.

6.1.5. Notwithstanding policy 6.1.4., consider additional density up to the maximum indicated in Map 8, for new mixed-use or residential development that provides on-site affordable housing that is secured through a legal agreement and that is consistent with other City of Victoria housing policies.

6.1.6. Notwithstanding policy 6.1.4., consider additional density of commercial development west of Quadra street and north of Rupert Terrace, up to the maximum indicated in Map 8, consistent with any City-wide policies on community amenity contribution.

6.1.7. The east and west sides of Vancouver Street should be framed with buildings of compatible form and character to define and enhance Vancouver Street as a corridor, and maintain the streetscape character of broad boulevards and large canopy trees. Building scale may vary where heritage buildings are conserved.

Maximum height	Approximate number of storeys in a mixed-use building	Approximate number of storeys in a residential building
20m	5-6	6
25m	7-8	8
30m	8-9	9-10



Map 7. Maximum Building Height Map – Northwest Area + Fort Street Corridor

6.1.8. New buildings should consider use of building elements and building designs that complement the surrounding area.

6.1.9. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

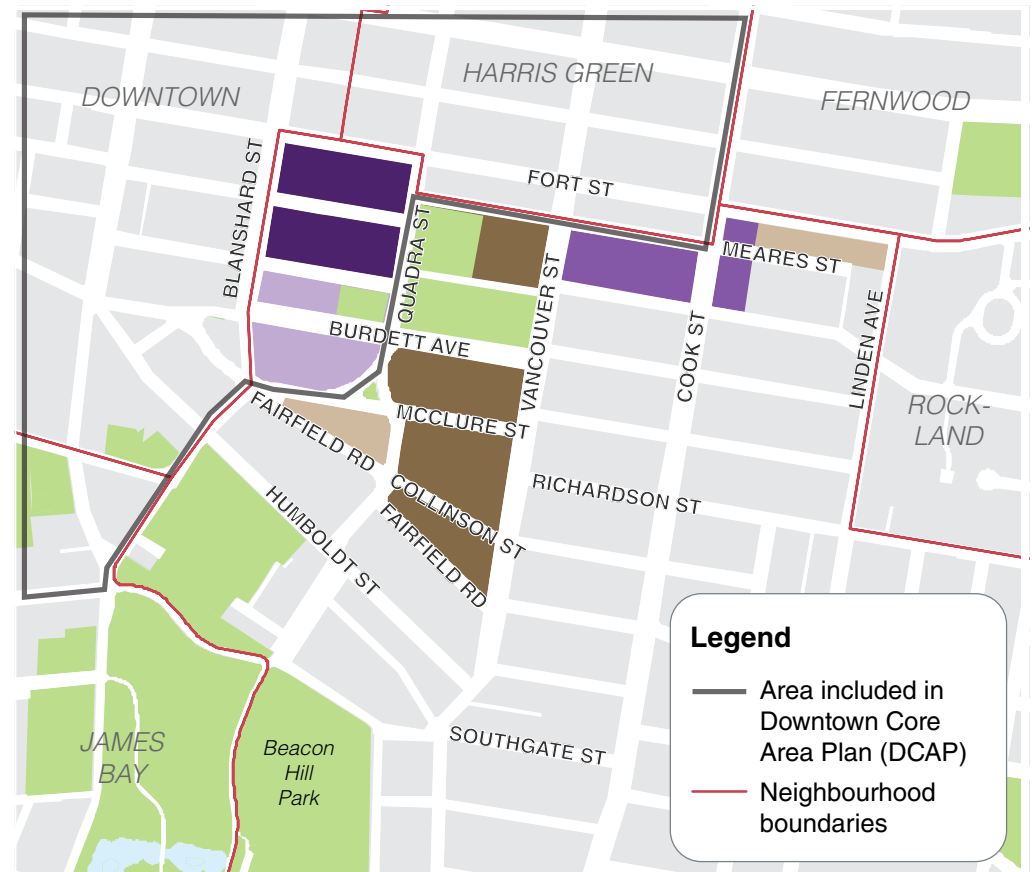
6.1.10. Consider upper storey and roof top building designs that help to complement the existing skyline.

6.1.11. Ensure that new development integrates attractive landscaping and building features that create attractive walking environments along the adjacent streets.

6.1.12. Ensure that any new development that is adjacent to Christ Church Cathedral site, or the playground at the Provincial Law Court is designed to complement both sites through building placement, design, mass as well as potential uses.

6.1.13. Give special design consideration to development applications located within a 90-metre radius of the heritage landmark buildings identified in Map 8 of the Official Community Plan, including Christchurch Cathedral, the Church of Our Lord, and St. Ann's Academy, to ensure that height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of these heritage landmark buildings.

Area	Base density:	Additional density considered up to:
	2:1 FSR	5:1 FSR
	2:1 FSR	3.5:1 FSR
	2:1 FSR	3:1 FSR
	1.2:1 FSR	2.5:1 FSR
	1.2:1 FSR	2:1 FSR



Map 8. Maximum Density Map – Northwest Area + Fort Street Corridor

Northwest Area and Fort Street Corridor

Northwest Area Policies, cont'd.

6.1.14. New development should respect the view corridor identified from Quadra Street at Burdett Street, looking south to the Olympic Mountains and Beacon Hill Park tree tops (see Figures 9-11), by:

- a) Considering the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
- b) Ensuring that new development that is located adjacent to the view corridor is designed to help frame and enhance this view corridor.
- c) Encouraging the removal of power poles and overhead wiring, where feasible, to enhance the view corridor

6.1.15. Support opportunities for the provision of affordable 'family-oriented' housing as a component of the potential redevelopment of the Downtown Y site.

6.1.16. Support the provision of ground floor commercial or retail within mixed-use buildings located at the intersection of Collinson Street and Vancouver Street.



Figure 9. View corridor from Quadra Street to Burdett Street looking south



Figure 10. Vantage point at Quadra Street at Burdett Street



Figure 11. View from Quadra Street at Burdett Street, looking south

6.2. Public Realm Policies

6.2.1. Maintain and enhance the existing urban tree canopy on all streets to support attractive streetscapes and walkable environments.

6.2.2. Explore the potential to redesign and transform McClure Street and Collinson Street as people-priority 'Living Streets' that include green features.

6.2.3. Consider opportunities for integrating attractive and well-defined exterior mid-block pedestrian walkways that are oriented north/south across longer blocks.

6.2.4. Enhance Broughton Street and Courtney Street (between Blanshard and Quadra Streets) as attractive pedestrian-oriented environments that incorporate improved lighting, street trees and landscaping, distinct paving treatment, and seating.



Fig 12. Conceptual illustration of 'Living Street' concept with design features to support the street as a place for social interaction, pedestrian activity and community gathering.



Fig 13. Conceptual illustration of streetscape improvements along Broughton Street

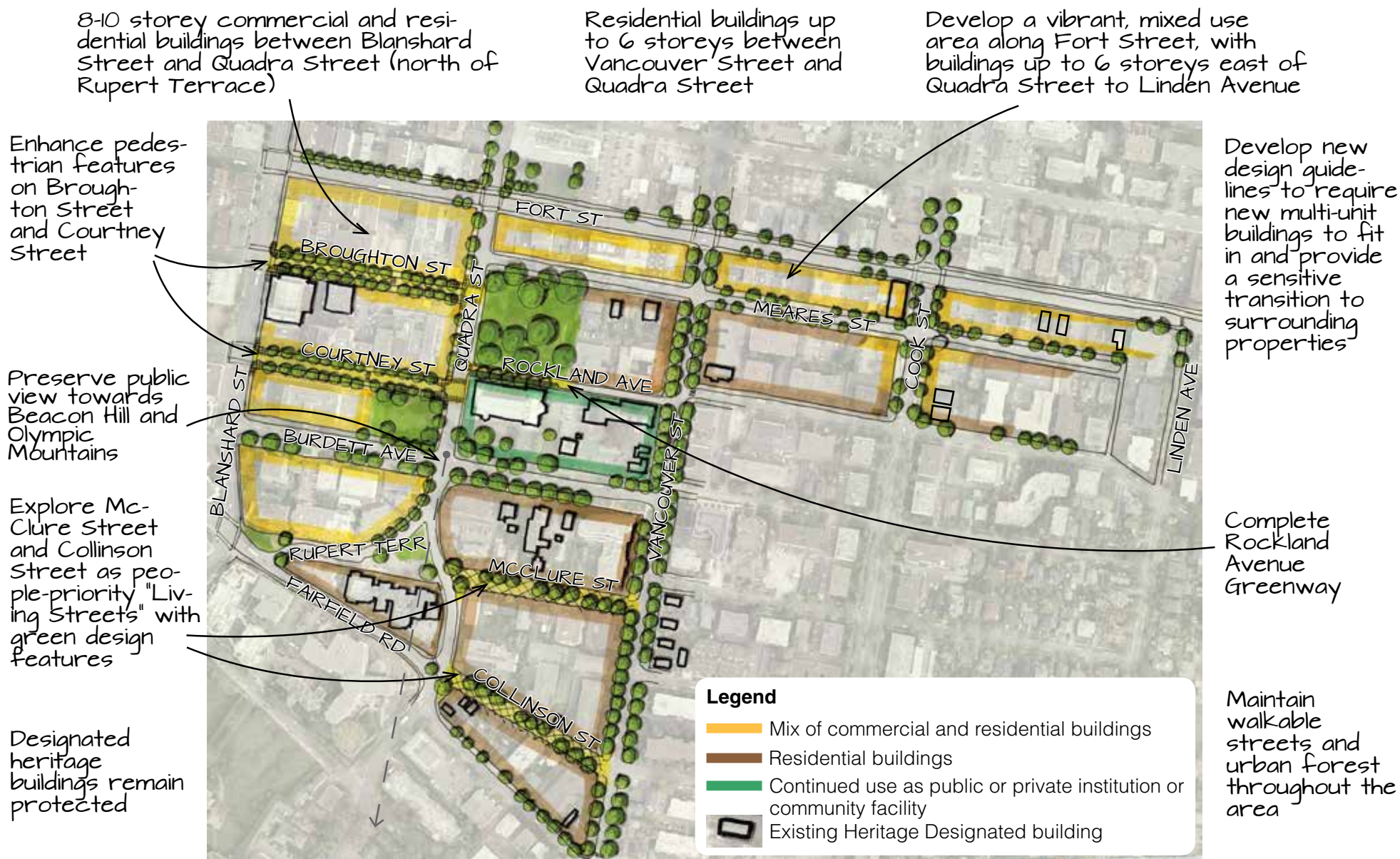


Figure 14. Northwest Area and Fort Street Corridor Concept Diagram

Fort Street Corridor policies

6.3. Land Use + Urban Design Policies

6.3.1. Consider the maximum building heights described in the Maximum Building Height Map (Map 7) in the evaluation of zoning applications.

6.3.2. For property located between Fort Street and Meares Street, east of Cook Street and west of Linden Avenue:

- a) support a density of 1.2:1 FSR for property with an OCP designation of Urban Residential
- b) support a density of up to 2:1 FSR for property with an OCP designation of Core Residential.

6.3.3. Notwithstanding policy 6.3.2., consider additional density and height up to the maximum indicated in Map 7 for new mixed-use or residential development that provides on-site affordable housing that is secured through a legal agreement and that is consistent with other City of Victoria housing policies.

6.3.4. Support the provision of active commercial uses on the ground floor as a means to encourage activity and vitality along the street.

6.3.5. Where ground floor commercial uses are proposed with new development along Fort Street encourage portions of the building to be set back up to 3m from the front property line to accommodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk.

6.3.6. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

6.3.7. Ensure that new commercial or mixed-use development is designed to maintain the pattern and rhythm of the smaller-scale existing heritage buildings and surrounding context.

6.3.8. Consider the provision of canopies and awnings that are designed to provide protection from the weather and that are designed to complement overall building design and the surrounding public realm.

6.3.9. Consider the organization and placement of building massing and design to demarcate and define the building base, body and top.

6.3.10. Ensure that building entrances are clearly identifiable and have direct connections from the street.

6.3.11. Ensure that building driveways and parking access are designed and located to minimize interruption of the commercial frontages and the pedestrian environment along public sidewalks.



7. Urban Villages

Neighbourhood urban villages areas provide walkable shops and services, encourage a neighbourhood social life and provide different housing options. Retaining and strengthening the urban village areas in Fairfield will contribute to the vitality and viability of businesses, and add character to the neighbourhood.



Goals:

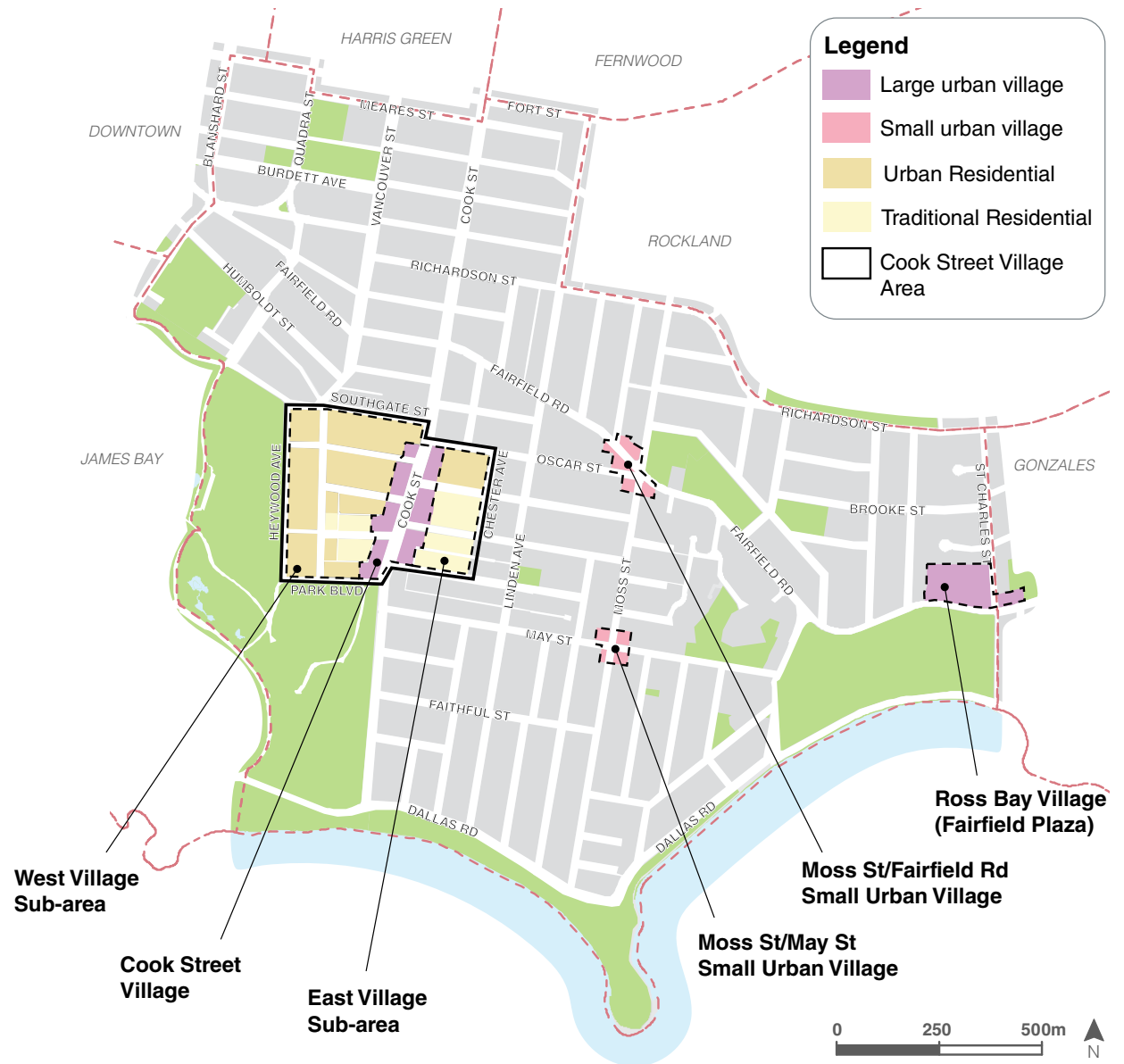
1. **Retain and strengthen neighbourhood businesses**
2. **Improve the walkability, bikeability and public realm in urban villages**
3. **Encourage design that fits in with the neighbourhood character**
4. **Establish high-quality, vibrant public spaces for gathering as part of urban villages**

This plan seeks to maintain and strengthen Fairfield's existing urban villages through the development of appropriately scaled and designed mixed use buildings, enhanced public spaces and streetscapes, improved transportation options, diverse housing options and continued support for local businesses. The quality design of new buildings and their relationship with public spaces and other buildings will be a key consideration in assessing development proposals in the urban villages.



Urban Villages

Fairfield Urban Villages map



Map 9: Fairfield Urban Villages

Urban Villages

Cook Street Village Area

Cook Street Village is a beloved destination for Fairfield residents and many others across the region, due to its unique collection of shops, cafes, services and proximity to parks and waterfront.

Guiding Principles for Cook Street Village

The following Guiding Principles Community Design and Business Vitality Principles for Cook Street Village have been developed based on early community feedback:

Community Design Principles

- Create a new public gathering place in Cook Street Village
- Widen sidewalks and create better spaces for pedestrians
- Maintain the sunny and open feeling of the streets
- Protect and renew the street tree canopy
- Create gateways that signal the entrance to Cook Street Village
- Improve village bike facilities and bike parking
- Improve the condition of the boulevards through the village
- Slow down traffic through the village
- Keep the eclectic, unique feel of the village

Business Vitality Principles

- Support and strengthen village businesses as the village changes
- Provide new nearby housing and residents to add customers for village businesses
- Encourage front patios, display areas, seating and other semi-private space in front of businesses
- Find on-street parking solutions that work better for residents and businesses
- Improve village transit service

Urban Villages

Cook Street Village Area, cont'd.

Mix of small apartment buildings (up to 4 storeys), townhouses, house-plexes, fourplexes, triplexes west of Cook St.

Mixed use development up to 13.5m along both sides of Cook St. (approx. 4 storeys)

Support retention and re-use of existing traditional residential houses and character along Oliphant Ave.

New 'Gateway' and 'Village Green' at south end of village



Mix of housing east of Cook St. including townhouse, four-plex, tri-plex, duplex and single-detached but no new apartment buildings

New 'Gateway' at north end of village

New plaza space in the village

Support town-house development on west side of Chester Ave.

Widened sidewalk, improved boulevards and street trees retained along Cook St.

Improved village bike facilities and parking

- Commercial frontage at grade
- Multi-unit Residential
- Traditional Residential

Figure 15: Cook Street Village Concept Diagram

7.1. Land Use + Urban Design Policies

Cook Street Village

7.1.1. Support mixed use development up to 13.5m in height (approx. 4 storeys) for property that abuts the east side of Cook Street between Oscar Street and Chapman Street.

7.1.2. Support mixed use development up to 13.5m in height (approx. 4 storeys) for property that abuts the west side of Cook Street between Southgate Street and Park Boulevard.

7.1.3. Support a density of up to 1.5:1 FSR along Cook Street. Additional density up to a total of 2.5:1 Floor Space Ratio is supported where development provides a contribution offsetting the impacts of added density. The priorities for contribution are on-site, secured affordable housing or support for public realm improvements within the village.

7.1.4. Ground floor uses located on the property at the corner of Cook Street and the north side of Park Boulevard may be residential or commercial.

7.1.5. Ground floor uses located on the property at the corner of Cook Street and the north side of Chapman Street may be residential or commercial.

7.1.6. Support ground floor commercial uses along Cook Street that are smaller in size to better support local businesses and to maintain the existing rhythm of the streetscape.

7.1.7. Recognize and support the need for larger commercial retail space in the range of 10,000 to 15,000 ft². where provided in conjunction with a grocery store.

West of Cook Street Village Sub-Area: Urban Residential

7.1.8. Support multi-residential development up to 13.5m in height (approx. 4 storeys) for the area located between the west side of Cook Street and Heywood Avenue in addition to other forms of housing including houseplexes, townhouses, fourplex and triplex development up to 9.5m in height (approx. 3 storeys).

7.1.9. Support multi-residential development, especially in the form of apartment buildings along Vancouver Street between Southgate Street and Park Boulevard.

7.1.10. Encourage varied building heights and massing between buildings to avoid uniformity in building design along the street block.

7.1.11. Reduce building bulk of upper storeys to minimize the effects of shading and mitigate the visual presence of bulky upper storey mass.



Fig 16. Conceptual illustration of townhouse development along Chester Street



Fig 17. Conceptual illustration of townhouse development on the east side of Heywood Avenue

Urban Villages

Cook Street Village Area, cont'd.

West of Village Sub-Area: Traditional Residential

7.1.12. For the traditional residential properties along Oliphant Avenue between Cook Street and Vancouver Street as well as for the property located immediately on the north east corner of Oliphant Avenue and Vancouver Street, encourage the re-use of character houses or new housing that complements the character and scale of the street (e.g. houseplexes).

7.1.13. Encourage new traditional residential development on the mid-block properties along Oliphant Avenue between Cook Street and Vancouver Street as well as for the property located immediately on the north east corner of Oliphant Avenue and Vancouver Street to be designed to reflect and complement the surrounding design, massing, scale and features of the existing older homes.

East of Village Sub-Area: Urban Residential

7.1.14. Discourage multi-residential development in the form of apartments as a means of encouraging townhouses and to provide a more sensitive transition to the surrounding traditional residential area.

7.1.15. Encourage varied building heights and massing between buildings to avoid uniformity in building design along the street block.

7.1.16. Reduce building bulk of upper storeys to minimize the effects of shading and mitigate the visual presence of bulky upper storey mass.



Fig 18. Sample cross section of Cook Street Right of Way to illustrate proportional street wall heights, upper storey setbacks and relation to mature street trees. Note: Right of Way is generally considered property line to property line.

East of Village Sub-Area: Traditional Residential

7.1.17. Support a mix of housing forms east of Cook Street that are compatible with surrounding character, including traditional single-detached and duplex dwellings up to approximately 2 – 2.5 storeys as well as townhouses and houseplex (e.g. triplexes, fourplexes) development up to approx. 3 storeys.

7.1.18. Townhouse development is encouraged to locate along the west side of Chester Avenue as a transition to lower-scale residential development on the east side of Chester Avenue.

7.2. General Form and Character

The following policies are intended to apply to the Cook Street Village Area, as shown on Map 9.

7.2.1. Encourage ground-floor commercial uses on corner sites along Cook Street to have a visual presence and identity on both street frontages through the use of entrances, windows, awnings and other building elements.

7.2.2. New buildings should consider use of building elements and building designs that complement the surrounding area particularly with regard to cladding materials, window styles and patterns, roof pitch, building placement, orientation and setbacks.

7.2.3. New development along Cook Street should create a sense of enclosure along the streetscape by providing a street wall that is at a maximum height approximately 1/3 the width of the adjacent Right of Way and portions of the building located above the street wall should be setback a minimum of 2.0m to mitigate the massing, visual impact of the building and to allow for sunlight exposure to the street. Recognize that the height and size of street trees may impact sunlight exposure on the street.

7.2.4. Ensure that the placement and design of new buildings accommodate existing and future street trees and mitigate any potential conflict between the building and the mature tree canopy.

7.2.5. Support the retention of the existing urban tree canopy including mature trees along Cook Street, however recognize that the height and size of the trees may impact sunlight exposure on the street.

7.2.6. Multi-residential and mixed-use buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc.

7.2.7. Identify opportunities to design and build an attractive 'gateway' at the north end of the village that is ideally located near the intersection of Cook Street and Oscar Street and which incorporates distinct paving/surface treatments, an improved pedestrian crossing with pedestrian activated lights, enhanced landscaping and street furniture.

7.2.8. Identify opportunities to design and build an attractive 'gateway' or 'village green' at the south end of the village that is ideally located near the intersection of Cook Street and May Street or Cook Street and Park Boulevard and which incorporates distinct paving/surface treatments, soft landscaping, an improved pedestrian crossing with pedestrian activated lights, enhanced landscaping, street furniture and an improved and more inviting entrance to Beacon Hill Park.



Fig 19. Note sidewalk shading from mature street trees and close proximity to existing buildings.

Urban Villages

Cook Street Village Area, cont'd.



Fig 20. Conceptual illustration of plaza space along Cook Street with enhanced streetscape



Fig 21. Note wide sidewalk with distinct paving that encourage outdoor seating and patio space

7.2.9. Explore opportunities to mitigate vehicle speed along Cook Street through the integration of more pedestrian-oriented design features such as corner bulb-outs and additional cross walks.

7.2.10. Support a centrally located village square or plaza along Cook Street. The plaza should provide an attractive design with related features that encourage social interaction, complement the local businesses, encourage walking and cycling and support the programming of community based special events and activities. Seek amenity contributions to support the plaza as a condition of rezonings in the village that add additional density.

7.2.11. Encourage the underground relocation of overhead power lines at gateways and along Cook Street where possible.

7.2.12. Ensure that any roadway redesign or improvements along Cook Street accommodate designated spaces for commercial loading.

7.2.13. Design Cook Street Village as a complete street that safely accommodates all modes.

7.2.14. Ensure a future design for Cook Street Village streetscape and an All Ages and Abilities (AAA) cycling facility that aims to:

- a) Achieve no net loss of on-street parking for business or customer use
- b) Establish formal commercial loading zones consistent with those elsewhere in the city
- c) Maintain street trees
- d) Maintain and enhance the quality of pedestrian space

7.2.15. Include pedestrian-focused public realm improvements through redevelopment along Cook Street including widened sidewalks, seating areas, patios, new street furniture, canopies and awnings, bicycle parking, improved lighting, landscaping, wayfinding and other features that enhance Cook Street and encourage pedestrian activity and vibrancy.

7.2.16. Explore alternative boulevard designs that replace grassy boulevards in between trees with attractive and permeable hardscaping surfaces to provide a wider and more functional pedestrian area, while improving the overall aesthetic and reducing maintenance needs. Ensure that ample soft landscaping is retained around trees to maintain healthy, large-canopy street trees.

7.2.17. Explore opportunities to reduce storm water run-off through the integration of rain gardens on boulevard space.

7.2.18. Where ground floor commercial uses are proposed with new development along Cook Street encourage portions of the building to be set back a minimum of 1m up to a maximum of 3m from the front property line to accommodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk.

7.2.19. Maintain a minimum sidewalk width of 3m and seek opportunities to achieve sidewalk widths up to 5m where possible.

7.3. Parking

7.3.1. Off-street parking should be provided at the rear and/or underground so as to not dominate the overall development and to not impact the pedestrian streetscape and should be well screened from adjacent residences.

7.3.2. To improve the continuity of the Cook Street Village streetscape, driveway access to rear parking and loading areas should be shared and accessible from side streets where possible.

7.3.3. Collaborate with the local community and businesses to explore opportunities for improving the efficiency and availability of on-street parking.

7.4. Considerations for Zoning and Design Guidelines along Cook Street

The following table provides a general summary of key elements and objectives that should be considered as part of developing updated zoning regulations and design guidelines and where street-scape improvements are proposed to implement the Fairfield Neighbourhood Plan as it applies along Cook Street within the Cook Street Village.

Building Height (Maximum)	<ul style="list-style-type: none"> 13.5m (accommodates approximately 4 storeys)
Density	<ul style="list-style-type: none"> 1.5:1 maximum Up to 2.5:1 where on-site affordable housing is provided – secured through a legal agreement
Street level uses	<ul style="list-style-type: none"> Commercial (commercial or residential supported for properties at southern entrance to village)
Street Wall (Maximum)	<ul style="list-style-type: none"> Maximum street wall height of 10.2m Based on a general principle of 3:1 (Right of Way width:street wall height)
Building Base and Street Interface	<ul style="list-style-type: none"> 1m to 3m front setback Portions of building facing Cook Street to be set back from property line to provide opportunities for patios, seating, outdoor display space, etc.
Upper Storey Setback (Minimum)	<ul style="list-style-type: none"> Portions of building located above the street wall to be set back a minimum of 2m from the outer portion of the street wall Upper storey balconies should not project into the setback
Sidewalk Width	<ul style="list-style-type: none"> Support provision of sidewalk areas with a minimum width of 3m Support sidewalks up to 5m wide depending on Right of Way conditions and ability to provide pedestrian areas along boulevard or within setback area
Trees	<ul style="list-style-type: none"> Encourage provision of single row of trees on both sides of the street Includes on-going maintenance and replacement of character defining Horse Chestnut trees or other compatible and similar varieties
Street furniture	<ul style="list-style-type: none"> Encourage well-designed street furniture such as street benches, lighting, garbage receptacles and other elements that enhance the pedestrian realm Consider opportunities for higher quality or distinctive designs at gateways or plaza spaces along Cook Street

Fig 22. Cook Street General Description and Design Criteria.

Urban Villages

Ross Bay Village (Fairfield Plaza)

7.5. Land Use + Urban Design Policies

7.5.1. Support the redevelopment of the Fairfield Plaza site and the adjacent gas station as a mixed-use commercial centre that provides amenities and services for the surrounding neighbourhoods.

7.5.2. Support the development of mixed-use buildings up to 11.0m in height (approx. 3 storeys) surrounding a central plaza space, except up to 14m (approx. 4 storeys) on the southeast corner of the village (west of St. Charles Street)

7.5.3. Ensure mixed-use buildings are designed to accommodate commercial uses on the ground floor

7.5.4. The building on the southwest corner of the village site should be designed to accommodate a mid-sized grocery store on the ground floor along with residential units above. Building design should also consider commercial loading.

7.5.5. Support the location of townhouse and row house development on parcels that are located directly adjacent to the village as a means of providing a transition from the village to the surrounding lower-scale traditional residential area.

7.5.6. Ensure that buildings provide ground floor windows, entrances and seating areas that are directly oriented to the central plaza space in order to support vitality within the plaza space.



Fig 23. Ross Bay Village Concept Diagram

7.5.7. New buildings should consider use of building elements and building designs that complement the surrounding area.

7.5.8. Consider opportunities for improved cross walks and well-designed pedestrian connections between the village and the surrounding area including Ross Bay Cemetery and Hollywood Park.

7.5.9. Ensure that the central plaza space is directly accessible from several well-defined and visible entrances

7.5.10. Locate parking below grade where possible to maintain a pedestrian oriented plaza space and to encourage walkability within the site.



Fig 24. Conceptual illustration looking at plaza space and potential grocery store from Fairfield Road



Fig 25. Ross Bay Village concept from bird's eye view

Urban Villages

Small Urban Villages

Note: Policies apply to both Moss Street and May Street and Moss Street and Fairfield Road small urban villages unless otherwise identified.

Intent:

To further enhance the Small Urban Villages at Moss Street and May Street, and Moss Street and Fairfield Road (Five Points) as unique commercial and mixed-use nodes that are attractive, distinct, welcoming, and provide a limited range of neighbourhood oriented amenities and services and to ensure that new development is complementary in design to the surrounding Traditional Residential Areas.

7.6. Land Use + Urban Design Policies

7.6.1. Support mixed use development up to a maximum height of 13.5m (approximately 4 storeys) fronting on Fairfield Road, and up to 10.5m (approximately 3 storeys) elsewhere.

7.6.2. Support mixed use development up to a density of 1.5:1 floor space ratio.

7.6.3. Notwithstanding 7.6.2., consider additional density up to 2:1 floor space ratio on parcels fronting on Fairfield Road, where development provides a contribution offsetting the impacts of added density. The priority for contribution is support for public realm improvements within the village.

7.6.4. Centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower-scale buildings.

7.6.5. Infill development including townhouses and houseplex developments may be located on Traditional Residential designated

parcels that are immediately adjacent to the small urban villages, as consistent with neighbourhood character, as a means of providing a more sensitive transition to the Traditional Residential areas.

7.6.6. New buildings should consider use of building elements and building designs that complement the surrounding area particularly with regard to cladding materials, window styles and patterns, roof pitch, building placement, orientation and setbacks.

7.6.7. Enhance the prominence and vitality of small urban villages by incorporate pedestrian-focused public realm improvements such as unique and distinct paving treatments, attractive street furniture, improved lighting and enhanced landscaping.

7.6.8. Where ground floor commercial uses are proposed with new development, encourage portions of the building to be set back up to 3m from the front property line to accommodate features such as patios, seating and outdoor display areas without impeding pedestrian movement along the public sidewalk.

7.6.9. Collaborate with BC Transit to enhance existing bus stops with upgraded and more attractive bus shelters.

7.7. Village Specific Policies – Moss Street and Fairfield Road (Five Points)

7.7.1. Explore the opportunity to implement a 'pedestrian scramble' intersection as a means to prioritize pedestrian movement and safety within the village.

7.7.2. Consider opportunities to improve safety for pedestrians and cyclists as part of any improvements to the Right of Way or through redevelopment on private property

7.7.3. Consider opportunities to develop an attractive small plaza space near the intersection of Moss Street and Oscar Street to further enhance the village.

7.7.4. Encourage the retention and adaptive re-use of buildings of heritage merit.

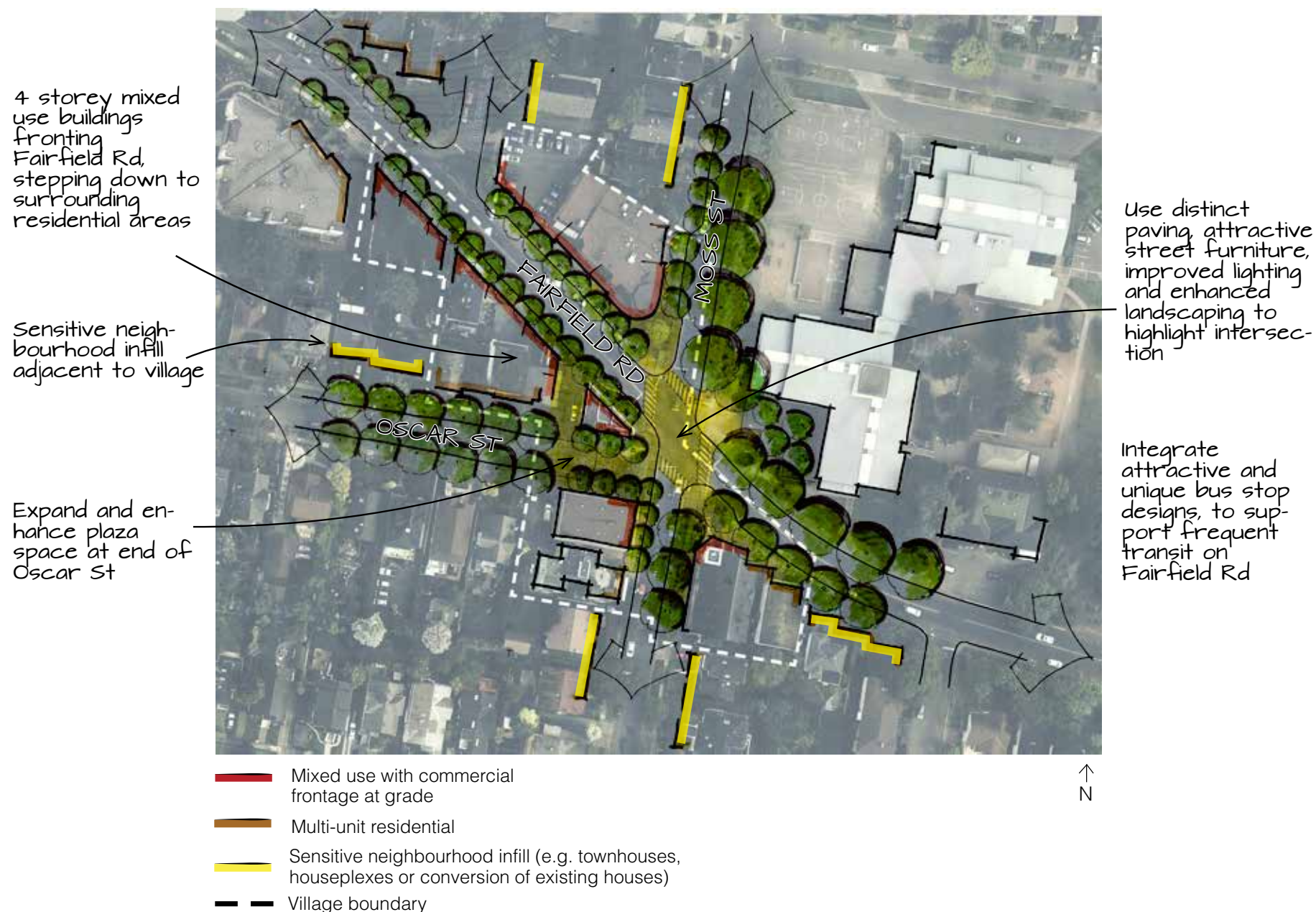


Fig 26. Moss Street and Fairfield Road Village Concept Diagram

Urban Villages

Small Urban Villages, cont'd.



Fig 27. Conceptual illustration of Moss Street and Fairfield Road small urban village



Fig 28. Conceptual illustration of design concept features and enhancements

7.8. Village Specific Policies – Moss Street and May Street

7.8.1. Encourage adaptive re-use of existing single-detached buildings in the southwest corner for the purpose of commercial or mixed-use purposes.

7.8.2. Encourage the retention and adaptive re-use of the historic mixed use building at the northwest corner.

7.8.3. With the exception of the southwest corner, support 3 storey mixed-use buildings with commercial frontages facing May Street, and transitioning in scale to the surrounding neighbourhood.

7.8.4. Support opportunities for live-work uses within the village.



Fig 29. Conceptual illustration of small urban village at Moss Street and May Street



Fig 30. Conceptual illustration of Moss Street and May Street looking east

Mixed use buildings up to 3 storeys facing onto May Street and transitioning to surrounding neighbourhood

Use distinct paving, attractive street furniture, improved lighting and enhanced landscaping to highlight intersection

Enhance bus stop

Retain historic houses

Sensitive neighbourhood infill directly adjacent to village

Support live-work uses



- Mixed use with commercial frontage at grade
- Multi-unit residential
- Sensitive neighbourhood infill (e.g. townhouses, houseplexes or conversion of existing houses)
- Village boundary

Fig 31. Moss Street and May Street Village Concept Diagram

8. Residential Housing Areas



Other Relevant Policies & Bylaws

- Official Community Plan
- Victoria Housing Strategy
- Market Rental Revitalization Study (2018)
- Development Permit Area Guidelines
- Small Lot Rezoning Policy
- Garden Suites Policy
- Neighbourliness Guidelines for Duplexes
- House Conversion Regulations

Goals:

1. **Support new housing of different sizes, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age**
2. **Encourage housing design that fits with the neighbourhood**
3. **Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate**
4. **Facilitate the creation of more affordable housing**
5. **Create opportunities for more people to live close to downtown, jobs, amenities and transit**

There is a rich diversity of housing in Fairfield which, in turn, supports a diversity of residents. Collectively, the traditional residential areas feature ground-oriented housing such as single detached houses, secondary suites, duplexes and heritage conversions. Many of traditional residential areas of the neighbourhood are characterized by tree-lined residential streets, historic and post-war houses that reflect Fairfield's suburban history and landscaped front yards.

The urban residential areas include a range of rental and condominium buildings, townhouses, as well as a mix of lower scale housing sprinkled throughout. Tree-lined streets and generous landscaped yards create a livable neighbourhood.

Housing is a key issue for Fairfield residents. With high land values, proximity to urban villages, waterfront, downtown, family-friendly amenities and major parks, Fairfield is a desirable –and increasingly expensive– place to live. It contains a significant portion of the City's rental housing

stock, and there is a desire to retain and revitalize this relatively affordable supply of housing where possible. There is a strong desire for more family-friendly (3 bedroom or more) rental and ownership housing, such as townhouses or large apartments. With increasing housing costs, there is a desire for more mortgage-helping secondary suites, which provide greater diversity of rental options. There is a desire to maintain the historic character of the neighbourhood, and the design and fit of new and old is an important neighbourhood concern. With an aging population, people would like housing options that let them stay in Fairfield as they age.

The plan supports a mix of housing options for people of different income levels, lifestyles and household sizes and provides more choice for people to stay in the neighbourhood as they age. Significantly, it also emphasizes rental retention or replacement in an area that includes much of Fairfield's supply of rental apartment buildings.

Residential Housing Areas

Introduction

This chapter focuses on two key geographic areas: Urban Residential Areas and Traditional Residential Areas.

Urban Residential Areas

Within Fairfield, there are several Urban Residential housing areas. Collectively, they support a diversity of types of low- and medium- multi-unit and attached housing including townhouses, apartment buildings and heritage conversions. This chapter focuses on the Urban Residential areas north of Cook Street Village (“Rental Retention Area”), as well as other small pockets of Urban Residential Housing in the neighbourhood (“Transition Areas”). The Urban Residential areas east and west of Cook Street Village Area are addressed in Chapter 7, and those in the northwest area and Fort Street Corridor are addressed in Chapter 6. There are unique visions and objectives for each of these different areas of Urban Residential housing.

This Chapter further identified two sub-areas:

- **Rental Retention Area:** Primarily located north of Cook Street Village and east of Vancouver Street, this area provides one of the city's most important selections of multi-unit housing, mixed with older houses, small commercial buildings and related uses. This is a very walkable area characterized by tree-lined streets and landscaped front yards. This plan seeks to maintain and encourage reinvestment in Fairfield's rental housing, or support replacement with new rental housing, while supporting compatible new development. Quality design of new buildings and landscape will be key considerations in assessing new development.

- **Transition Areas:** These areas are located within the fabric of lower-density development throughout the neighbourhood. For this reason, compatibility in scale with the surrounding neighbourhood is emphasized.

Traditional Residential Areas

The Traditional Residential areas are envisioned to contain ground-oriented housing including single detached homes, duplexes, townhouses, and heritage houses converted into multiple units, along tree-lined streets. Diverse housing will support a diversity of residents. Many houses contain secondary suites, providing rental income to owners and important opportunities for rental housing. This chapter seeks to provide the opportunity for a variety of infill housing types to be added incrementally, in appropriate locations. Sensitive design and landscape should fit with the neighbourhood, relate well to neighbours and support street trees and trees on private land.

Residential Housing Areas

Urban Residential Housing Areas

Intent:

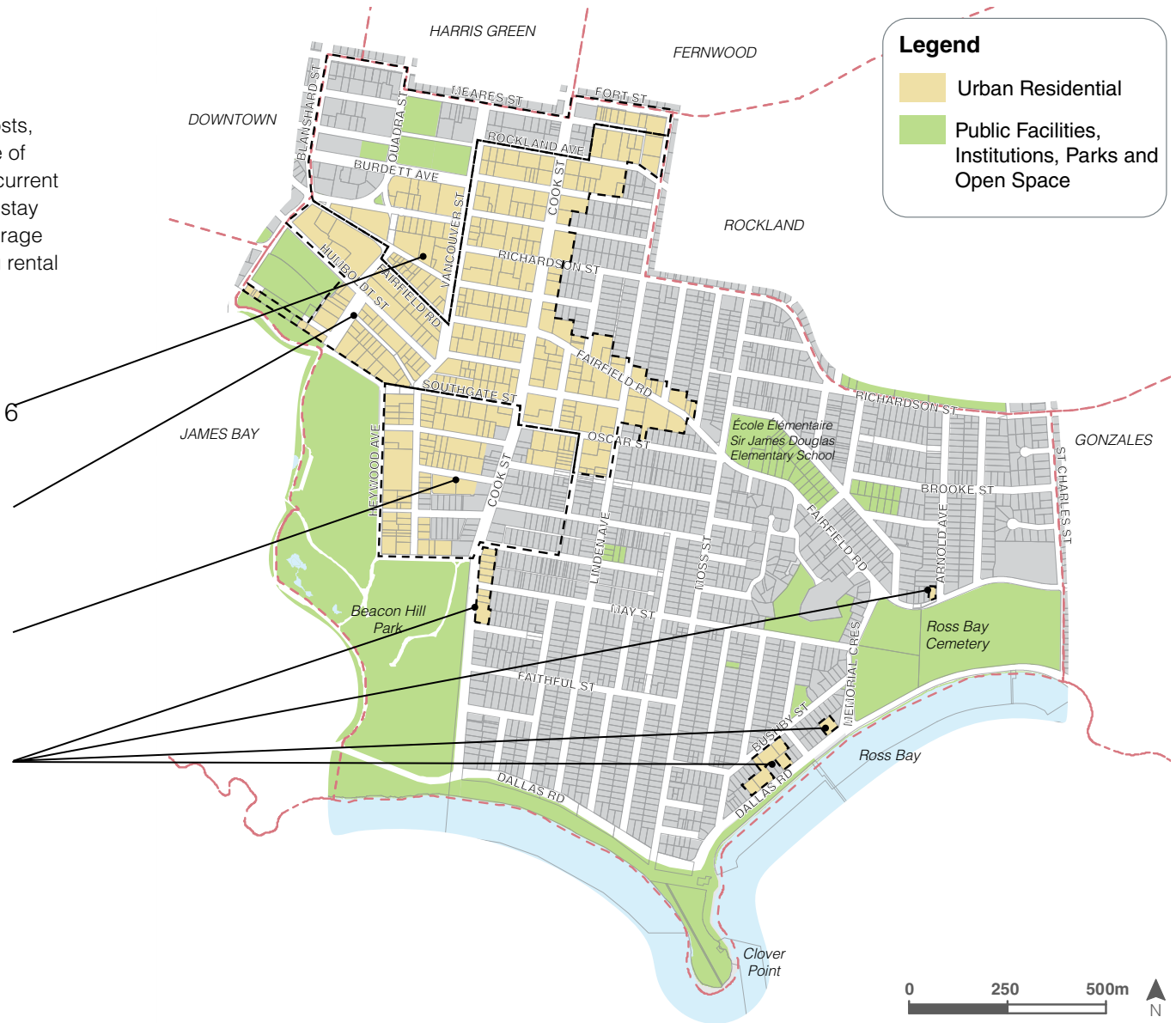
Support new housing of different sizes, costs, tenures and forms to contribute to a range of housing choices that meets the needs of current and future residents and allows people to stay in the neighbourhood as they age. Encourage maintenance of and investment in existing rental housing stock, where possible.

Northwest Area and Fort Street Corridor - See Chapter 6

Rental Retention Sub-Area

Cook Street Village Area - See Chapter 7

Transition Urban Residential Areas



Map 10: Urban Residential Sub-Areas

Residential Housing Areas

Urban Residential Housing Areas, cont'd.

8.1. Rental Retention Sub-Area Land Use and Urban Design Policies

8.1.1. This area contains a significant portion of the city's stock of existing rental housing in existing buildings. Therefore, loss of rental housing in this area can have a significant impact on the city's rental housing market. Therefore, the retention, replacement or enhancement of on-site rental housing units is a priority in considering rezoning applications.

8.1.2. Support the retention or replacement of existing rental units on sites of four or more rental units by considering an increase in zoned density on these sites only if, as a voluntary amenity:

8.1.2.1. An equivalent number and kind (e.g. number of bedrooms) of units is maintained on-site and secured as rental housing consistent with the Official Community Plan and city-wide housing policies;

8.1.2.2. Within this area, a contribution to the City's affordable housing fund will not be considered in lieu of retention or replacement of rental housing units.

8.1.2.3. Consider additional policies for rental retention and replacement in this area through development of city-wide inclusionary housing policies and Market Rental Retention and Revitalization Study.

8.1.2.3. Where a redevelopment requiring rezoning will result in the displacement of renters, a tenant transition strategy will be required as part of the rezoning application, consistent with the Official Community Plan. (see also 9.1.6)

8.1.3. Consider the following development for this area:

8.1.3.1. Consider residential buildings up to 4 storeys and 1.2 floor space ratio.

8.1.2.4. Consider residential buildings up to 6 storeys and additional density as follows:

a) density up to 2.0 floor space ratio where any required rental replacement or retention of units is secured (8.1.2.) and where any additional affordable housing contribution consistent with city-wide policy is secured for the life of the building.

b) further additional density up to a total of 2.2 floor space ratio where an additional public benefit is secured in the form of on-site affordable housing consistent with City policy for the life of the building (in addition to any required rental replacement or retention).

8.1.4. New development at the corners of Vancouver Street and Collinson Street is encouraged to include commercial spaces at grade to serve the neighbourhood, particularly on the southeast corner where commercial development exists.

8.1.5. Commercial or residential uses at grade may be supported at the corners of Cook Street and Fairfield Road.

8.1.6. Limited commercial uses may be considered elsewhere at the intersection of two streets that are classified as arterials, secondary arterials, collectors or secondary collectors, as determined to be appropriate on a case-by-case basis (See OCP Map 4, Functional Street Classification).

8.1.7. Hotels and community facilities are supported where these uses currently exist.

8.1.8. Conservation and possible adaptive re-use of buildings of heritage merit is strongly encouraged. This includes the cluster of designated houses along the east side of Vancouver Street between Richardson Street and McClure Street.

8.1.9. New development should respect the view corridor identified from Quadra Street at Burdett Street, looking south to the Olympic Mountains and Beacon Hill consistent with Policy 6.1.14.

8.1.10. Give special design consideration to development applications located within a 90-metre radius of the heritage landmark buildings identified in OCP Map 8, Heritage Landmark Buildings, which include Christchurch Cathedral, the Church of Our Lord, and St. Ann's Academy, to ensure that height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of these heritage landmark buildings.

8.2. Transition Urban Residential Areas

These areas are located within the fabric of lower-density development throughout the neighbourhood, mostly south of Fairfield Road. For this reason, compatibility in scale with the surrounding neighbourhood is emphasized.

8.2.1. In the urban residential areas between Dallas Road and Bushby Street, as identified in Map 10, support development consistent with existing development patterns, as follows:

- a) Density: Up to 1.2 floor space ratio. Where underground parking and required on-site landscaping is provided, density up to 1.6 floor space ratio may be considered.
- b) Height: Up to 12.5 metres (approximately 4 storeys). Although existing zoning supports development up to 6 storeys, any rezoning for additional density is strongly encouraged not to exceed 4 storeys.

8.2.2. In the urban residential areas along the east side of Cook Street between Chapman Street and Leonard Street, development is envisioned to be consistent with existing development pattern as follows:

- a) Density: Up to 1.2 floor space ratio
- b) Height: Up to 10.7 metres (approximately 3 storeys) consistent with existing development
- c) The retention of heritage designated and register buildings is strongly encouraged.

8.2.3. In the urban residential area on the northwest corner of Fairfield Road and Arnold Avenue, support development consistent with existing development patterns, up to 12 metres (approximately 4 storeys) in height consistent with existing development.

8.3. Form and Character Objectives for Urban Residential Areas

8.3.1. The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in Traditional Residential areas:

- a) To maintain a character of multi-unit buildings fronted by green spaces along public streets
- b) To present a friendly face to the street and create pedestrian-friendly environments
- c) To develop street walls (that portion of the building façade closest to the street) whose scale relates to the width of adjacent streets, framing the streets while allowing access for sunlight.
- d) To ensure new development is neighbourly, compatible and transitions sensitively to adjacent development, particularly adjacent Traditional Residential areas
- e) To minimize the impacts of off-street parking on the quality of site designs and the pedestrian environment
- f) To include landscape and on-site open spaces that contribute to urban forest objectives, provide environmental benefits, and support sociability and livability

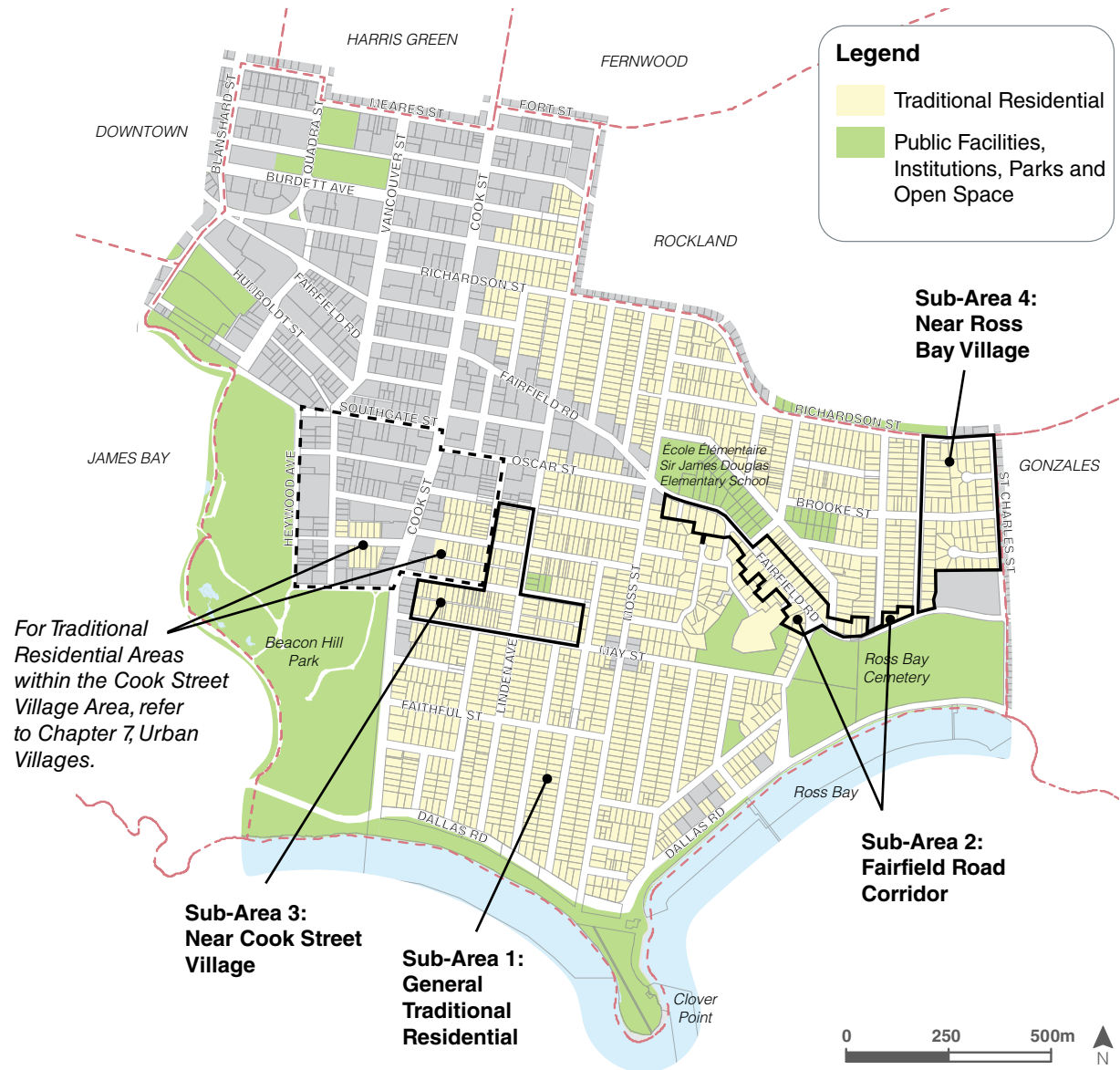
Residential Housing Areas

Traditional Residential Housing Areas

Traditional residential areas include ground-oriented housing with access to on-site open space.

Intent:

Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age. Traditional residential areas focus on ground-oriented housing, with access to on-site open space, which fits the neighbourhood. A diversity of housing is desired to support more homeownership choices and more diverse rental options.



8.4. Sub-Area 1: General Areas

Intent:

Maintain the existing neighbourhood character while supporting the development of additional infill housing appropriate to the neighbourhood context, creating opportunities for ownership and rental, and for housing appealing to a variety of households.

Appropriate housing types in this Traditional Residential Sub-Area include:

- a) Townhouses in a single row (see 8.7) – on corner lots, or directly adjacent to small urban villages
- b) Houseplexes (see 8.10) – on lots of sufficient size
- c) House conversions (of heritage houses to multiple units; see 10.4)
- d) Duplexes with or without secondary suites (see 8.9)
- e) Single detached house + two secondary suites (with retention of existing house; see 8.11)
- f) Single detached house + secondary suite + garden suite (with retention of existing house; see 8.11)
- g) Single detached house with garden suite
- h) Single detached house with secondary suite
- i) Single detached house
- j) Small lot house with or without secondary suite (see 8.12.)

8.5. Sub-Area 2 - Fairfield Road Corridor

Intent:

Support the development of additional housing types including townhouses and houseplexes along this frequent transit route and near urban villages.

Appropriate housing types in this Traditional Residential Sub-Area include:

- a) Townhouses in a single row (see 8.7) – on lots of sufficient size
 - b) Houseplexes (see 8.10) – on lots of sufficient size
 - c) House conversions (of heritage houses to multiple units; see 10.4)
 - d) Duplexes with secondary suites (see 8.9)
 - e) Single detached house + two secondary suites (with retention of existing house; see 8.11)
 - f) Single detached house + secondary suite + garden suite (with retention of existing house; see 8.11)
 - g) Single detached house with garden suite
 - h) Single detached house with secondary suite
 - i) Single detached house
- Small lot rezoning and subdivision is not supported in this area (see 8.12)

8.6. Sub-Area 3 – Near Cook Street Village and Sub-Area 4 – Near Ross Bay Village

Intent:

Support the development of additional housing types including townhouses, houseplexes and house conversions to provide a mix of housing types space to live near Cook Street Village and Ross Bay Village.

Appropriate housing types in this Traditional Residential Sub-Area include:

- a) Townhouses in more than one row (see 8.8) – on lots of sufficient size
 - b) Townhouses in a single row (see 8.7) – on lots of sufficient size
 - b) Houseplexes (see 8.10) – on lots of sufficient size
 - c) House conversions (of heritage houses to multiple units; see 10.4)
 - d) Duplexes with or without secondary suites (see 8.9)
 - e) Single detached house + two secondary suites (with retention of existing house; see 8.11)
 - f) Single detached house + secondary suite + garden suite (with retention of existing house; see 8.11)
 - g) Single detached house with garden suite
 - h) Single detached house with secondary suite
 - i) Single detached house
- Small lot rezoning and subdivision is not supported in this area (see 8.12)

Residential Housing Areas

Traditional Residential Housing Types

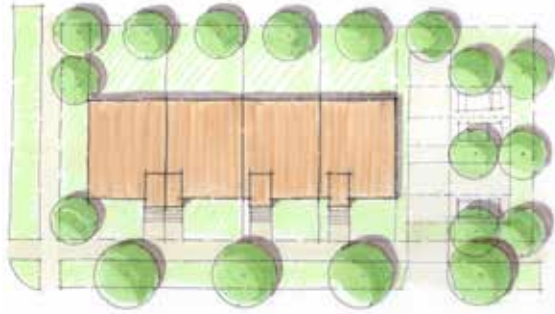


Figure 32: Illustrative example of townhouses on a corner lot, facing to the side, with modest front setbacks and landscaped rear yards.



Figure 33: Illustrative examples of what townhouses on interior block lots (supported in Sub-Areas 2, 3 and 4) might look like.

8.7. Townhouses – Single Row

Intent:

To provide more ground-oriented housing options in suitable locations. To support townhouses on lots of appropriate size or configuration to support desired urban design objectives.

8.7.1. Locations and Site Requirements:

- In Sub-Area 1, on corner lots measuring at least 18 m (60 ft) in width
- In Sub-Area 1, on parcels directly adjacent to Moss Street and Fairfield Road Village or Moss Street and May Street Village as consistent with neighbourhood character.
- In Sub-Area 2, 3 or 4 on any lots with laneway access, or on lots measuring at least 20 m in width

8.7.2. Density: Up to approximately 0.85 floor space ratio

8.7.3. Additional Guidance

- Front-accessed parking for individual units is discouraged. Where it cannot be avoided, development should minimize curb cuts (e.g. by pairing driveways) and meet the urban form and character objectives in section 6.10.
- Townhouses in a single row may contain secondary or lock-off suites.
- Where a building that is protected through heritage designation or listed on the heritage register exists, redevelopment should retain and incorporate adaptive re-use of this building. (see 10.4)

d) Where a building is considered to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged (see 10.4).



Figure 34: Illustrative example of what townhouses with laneway access might look like



Figure 35: Illustrative examples of how townhouses on a consolidation of two lots might be sited.



8.8. Townhouses – More than One Row

Intent:

To provide more ground-oriented housing with access to on-site open space in defined areas near transit, shopping, services and amenities, on lots of sufficient size to accommodate the desired urban design objectives.

8.8.1. Locations:

- a) In Sub-Area 3 – Near Cook Street Village, on lots meeting site requirements
- b) In Sub-Area 4 – on lots meeting site requirements

8.8.2. Site Requirements:

- a) On laneway lots having a minimum width of 18 m (60 ft) and a minimum depth of 39.5 m (130 ft).
- b) On other lots having with a minimum width of 30 m (100 ft) and a minimum depth of 39.5 m (130 ft). Consolidation of lots is supported to support quality design for livability and open space.
- c) Variations on these requirements, which meet the desired form and character objectives, may be supported on lots of varying dimensions on a case-by-case basis.

8.8.3. Density: Up to approximately 0.85 Floor Space Ratio

8.8.4. Additional Guidance

- a) Parking should be accessed from a flanking street or laneway where possible.
- b) Where a building that is protected through heritage designation or listed on the heritage register exists, redevelopment should retain and incorporated adaptive re-use of this building. (see 10.4)
- c) Where a building is thought to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see 10.4)
- d) Consider parking reductions to support sound site design including quality on-site open space and relationship of dwelling units to the street or to open spaces.
- e) Row/townhouse units fronting a public street may contain secondary or lock-off suites.

Residential Areas

Traditional Residential Housing Types, cont'd.



Figure 36: Example of a side by side duplex with a suite

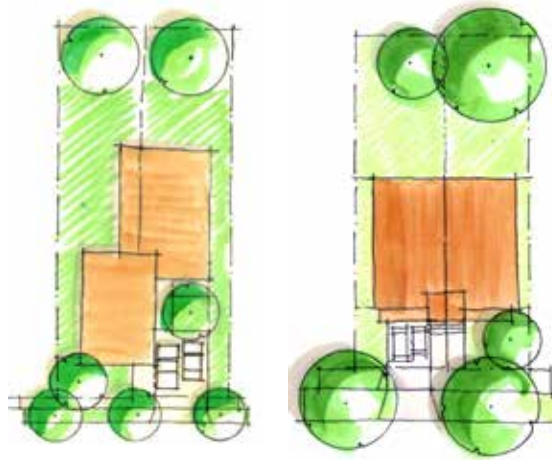


Figure 37: Illustrative examples of duplexes with front-yard parking, which maintain rear yard open spaces.



Figure 38: (above and below): Illustrative examples of duplexes with rear parking

8.9. Duplexes

Intent:

Support more types of ground-oriented housing that fit. Provide options for ownership and rental housing.

8.9.1. Locations: All areas

8.9.2. Site requirements:

a) Duplexes without suites are supported on lots of at least 15 m (50 ft) width and 550 m² (6,000 ft²) in area

b) Duplexes with suites are supported on lots of at least 18m (60 ft) width and 550m² (6,000 ft²) in area in Sub-Area 1

c) Duplexes with suites are supported under the following conditions on lots of at least 15 m (50 ft) width and 550 m² (6,000 ft²) in area:

- i. On lots which front onto two streets (e.g. corner lots)
- ii. On lots with laneway access
- iii. Where a duplex results from the adaptive re-use of an existing house

8.9.3. Density: Up to approximately 0.75 floor space ratio up to a maximum size contained in zoning



8.9.4. Additional Guidance:

- a) Duplexes may be organized side-by-side, front-back or up-down.
- d) Each unit within a duplex may have one secondary suite. Where a laneway is present, or design of the duplex conserves a house of heritage merit, there may alternatively be one garden suite instead of one secondary suite.
- c) The inclusion of secondary suites is not intended to support variances to building size to accommodate more above-grade floorspace than would otherwise be supported.
- d) Update development permit area guidelines for duplexes to achieve objectives noted in this plan.
- e) Where a building that is protected through heritage designation or listed on the heritage register exists, it should be retained and re-used. New units may be considered where consistent with the City's *House Conversion Regulations*. (see 10.4)
- f) Where a building is thought to have heritage character, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see Policy 10.4)

8.10. Houseplex – Three or more units

Intent:

Support the development of new multi-unit buildings (including triplexes and fourplexes) which are similar in appearance to, or architecturally compatible with, larger detached houses and heritage house conversions, on appropriately sized lots.

8.10.1. Location and Site Requirements:

- a) In all areas, houseplexes with up to four units are supported on lots of at least 18m in width and 650 m² (7,000 ft²) in area that front onto two streets (e.g. corner lots) or that have laneway access. These locations allow more flexibility for site design to minimize pavement for on-site parking and vehicle circulation.
- b) Houseplexes with four units are also supported in Sub-Area 2 (Fairfield Road Corridor) and Sub-Area 3 (near Cook Street Village) on interior block lots of at least 18 m (60 ft) in width and 650 m² (7,000 ft²) in area.
- c) In Sub-Area 1 houseplexes with three units are supported on interior block lots at least 18 m (60 ft) in width and 650 m² (7,000 ft²) in area (where no laneway is present).
- d) Houseplexes with more units than specified in 8.10.1 a) to c) above, may be supported where all urban design objectives can be met, including the provision of on-site landscaped open space and space for tree planting. This may require consideration for a parking variance or parking accessed from a laneway.

8.10.2. Density: Up to approximately 0.75 floor space ratio

8.10.3. Additional Guidance

- a) Where a building that is protected through heritage designation or listed on the heritage register exists, it should be retained and re-used. New units may be considered where consistent with the City's *House Conversion Regulations*. (see 10.4)
- b) Where a building is considered to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see 10.4)



Figure 39: Illustrative example of a houseplex

Traditional Residential Housing Types, cont'd.



Figure 40: Illustrative examples of a house with two suites (left) or a house with a suite and a garden suite (right)

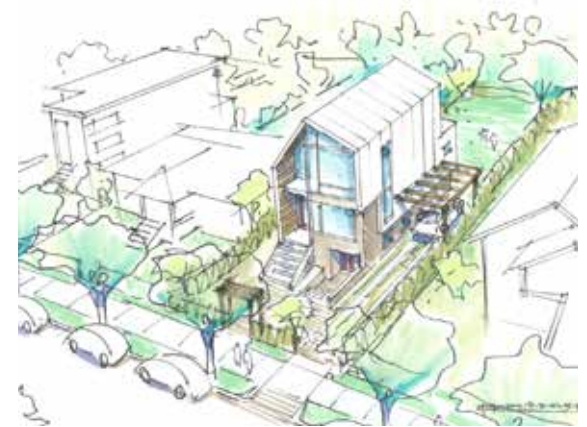


Figure 41: Illustrative example of a small lot house.

8.11. Single Detached House With More Than One Suite

Intent:

Support the adaptive re-use of existing single detached houses throughout the Fairfield Neighbourhood by supporting the addition of dwelling units.

- 8.11.1. Support single detached homes with a secondary suite and garden suite, or with two secondary suites, where an existing house is retained.

8.12. Small Lot House

Intent:

Support small lot houses with secondary suites in order to add compatible density, expand rental housing options and provide more diverse home-ownership opportunities.

- 8.12.1. Small lot houses are supported consistent with citywide Small Lot House Rezoning policy, with the exception that small lot houses in Fairfield neighbourhood may contain a secondary suite.

- 8.12.2. Small lot subdivision is discouraged in Sub-Areas 2, 3 and 4 where more intensive infill housing, possibly with lot assemblage, is desired.

8.13. Traditional Residential Housing Building Heights

Intent:

Maintain building heights generally compatible with the surrounding neighbourhood, while providing new housing. Heights for any one location will be determined by zoning and may consider topography, setbacks and other design aspects.

The following building heights should guide zoning in these areas:

8.13.1. For building heights in Traditional Residential areas within the Cook Street Village Area, develop heights in zoning that accommodate buildings of 2 - 3 storeys (see Chapter 7.1.13, 7.1.17).

8.13.2. For townhouses, houseplexes and duplexes in Sub-Areas 1, 2, 3, 4:

a) For buildings fronting a public street, establish a height in zoning which generally accommodates 2 – 2.5 storeys (e.g. 2 storeys above a basement which projects partially above grade, or 2 ½ storeys without such a basement).

b) For primary buildings not fronting on a public street (e.g. a second row of townhouses), excepting garden suites, up to approximately 7.5 m (generally accommodating a 1.5 - 2 storeys)

c) Half storeys above the second storey should generally be designed to be wholly or partially contained within a peaked roof.

8.13.3. The height of small lot houses should not exceed 7.5 metres nor two storeys, consistent with citywide small lot house rezoning policies.

Residential Housing Areas

Form and Character Objectives for Traditional Residential Areas

8.14. Development Permit Area Guidelines

8.14.1. Update development permit area guidelines applicable to the following housing types in Fairfield Neighbourhood in order to support the form and character objectives in this plan:

- a) Townhouses
- b) Duplexes
- c) Houseplexes

8.15. Urban Form and Character Objectives

The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in Traditional Residential areas of Fairfield Neighbourhood:

- 8.15.1. To support livability and access to outdoor space
- 8.15.2. To provide individual units with usable outdoor open space
- 8.15.3. To achieve street-fronting buildings which present a friendly face to the street. Where front-accessed parking cannot be avoided, to nonetheless present a friendly face to the street, create a green landscaped front yard, accommodate boulevard tree planting, and minimize curb cuts

8.15.4. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units

8.15.5. To site buildings in a manner which maintains landscaped front and back yards and tree-lined streets, with adequate separation between buildings and access to sunlight for living spaces and open spaces

8.15.6. To mitigate the impacts of surface parking through proper design, landscaping and screening, attractively enclosed parking, or parking reductions where warranted

8.15.7. To support the urban forest through street trees either in boulevards or on private land adjacent to the right of way and tree diversity on private property.

8.15.8. To encourage the conservation and adaptive re-use of homes of heritage merit.

8.15.9. To encourage design and site planning which responds sensitively to topography

8.15.10. To support site design which mitigates the impacts of stormwater runoff.

8.15.11. To achieve well-designed duplexes that have legible front entries and access to usable open space for each unit, whether side-by-side, front-to-back or up-down.

8.15.12. To achieve livability, sufficient separation and quality open space in townhouse designs that are more than one row.

8.15.13. To achieve houseplex designs that are compatible with the surrounding context.

8.16. Considerations for Zoning for Traditional Residential Infill Development

To support the urban form and character objectives above, consider the following setbacks for various development types:

8.16.1. For townhouses in one row which are oriented to the side (flanking street) of a corner lot (see 8.7):

a) Side setbacks adjacent to another property (e.g. behind row/townhouse units), should provide sufficient space (at least 5 - 6 m) to allow for separation from adjacent buildings and adjacent back yards, and opportunities for on-site green space

b) Side setbacks along the flanking street, in front of row/townhouse units, may be modest (generally 1.5 – 3 m), in order to allow dwelling units to front close to the back of sidewalk, allowing for backyard space and separation from adjacent development.

8.16.2. For all other housing forms:

a) Establish front setbacks generally compatible with the existing building placement along streets.

b) For units fronting a public street, support

side setbacks at the front of the lot consistent with the rhythm of homes facing the street (generally 1.5 m for lots of 15 m width or greater; and 1.2 m for lots narrower than 15 m).

c) For units interior to the lot (neither fronting a street nor laneway), greater side setbacks are desired to respect adjacent buildings and back yards (consider a side setback of approximately one-half of the height of the building's side elevation).

d) Support rear setbacks for all housing types which provide opportunities for landscaped back yards, planting spaces for canopy tree(s), and separation from adjacent development (generally a minimum of 7.5 – 10.7 m, depending on context). Lots with laneway access may alternatively site green space at the centre of the lot.

e) Support minimum landscaped open space requirements through zoning, to provide planting spaces for trees which support urban forest goals.

f) Consider alternative siting, setbacks and types of buildings to support the retention of significant trees.

9. Housing Affordability



Goals:

1. **Maintain rental housing stock by encouraging investment in existing rental housing or supporting replacement with new rental housing where appropriate**
2. **Facilitate the creation of more affordable housing**

The affordability of housing is a key community issue in Fairfield. Affordable housing is defined as housing that falls within the financial means of a household, and where total housing costs do not exceed 30% of a household's gross annual income. The high cost of rental housing and home ownership makes housing affordability a challenge for many people in Fairfield, both renters and owners. House prices have steadily increased over the last 15 years, putting home ownership out of reach of many people. The loss of affordable family-sized housing is a concern. Little purpose-built rental housing is being constructed, rental vacancy rates are low and much of the purpose-built rental housing stock is more than 40 years old, and will likely need updates over the term of this plan. There is concern about losing the rental apartment buildings and house conversions that make up a large supply of Fairfield's – and the whole city's – relatively affordable market housing stock.

Other Relevant Policies & Bylaws

- City of Victoria Housing Strategy
- Density Bonus Policy (2016) and Inclusionary Housing Policy (forthcoming in 2018)
- Market Rental Revitalization Study (MaRRS) (forthcoming in 2018)
- Official Community Plan, Chapter 13 (Housing and Homelessness)
- Victoria Housing Reserve Fund Guidelines

While the burden of housing (un)affordability is often more visible at the neighbourhood level, there are only a few tools to address housing affordability through a neighbourhood plan. Within the tools available, this plan proposes to:

- allow rental secondary suites in more types of housing, to support more affordable home ownership and greater rental options
- identifying locations where density bonus contributions will be directed towards on-site affordable housing in new multi-unit housing
- creation of a rental retention area with height limited at six storeys, to discourage demolition/ redevelopment of rental apartment buildings, complemented with density bonus policies to encourage the retention and/or replacement of rental units.

Housing Affordability, cont'd.

Many of the causes- and solutions- for affordable housing are best tackled at a scale larger than the neighbourhood. The intent is for neighbourhood plan policies to be complemented by City-wide housing initiatives such as exploring inclusionary housing; additional city-wide strategies to encourage the upgrades and retention of rental apartment buildings; on-going financial support for new housing through the City's Housing Reserve Fund; and implementation of the multi-pronged Victoria Housing Strategy.

Importantly, many of the roles, responsibilities and tools for housing also lie with senior levels of government, the private sector and community organizations. The City is committed to working in partnership and collaboration with these different groups to increase the supply of more affordable housing in Fairfield and across the city.

9.1. Housing Affordability Policies

Intent:

Facilitate the creation of more affordable housing in Fairfield.

9.1.1. Explore inclusionary housing as a tool to increase the long-term supply of affordable housing in Fairfield and other neighbourhoods, through development of the city-wide Inclusionary Housing Policy (2017-2018).

9.1.2. In Urban Residential and Core Residential areas in Fairfield, direct development contributions resulting from an increase in density to the provision of on-site affordable housing (see 6.1.5, 6.3.3., 7.1.3, 8.1.3.) Community feedback suggested more housing in Fairfield targeted to families (3+bedrooms), seniors and working people with low incomes.

9.1.3. Support private sector and community organizations to support and pilot innovative approaches that facilitate more affordable rental and ownership housing in Fairfield, such as alternative financing, community land trusts and innovative housing forms.

9.1.4. Encourage new housing initiatives that partner with other levels of government, agencies, private industry, community organizations and individuals to leverage expertise and resources.

9.1.5. Develop strategies to encourage the upgrades and retention of rental apartment buildings while maintaining affordability through implementation of the City-Wide Market Rental Revitalization Study (2017-2018).

9.1.6. Where a rezoning will result in the displacement of renters, a tenant transition strategy will be required as part of the rezoning application, consistent with the Official Community Plan. (see also 8.1.2.3.)

10. Heritage

As Fairfield transitions into the future, maintaining and integrating heritage is integral to sustaining character and sense of place.



St Joseph Apartments (Heritage designated)



St Ann's Academy



Goals:

1. **Conserve the historic character of significant buildings and streets**
2. **Celebrate and interpret the heritage of the neighbourhood**

Fairfield's landscape, buildings, streets and other special places shape the neighbourhood's identity and sense of place. Different places in the neighbourhood tell stories of the Fairfield's past, such as important Lekwungen food gathering sites, village locations, historic travel routes, as well as settler history of pioneer farms, early buildings and transition a post-war suburbs. Existing heritage landscapes and buildings tell the history of this area. The plan proposes a broad approach to retaining and celebrating Fairfield's historic character through encouraging designation of properties of historic merit, adaptive re-use, and supporting community-led efforts to establish heritage areas and build community education and awareness.

Other Relevant Policies & Bylaws

- [Heritage Tax Incentive Program \(TIP\)](#)
- [Victoria Heritage Register](#)

Properties of Heritage Merit, cont'd.

10.1. Heritage Celebration and Interpretation

Intent:

Celebrate and interpret the heritage of the neighbourhood

10.1.1. Engage Songhees and Esquimalt Nations to determine interest in and appropriate recognition of places of interest (see also 4.2.1., 12.1.1.)

10.1.2. Work with community partners to identify and support strategies to build awareness and celebrate Fairfield's historic buildings, streets, landscapes and other special places, and ways to conserve them. Suggestions from the community include interpretive signage, First Nations history walks, heritage walks and public art.

10.2. Historic Areas

Intent:

Recognize historic character of neighbourhood areas.

10.2.1. Facilitate citizen-initiated efforts to establish Heritage Conservation Areas in Fairfield areas of heritage merit.

10.2.2. Where a Heritage Conservation Area is desired, work with the community and property owners to develop area-specific guidelines as needed to address property owner concerns.

10.2.3. Consider the following areas as potential candidates for future Heritage Conservation Areas due to their heritage merit:

a) South Cook Street and a portion of Dallas Road (between Cook Street and Cambridge Street)

b) Trutch Street (between Richardson Street and Fairfield Road)

c) Durban and Kipling Streets (between Richardson Street and Thurlow Road)

d) Memorial Crescent (portion of the block between Fairfield Road and May Street)

10.3. Heritage Register and Designated Properties

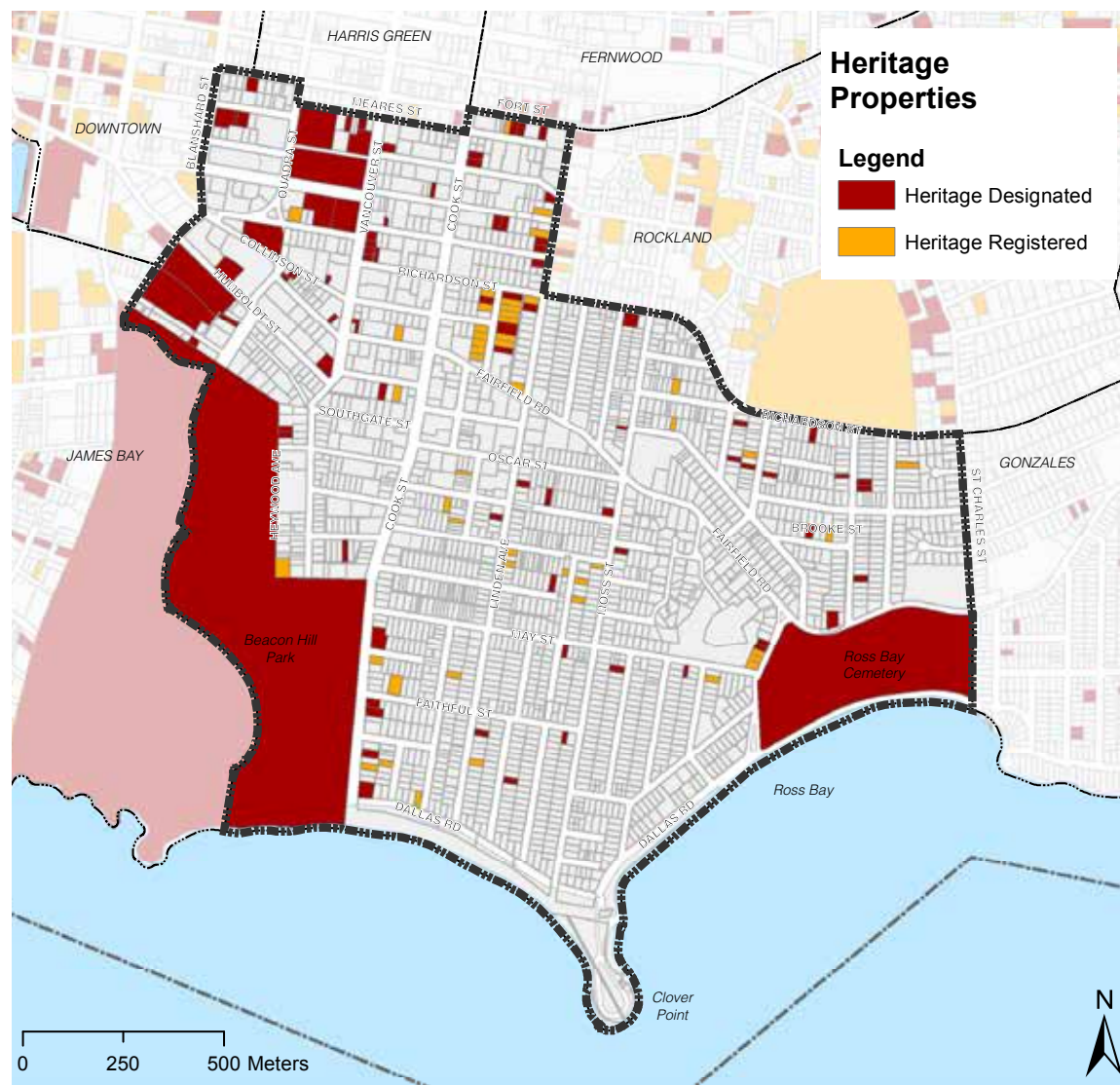
Intent:

Recognize and protect the historic character of significant buildings and important sites.

10.3.1. Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process.

10.3.2. Consider future additions of properties to the City's Register of Heritage Properties in consultation with property owners.

10.3.3. Encourage the Provincial Government to review existing heritage conservation and development permit area tools evaluate their effectiveness, and consider greater flexibility for homeowners while supporting heritage conservation goals.



Map 12: Heritage Registered and Heritage Designated properties (2017)

Heritage

Properties of Heritage Merit, cont'd.



Figure 42: Illustrative example of a heritage conversion (heritage home converted to multiple strata or rental suites).



Fig 43: Example of heritage conversion with four units

10.4. Adaptive Re-use of Buildings of Heritage Merit

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative uses and designs to encourage heritage conservation.

10.4.1. Where redevelopment is proposed, consider forms of housing, building massing and site layout that support the retention and adaptive re-use of buildings of heritage merit, and avoid demolition for new development.

10.4.2. Encourage the designation and retention of buildings of heritage merit where rezoning conferring additional density occurs.

10.4.3. With redevelopment of heritage properties, consider the relaxation of regulatory guidelines (e.g. reduced parking requirements; variances to setbacks, etc.) while encouraging development that supports the overall objectives of this plan.

10.4.4. As part of an update to the House Conversion Regulations, consider supporting sensitive building additions during the conversion of a heritage house into more than one unit, and supporting the conversion of houses built after 1930.

10.4.5. Encourage the use of incentives for the rehabilitation or adaptive re-use of commercial or mixed use buildings of heritage merit, including those at Moss Street and May Street Urban Village and Moss Street and Fairfield Road Urban Village (Five Points).

11. Infrastructure and Green Development



Goals:

1. **Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.**
2. **Promote and encourage sustainable building design and green infrastructure**
3. **Support opportunities to grow and get food close to home.**
4. **Protect coastal ecosystems**
5. **Identify climate change adaptation strategies**

As a residential neighbourhood with close proximity to downtown, parks, shopping and services, Fairfield enjoys the opportunity to increase sustainability through enhanced transit and active transportation. Fairfield also contains important natural areas and coastal bluff ecosystems as well as an urban forest comprised of parks, public street



trees and trees on private lands. The waterfront is part of the Victoria Harbour Migratory Bird Sanctuary.

Climate change is expected to impact some low-lying coastal areas, as well as lead to more severe rainfall events and drier summers.

With new buildings, upgraded infrastructure, parks improvements, management of the urban forest and of green infrastructure on public lands, and the retrofit of existing buildings, Fairfield policy can play an important role in ensuring the future community is healthy, vibrant and minimizes its impact on the environment while ensuring its resilience against future stresses. These sustainable development directions are woven throughout this document, reflecting an integrated approach. Other actions to achieve more sustainable development and plan for climate change will be achieved at the City wide level outside the neighbourhood plan.

Other Relevant Policies & Bylaws

- Water System Master Plan
- Stormwater Master Plan
- Sanitary Sewer System Master Plan (2018)
- Victoria Sustainability Framework
- City Climate Leadership Plan and 100% Renewable Energy by 2050 Commitment
- Market Rental Revitalization Study (2018)
- Urban Forest Master Plan (2013)
- City-wide education and incentive programs
- Small-Scale Commercial Urban Food Production Regulations
- Community Gardens Policy
- Boulevard Gardening Guidelines

Infrastructure and Green Development

Infrastructure

11.1. Utility Networks

Intent:

Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.

11.1.1. Consider the capacity of utility networks, including water distribution, sanitary sewer and storm drainage, in reviewing development applications and other land use changes.

11.1.2. Continue upgrading the underground infrastructure in the Fairfield neighbourhood as directed by City-wide master plans for water distribution, sanitary sewer and storm drainage upgrades.

11.1.3. Upgrade Fairfield's sanitary sewer and stormwater mains as they meet the end of their life cycle, in order to extend longevity and prevent root and sediment intrusion.

11.2. Stormwater Management on Public Lands

Intent:

Use infrastructure to mimic and restore ecological processes.

11.2.1. Identify opportunities to incorporate green stormwater infrastructure or “green streets” as part of utility, active transportation and other street improvements. Potential locations include active transportation routes, potential “Living Streets” on McClure Street and Collinson Street, and visible locations such as around urban villages.

11.2.2. Include rainwater management and sustainable design features as part of improvements to parks, City facilities and other City property.

11.2.3. Explore requirements for on-site treatment of stormwater in new development through City-wide implementation of stormwater management program.



Sustainable Buildings and Green Development

Intent:

Promote and encourage sustainable building design, green infrastructure and low-carbon transportation options for new and existing development in order to mitigate climate change and related environmental impacts.

11.3. Green Buildings

11.3.1. Require new buildings to meet energy efficiency standards through the city-wide adoption of the British Columbia Energy Step Code.

11.3.2. Through the Market Rental Revitalization Study, develop policies to encourage energy efficiency and support revitalization in existing rental apartment buildings while maintaining affordability.

11.3.3. Through implementation of the City-wide Climate Leadership Plan, develop a sustainability checklist for new development which will address all sustainability aspects of new building projects, including energy efficiency, stormwater management, sustainable building materials etc.

11.4. Existing Buildings

11.4.1. Recognizing that Fairfield has the highest proportion of houses heated by oil in Victoria, encourage private residences to transition away from heating oil through support programs such as BC Hydro's Home Renovation Rebates and the provincial Oil to Heat Pump program.

11.4.2. Through the land use policies in this plan, encourage housing types which support the adaptive re-use of existing buildings, therefore minimizing waste directed to landfills and energy embodied in new construction.

11.5. Stormwater Management on Private Property

11.5.1. Incorporate on-site rainwater management features (e.g. permeable pavement, rain gardens) into new developments through Development Permit guidelines for new multi-unit development in Fairfield Neighbourhood.

11.5.2. Continue to incentivize new and existing development to implement the City's Rainwater Management Standards through the City's Rainwater Rewards program.

11.5.3. Explore a city-wide requirement for new development to manage rainwater on-site.



Sustainable Buildings and Green Development, cont'd.

11.6. Adapting to Climate Change

Intent:

Identify and address neighbourhood climate change impacts.

11.6.1. Use green infrastructure (e.g. the urban forest, natural areas and rain gardens) to mitigate climate change impacts (e.g. through shade, species diversity, flood control) on private and public lands.

11.6.2. Identify City infrastructure and facilities susceptible to impacts from sea level rise project assessment and planning, and develop strategies to adapt.

11.6.3. Identify private development susceptible to impacts from sea level rise and develop adaptation strategies through the City-wide Climate Leadership Plan

11.6.4. Develop additional policies, design strategies and initiatives to help Fairfield adapt to and mitigate climate change impacts through City-wide Climate Leadership Plan and implementation of the City's Climate Action Program.

11.7. Neighbourhood Food System

Intent:

Support opportunities to grow and get more food close to home.

11.7.1. Support community-led efforts to establish additional community gardens in Fairfield, including allotment gardens, native plantings, pollinator gardens or community orchards.

11.7.2. Consider opportunities for food production in parks through individual park improvement plans and as opportunities arise. Potential locations include Robert J. Porter Park, Chapman Park and Bushby Park (see Chapter 4, Parks, Open Space and Urban Forest).

11.7.3. Consider incorporating other food-related features such as picnic tables and community ovens in parks to encourage social gathering.

11.7.4. Encourage the integration of food production into new development (e.g. rooftop gardens, edible landscapes or allotment gardens for residents)

11.7.5. Continue to support small-scale commercial urban food production through city-wide regulations.



Moss Street Market



Fruit orchard in Robert J Porter Park

12. Placemaking, Arts and Culture



Other Relevant Policies & Bylaws

- Arts and Culture Master Plan (to be completed, 2018)
- Art in Public Places Policy
- City grant programs

Goals:

1. **Honour Fairfield's indigenous history and culture**
2. **Create great public spaces where people can gather**
3. **Animate and enliven Fairfield through public art and community events**
4. **Encourage community-led placemaking**
5. **Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.**

A vibrant community weaves arts and culture into everyday life and helps create a strong sense of place. With its parks, waterfront, urban villages and walkable streets, Fairfield presents many opportunities to integrate arts into urban development. Diverse spaces for living, interaction, working and selling works helps to support an artists' community. Opportunities for creative placemaking include temporary and permanent public art opportunities and performance spaces in parks and other public spaces. Public art can celebrate the neighbourhood's identity, and its human and natural heritage.

Placemaking, Arts and Culture, cont'd.

12.1. Placemaking

12.1.1. Engage Songhees and Esquimalt First Nations to determine opportunities for recognizing and building awareness of the Lekwungen People's use of the land, history and culture in Fairfield. (See also 4.2.1, 10.1.1.)

12.1.2. Establish urban villages as neighbourhood gathering places with street furnishings, landscaping, and evolving public spaces as identified in this plan (see Chapter 7, Urban Villages)

12.1.3. Support the enhancement of the public realm in Northwest Area and Fort Street Corridor as identified in this plan (see 6.2.2., 6.2.4.) and urban villages.

12.1.4. Consider opportunities for public art or other placemaking feature as part of planning for waterfront park improvements (see 4.5.1.)

12.1.5. Support community-led placemaking initiatives in Fairfield.

12.2. Public Art

12.2.1. Introduce permanent or temporary public art into urban village areas, parks, commercial areas and active transportation routes. Through public engagement, there was strong interest in public art that celebrates Fairfield's indigenous history and coastal ecosystems.

12.2.2. Partner with arts organizations to encourage art installations in public spaces, such as temporary pop-ups and artists in residence.

12.3. Creative Entrepreneurs

12.3.1. Through the Arts and Culture Master Plan, explore ways to link Fairfield's creative entrepreneurs, home-based studios and self-employed individuals to available resources for business assistance, skills sharing and access to spaces to make and sell goods.

13. Community Facilities and Wellbeing

Community-serving institutions, inclusive public spaces, and safe affordable housing all play important roles in supporting belonging and inclusion.



Other Relevant Policies & Bylaws

- Great Neighbourhoods Program
- City grant programs

Goals:

1. **Support a more diverse population in Fairfield**
2. **Increase the sense of belonging and inclusion for Fairfield residents**
3. **Encourage and enhance community and seniors centres as hearts of the community**
4. **Support child care and elder care options**

Fairfield Neighbourhood contains several community-serving institutions including Fairfield Community Place, Sir James Douglas Elementary School, Downtown Y and the Cook Street Village Activity Centre. These facilities, along with other non-profit and private spaces, provide services to the neighbourhood and broader community. This plan encourages programming and partnerships to help meet identified community needs such as inclusive programming for community activities, and spaces for childcare. This plan also encourages the City to support the provision of affordable housing and work with the community to create public spaces which encourage social interaction.

Community Facilities and Wellbeing, cont'd.

13.1. Community Facilities

Intent:

Support a more diverse population in Fairfield.
Encourage and enhance community and seniors centres as hearts of the community.

13.1.1. Continue to work with the Fairfield Gonzales Community Association to sustain and enhance community programming, services and facilities that meet the evolving needs of Fairfield's community.

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

13.1.3. Explore opportunities to co-locate the seniors centre and community centre in the future.



Map 13: Facilities, Parks and Open Space

13.2. Child Care and Elder Care

Intent:

Support a more diverse population in Fairfield. Support child care and elder care options.

13.2.1. Support the addition of child and youth care spaces in Fairfield, in public and private facilities, suitable to the scale of their immediate surroundings.

13.3. Neighbourhood Inclusion

Intent:

Support a more diverse population in Fairfield. Foster a safe and inclusive community for all residents.

13.3.1. Through city grants, partnerships or other programs, support community organizations to implement initiatives that promote inclusivity and belonging.

13.3.2. Support a range of non-market and market housing options and support services to support a diverse and inclusive community.

13.3.3. Seek opportunities to promote social interaction between different generations through the design of public spaces, parks and public facilities. (See Chapter 4, Parks, Open Space and Urban Forest)



14. Action Plan

The action plan provides a high-level list of actions identified in this Plan. Implementation of this action plan must be balanced with available resources and other City priorities. The improvements may be accomplished through a combination of funding sources including City capital programming, amenity contributions from development, senior government grants, and partnerships with other public, non-profit or private entities.

Plan Monitoring

14.1. Periodic Monitoring and Adaptive Management

The action plan is to be used as a working document and should be reviewed periodically (every 3-5 years) with the community as part of monitoring and adaptive management of the plan, in order to consider changing circumstances, desires and progress made.

14.2. Neighbourhood-based initiatives

While City resources are limited, stakeholders are encouraged to seek other means of furthering priorities in this plan, including local improvement districts, partnerships, grant funding, and other sources of funding to advance objectives in this plan.

Action Plan

Topic	Short-term Actions (2018-2020)	Year	Lead	Funded?
Transportation and Mobility	Make pavement improvements on Vancouver Street between Fairfield Road and Southgate Street, and on Meares Street east of Cook Street	2018	EPW	√
	Improve sidewalk on Pendergast Street between Vancouver Street and Heywood Avenue	2018	EPW	√
	Develop an all ages and abilities route along Fort Street from Wharf Street to Cook Street	2018	EPW	√
	Complete an all ages and abilities route along Humboldt Street and Pakington Street from Government Street to Cook Street	2018	EPW	√
	Make pavement improvements at the Cook Street and Fairfield Road intersection	2018	EPW	√
	Complete an all ages and abilities route along Cook Street between Pandora Avenue and Pakington Street	2018	EPW	√
	Complete pilot active transportation treatment to improve mobility for all ages and abilities on Richardson Street	2019	EPW	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Action Plan, cont'd.

Topic	Short-term Actions (2018-2020)	Year	Lead	Funded?
Transportation and Mobility, cont'd.	Complete an all ages and abilities route from Humboldt Street to the Dallas Road waterfront via Vancouver Street and Beacon Hill Park	2019	EPW	
	Complete an all ages and abilities route along Dallas Road from Ogden Point to Clover Point in association with wastewater treatment works	2018-2020	EPW	
	Develop a parking management strategy for the Cook Street Village area	2018-2019	EPW	√
	<p>Assess transportation conditions at the following locations and update Neighbourhood Plan and Action Plan with suggested improvements, as warranted:</p> <ul style="list-style-type: none"> Fairfield Road between St. Charles Street and Cook Street – for pedestrian and cyclist comfort and safety, visibility, and crossings. Priority areas include the entrance to Fairfield Plaza, Fairfield Road at Moss Street, and Fairfield Road at St. Charles Street Sir James Douglas School area – for pedestrian crossing and safety. Priority areas include Moss Street at Thurlow Road, and Thurlow Road at Durban Street St. Charles Street – for speed, pedestrian comfort and safety, and crossings. Priority areas include St. Charles Street at Richardson Street, and at Brooke Street. Quadra Street at McClure Street – for pedestrian safety and crossing improvements Quadra Street at Southgate Street – for crossing improvements and visibility Collinson Street at Cook Street – for speed, volume and cut through traffic Heywood Avenue – for speed and volume Bushby Street – for speed and volume May Street – for speed and volume 	2019 (subject to 2019 budget request)	EPW	
Parks, Open Spaces and Urban Forest	Engage Songhees and Esquimalt to determine appropriate recognition of special places	TBD	PRF	
	Develop an Urban Forest Action Plan to guide the implementation of the Urban Forest Master Plan	TBD	PRF	
	Develop a process to identify trees of significance in Fairfield on both public and private land.	2018	PRF	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Topic	Short-term Actions (2018-2020)	Year	Lead	Funded?
Residential Areas	Update zoning and guidelines for Small Lot Houses to support suites in small lot houses, and to discourage small lot subdivision in certain areas identified in Chapter 6	2018	SPCD	√
	Adopt design guidelines for urban residential development along Cook Street and Fairfield Road	2018 – concurrent with plan adoption	SPCD	√
	Adopt design guidelines for townhouses in Fairfield Neighbourhood	2018 – concurrent with plan adoption	SPCD	√
	Update zoning and design guidelines to support the guidance for duplexes in this plan	2018	SPCD	√
	Update zoning to permit a secondary suite and garden suite, or two secondary suites, where an existing house is retained	2018	SPCD	√
	Update zoning to support the land use and urban design goals in this plan for Urban Residential areas	2018-2020	SPCD	√
	Develop zoning, and adopt additional design guidelines as needed, to support the guidance for the various intensive residential infill housing types (townhouses, houseplexes) in this plan	2018-2020	SPCD	√
	Adopt design guidelines for large and small urban villages in Fairfield	2018 – concurrent with plan adoption	SPCD	√
	Develop zoning for urban villages in order to guide rezoning applications in meeting the land use and urban design objectives of this plan	2018 - 2020	SPCD	√
	Develop zoning for Urban Residential and Core Residential areas in order to guide rezoning applications in meeting the land use and urban design objectives of this plan	2018-2020	SPCD	√
	Develop city-wide Inclusionary Housing Policy	2018	SPCD	√

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Action Plan, cont'd.

Topic	Short-term Actions (2018-2020)	Year	Lead	Funded?
Housing Affordability	Complete the Market Rental Retention Study (MaRRS) and propose strategies to revitalize rental housing stock in Fairfield while encouraging affordability	2018 and future years	SPCD	√
	Update the House Conversion Regulations to support the addition of habitable space through lifting a house or sensitive additions	2018 - 2020	SPCD	√
Infrastructure, Environment and Sustainability	Include considerations for urban forest and stormwater management in development permit guidelines for townhouses	2018 – concurrent with plan adoption	SPCD	√
	Complete the Sanitary Sewer Master Plan	2018	EPW	√
	Adopt the BC Energy Step Code (City-wide)	2018	EPW	√
	Complete the Climate Leadership Plan (City-wide)	2018	EPW	√
	Develop a sustainability checklist for new development (City-wide)	2018 - 2020	EPW	√
	Propose a city-wide requirement for new development to manage rain-water on-site	2018	EPW	√
	Adopt bicycle parking requirements as part of the update of the off-street parking regulations in the Zoning Regulation Bylaw	2018	SPCD	√
	Identify strategies to mitigate impacts of climate change and sea level rise as part of the City's Climate Leadership Plan	2018	EPW	√
	Develop a city-wide Electric Vehicle Strategy	2018-2020	EPW	√
Arts, Culture and Placemaking	Consider opportunities for a public art or placemaking project through the City's Artist in Residence program	2018-2020	Arts and Culture	√
	Through implementation of the Create Victoria Arts and Culture Master Plan, explore a strategy to support home-based businesses	2018-2020	Arts and Culture	
	Approach the Greater Victoria School District to seek a shared-use agreement to make school facilities more broadly available for community programming, sports, indoor and outdoor gathering.	2018-2020	PRF	√

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Topic	Medium-term Actions (2020-2027)	Lead	Funded?
Transportation and Mobility	Design and complete all ages and abilities route along Cook Street from Pakington Street to Dallas Road (through Street Village)	EPW	
	Complete all ages and abilities route on Richardson Street	EPW	
	Assess north-south streets between Fairfield Road and Richardson Street for cut-through traffic and methods for mitigation, as part of the pilot active transportation treatments for Richardson Street, and development of the Richardson Street all ages and abilities route	EPW	
Parks, Open Spaces and Urban Forest	Upgrade playground in Chapman Park	PRF	

Topic	Long- Term Actions (2030+)	Lead	Funded?
Transportation and Mobility	Complete implementation of Active Transportation Network consistent with this plan and other city-wide plans (Bicycle Master Plan, Pedestrian Master Plan)	EPW	
Parks, Open Spaces and Urban Forest	Develop a long-term plan to guide improvements for Beacon Hill Park	PRF	
	Develop a park improvement plan for waterfront parks in Fairfield	PRF	
	Develop a park improvement plan for Robert J. Porter Park	PRF	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Action Plan, cont'd.

Topic	Ongoing Actions (Operational)	Lead	Funded?
Transportation and Mobility	Complete minor bicycle and pedestrian improvements as resources allow and as streets are resurfaced	EPW	
Parks, Open Spaces and Urban Forest	When replacing aging chestnut trees In Cook Street Village, plant new chestnut trees that over the medium to longer term will maintain the character of the area	PRF	
	Continue to implement the recommendations identified in the Pioneer Square Management Plan	PRF	
	Continue to manage the urban forest on public lands including boulevards and parks	PRF	
Heritage	Continue to support voluntary applications for properties proposed to be added to the City's Register of Heritage Properties, or for designation	SPCD	
Infrastructure, Environment and Sustainability	Continue underground infrastructure upgrades consistent with City Master Plans	EPW	
	Identify opportunities for stormwater management on public lands and streets as part of road resurfacing, active transportation projects and other opportunities, as resources allow	EPW	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Appendix A - Glossary of Terms

Adaptive Re-use: The process of re-using a building for a purpose other than which it was built for.

All Ages and Abilities Network (AAA): A city-wide connected grid of safe connected bicycle routes across the entire city. The All Ages and Abilities bike routes will consist of physically separated bike lanes as well as shared roadways and multi-use trails.

Apartment: A dwelling located in a multi-story, multi-unit building that accesses the ground via shared corridors, entrances and exits.

Attached Housing: Any form of housing where more than two individual dwellings are structurally attached including duplexes, townhouses, row-houses, and apartments, regardless of tenure.

Building Separation: The horizontal distance between two buildings.

Density: The number of dwelling units on a site expressed in dwelling units per acre (u.p.a) or units per hectare (u.p.ha) or Floor Space Ratio (FSR)

Duplex: A two-unit dwelling.

Dwelling Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Fee Simple: Private ownership of property with no strata-title ownership or obligations.

Rowhouse (Fee Simple): Three or more dwelling units, located side by side and separated by common party walls extending from foundation to roof, where each unit is privately owned with no strata-title ownership or obligations.

Floor Space Ratio (FSR): The ratio of the total floor area of a building to the area of the lot on which it is situated.

Fourplex: Four self-contained housing units sharing a dividing partition or common wall.

Frequent Transit: Transit service that provides medium to high density land use corridors with a convenient, reliable, and frequent (15 minutes or better) transit service all day long. The goal of the Frequent Transit network is to allow people to spontaneously travel without having to consult a transit schedule and is characterized by transit priority, right-of-way improvements, a high level of transit stop amenities, and corridor branding.

Green Building: (also known as green construction or sustainable building) refers to both a structure and the using of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Ground-Oriented Housing: A residential unit that has individual and direct access to the ground, whether detached or attached, including single-detached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in a single-detached dwelling.

Heritage Conservation: Includes, in relation to heritage, any activity undertaken to protect, preserve or enhance the heritage value or heritage character (including but not limited to character-defining elements) of heritage property or an area.

Heritage Designation: Bylaw to protect a heritage property that is formally recognized for its heritage value from exterior alterations, removal or demolition without the approval of City Council.

Heritage Property: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Heritage Register: A list of property that is formally recognized by the local government to have heritage value or heritage character.

Heritage Value: The historic, cultural, aesthetic, scientific or educational worth or usefulness of (heritage) property or an area.

House Conversion: The change of use of a building constructed as a single family dwelling or duplex, to create more housing units.

Housing (Dwelling) Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Infill Housing: Additional housing inserted into an existing neighbourhood through additional units built on the same lot, by dividing existing homes into multiple units, or by creating new residential lots through subdivision. In the Fairfield Neighbourhood, this term refers specifically to the addition of housing within the Traditional Residential areas, including duplexes, triplexes, rowhouses, townhouses and small lot houses and other housing with suites.

Intensive: See intensification

Intensification: The development of a property, site or area at a higher density than currently exists through: a) redevelopment; b) the development of vacant and/or underutilized lots within previously developed area; c) infill development; and d) the expansion or conversion of existing buildings.

Low-Rise: A building four storeys or less in height.

Natural Areas: An area characterized primarily by vegetation, landscape and other natural features.

Mixed Use: Different uses in relatively close proximity either in the same building (e.g. apartments above a store) or on the same site or, when referring to an area or district, on an adjacent site (e.g. light industry adjacent to an office building).

Appendix A - Glossary of Terms, cont'd.

Multi-unit: A building containing three or more dwelling units, also referred to as multi-family or a multiple dwelling.

Official Community Plan: An Official Community Plan (OCP) provides the longer term vision for the community through objectives and policies that guide decisions on planning and land use management, respecting the purposes of local government.

Open Space: Land that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events or aesthetic enjoyment that is generally publicly-accessible, and that is not a designated City of Victoria park. Open space includes private lands, public lands and City-held property.

Park: Land managed by the City of Victoria that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events, or aesthetic enjoyment, not including planted areas within street rights of way.

Placemaking: A holistic and community-based approach to the development and revitalization of cities and neighbourhoods that creates unique places of lasting value that are compact, mixed-use, and pedestrian and transit-oriented with a strong civic character.

Public art: Works of art in any media that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.

Rowhouse: An attached dwelling in its own legal parcel with a formal street address.

Sense of Place: The subjective experience of a place as having physical and social attributes that make it distinctive and memorable.

Setbacks: The shortest horizontal distance from a boundary of a lot to the face of the building.

Single Detached House: A detached building having independent exterior walls and containing only one self-contained dwelling unit.

Small Urban Village: consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations.

Small Lot House: A single detached house with a maximum floor area of 190m² located on a lot of at least 260m² in area.

Stormwater Management: The management and design of rain and runoff in urban areas, to reduce flooding, treat stormwater quantity and quality, and conserve rainwater as a resource.

Street-fronting: Buildings with entries, windows and front yard spaces oriented to face sidewalks and the street.

Streetscape: All the elements that make up the physical environment of a street and define its character, such as paving, trees, lighting, building type, style, setbacks, pedestrian amenities and street furniture.

Townhouse: Three or more self-contained dwelling units, each having direct access to the outside at grade level, where individual units share adjacent walls in common under a strata title. Stacked townhouses are **located** on top of each other, each with its own direct access to outside.

Traditional Residential: consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.

Tree Canopy: The layer of leaves, branches and stems of trees that cover the ground when viewed from above.

Triplex: Three self-contained housing units sharing a dividing partition or common wall.

Urban Forest: Sum total of all trees and their associated ecosystems, including understory biota and soils. Urban forest occurs both on public and private lands, including parks, boulevards, remnant ecosystems, residential yards, commercial and industrial lands and open spaces.

