



Why a Neighbourhood Plan?

Over the next 25 years the City of Victoria will grow and change. The City’s Official Community Plan provides a vision and guidance for where people should live, work and play in the city.

The Fairfield Neighbourhood Plan guides future development, as well as public and private investments.

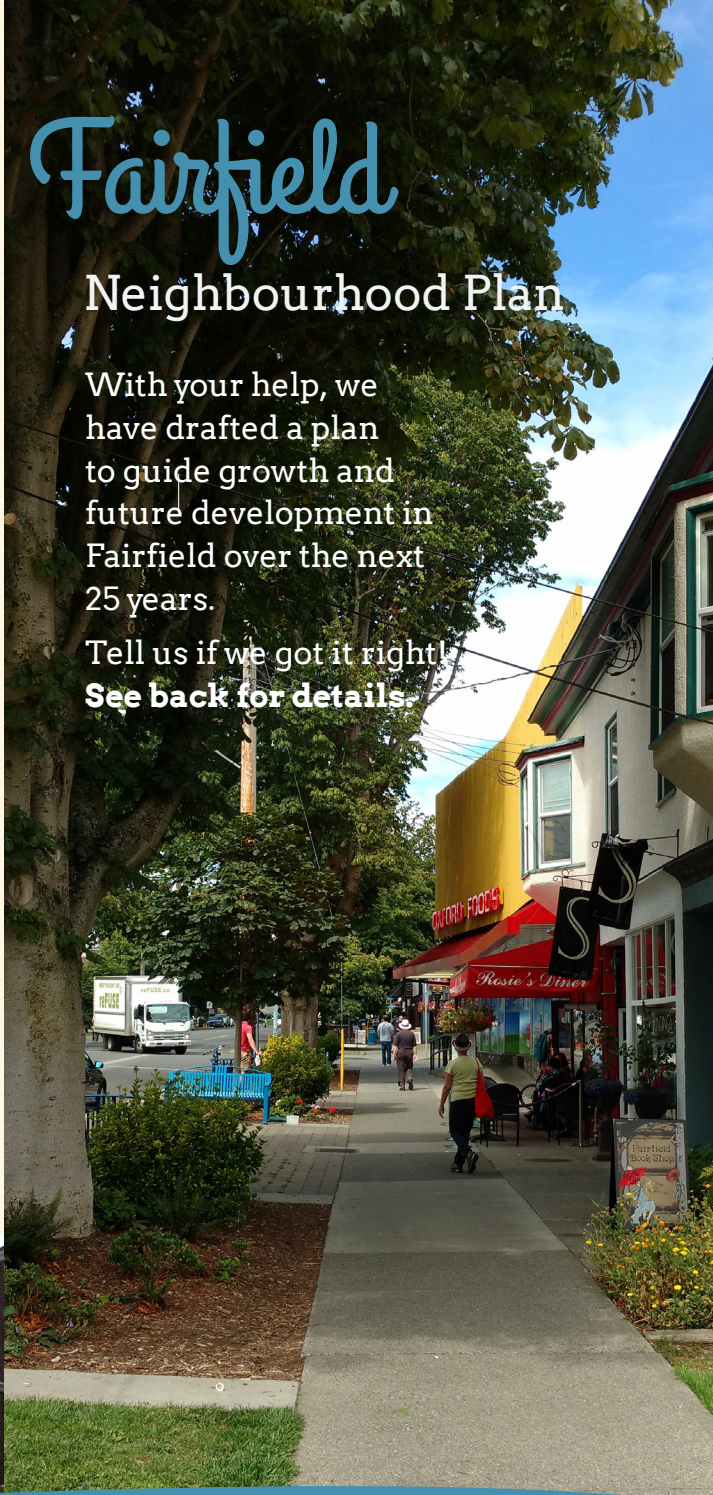
- This includes:
- Where new housing and businesses will go
 - What they should look like
 - How people will move around
 - What else the neighbourhood needs

The plan manages growth and change in a way that fits with the neighbourhood.

Great neighbourhoods are the result of committed citizens, careful planning and financial investment. A neighbourhood plan is one piece of the great neighbourhoods puzzle.

The best planning is a collaboration between residents, business owners and the City. Great plans come from the people who know the area the best. That’s you!

victoria.ca/fairfield



Fairfield

Neighbourhood Plan

With your help, we have drafted a plan to guide growth and future development in Fairfield over the next 25 years.

Tell us if we got it right!
See back for details.



Join us at an informal drop-in event!

Cocoa & Candy Canes

All about families!

Tuesday, November 21, 4 p.m. – 6 p.m.

Fairfield Gonzales Community Place, main building

1330 Fairfield Road

Renters Forum

For renters in the community

Thursday, November 30, 7 p.m. – 8:30 p.m.

Fairfield Gonzales Community Place, main building

1330 Fairfield Road

Christmas Tea

Worthy of the queen!

Thursday, December 7, 2 p.m. – 4 p.m.

Cook Street Village Activity Centre, lounge

380 Cook Street

Planner and a Pint (must be 19+)

We'll buy the apples!

Monday, December 11, 4 p.m. – 6 p.m.

Ross Bay Pub, Fairfield Plaza

1516 Fairfield Road

Open Houses (drop-in)

Saturday, November 18

Sir James Douglas School gym

401 Moss Street

10:30 a.m. – 1 p.m.

Monday, November 27

Parkside Hotel

810 Humboldt Street

5 p.m. – 7:30 p.m.

Saturday, December 2

Cook Street Village Activity Centre

380 Cook Street

2:30 p.m. – 5 p.m.

Your neighbourhood! Your plan!

Read the plan and fill out the online survey at:

victoria.ca/fairfield

(closes January 15)

Plan Your Own Event

Interested in hosting a meeting with your

neighbours? We'll bring the pizza and a

planner (limited number of opportunities).

Find out more at victoria.ca/fairfield

Sign-up to receive plan updates by email:

engage@victoria.ca



These Key Directions will guide growth and change in Fairfield over the next **25 years**

1 More housing in the northwest

- Add more people living in higher residential buildings close to downtown, jobs and amenities
- Support 6 storey residential buildings between Vancouver Street and Quadra Street (north of Fairfield Road)
- Direct contributions from new development to create new, on-site affordable housing in this area

2 Strengthen Cook Street Village as the heart of the Neighbourhood

- In the Village, encourage housing above shops and limit building height to 4 storeys
- East of Cook Street Village to Linden Street: encourage townhouses, rowhouses, duplexes, single detached houses, and secondary suites, but not new apartment buildings
- West of Cook Street Village: support small apartment buildings (up to 4 storeys) on most blocks, townhouses and rowhouses
- 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

3 Make it easier to leave the car behind

- Complete walking/cycling routes and develop new ones to better connect to destinations inside and outside Fairfield
- Improve busy intersections and streets for walking, cycling and driving

4 Support the urban forest and green spaces

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

5 Enhance the waterfront

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

6 Retain rental apartment areas

- Establish a rental retention area north of Cook Street Village to encourage investment and retrofits of older rental apartment buildings
- Direct contributions from new development to create new, on-site affordable housing in this area
- Create incentives for maintaining and enhancing affordability

7 Encourage neighbourhood commercial corners to thrive

- Encourage housing above shops (3 – 4 storey mixed use buildings)
- Support local business and community gathering by creating attractive public spaces

8 Re-imagine Ross Bay Village

- If the site redevelops, 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 3 – 4 storeys in height, and townhouses

9 New housing that fits residential areas

- Allow housing types that increase diversity, while maintaining neighbourhood character: duplexes + suites, small lot houses + suites. Allow two suites or secondary suite and garden suite in existing houses
- Reduce the size of lot required for duplexes
- Introduce “houseplexes”, new 3 – 4 unit buildings that look like a single detached house in certain areas
- Add more family-sized housing with townhouses and rowhouses on lots of sufficient size near Cook Street Village, north of Fairfield Plaza, along Fairfield Road, and on larger corner lots

