



## Council Workshop: Draft Fairfield Neighbourhood Plan



### Workshop Purpose

- Present draft Fairfield Neighbourhood Plan for Council feedback
- Present community feedback
- Seek Council direction on key policy issues and next steps



## Background

- **Spring 2016:** Launch process
- **Summer/Fall 2017:** Community vision, goals, 10 key issues workshops:
  - Housing Types
  - Cook Street Village x 2
  - Transportation
  - Parks
  - Placemaking
  - Heritage
  - Sustainability



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## Background

- **Winter 2017:** Community survey on 3 growth options, heritage areas, housing
- **June 2017:** Fairfield charrette
  - Northwest corner
  - Cook Street Villages
  - Fairfield Plaza
  - Small urban villages
- **Sept 2017:** Emerging directions



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## Fairfield Key Directions



## Draft Plan Engagement

November 2017 – January 2018

- On-line survey (320)
- 3 open houses (204)
- 4 drop-in events: renters, families, seniors, Ross Bay Pub (120)
- 5 “Pizza and a Planners” (85)
- Business Association (15)
- Fairfield Gonzales Community Association (150)
- Email submissions (100+)
- Community-led engagement



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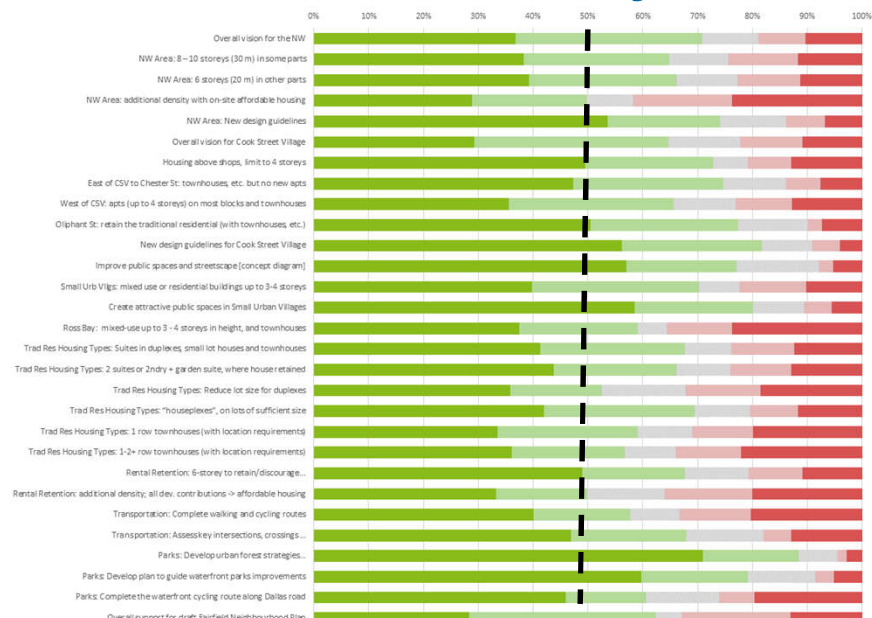
## What We've Heard:

- **Moderate to good support for many plan directions, with different perspectives on many issues**
- 57 - 81% very or somewhat supportive of plan
- Good support for design guidelines, urban forest, waterfront, some types of infill housing, public space improvements
- Mild or mixed support on other issues



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## What We've Heard: Survey Results



## What We've Heard: Key Concerns

- Heights, design: northwest, urban residential areas, small urban villages
- Cook Street Village design
- Fairfield Plaza concept
- Suitability of townhouses
- More amenities
- Overall density and impact of development
- Engagement process



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## Workshop Matrix: 12 Key Policy Issues from Feedback



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## Workshop Matrix: 12 Key Policy Issues from Feedback

- Support for many topics
- Differing perspectives:
  - Infill housing, Cook Street Village design, Ross Bay Village, rental housing retention, cycling facilities, heritage conservation areas
  - Issues and proposed revisions in Appendix B
  - Focus of today's workshop



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## Key Policy Issues

### 1. Infill housing menu for traditional residential areas

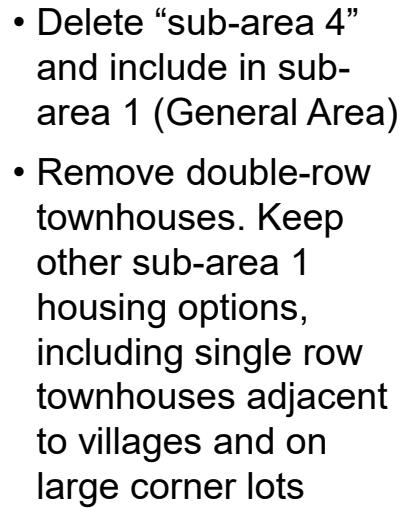


- Remove double-row townhouse option in sub-area 4
- Retain other housing options
- Review parking and open space requirements
- Update guidelines

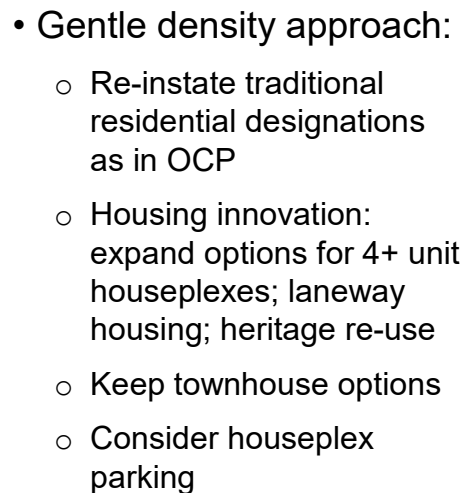


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## 2. Townhouses near Ross Bay Village (sub-area 4)



### 3. West of Cook Street Village





## Key Policy Issues

### 4. Infill housing east of Cook Street Village



- Gentle density approach:

- Housing innovation
- Expand options for 4+ unit houseplexes; laneway housing; heritage re-use
- Keep townhouse options
- Consider houseplex parking



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## Key Policy Issues

### 5. Accommodate larger share of housing through “gentle density”



- Near Cook Street Village and on Fairfield Road (sub-area 2): expand options for 4+ unit houseplexes; laneway housing; heritage re-use. Keep other housing options.
- Consider parking, open space, lot sizes

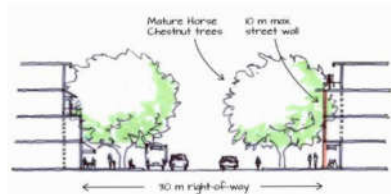


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## Key Policy Issues

### 6. Design of Cook Street Village built form



- Urban design review of plan policies/ guidelines to consider feedback



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## Key Policy Issues

### 7. Design of Cook Street Village streetscape and cycling infrastructure



- Expand plan design principles
- Create Integrated Streetscape Plan
- Parking management strategy



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## Key Policy Issues

### 8. Effectiveness of rental retention area policies



- Review density bonus policies and inclusionary housing, as City-wide initiative
- Additional policies post-MaRRS



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## Key Policy Issues

### 9. Northwest corner and Fort Street



- Maintain plan direction; refine heights, site-specific commercial uses, public space



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## Key Policy Issues

### 10. Design concept for Ross Bay Urban Village (Fairfield Plaza)



- Maintain plan direction; refine land use and design policies
- Site-specific design guidelines
- Remove images



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## Key Policy Issues

### 11. Identification of potential heritage conservation areas



- Remove reference to specific streets/areas
- Reinforce citizen-led efforts



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## Key Policy Issues

### 12. Topics outside scope of neighbourhood plan



- Continue to provide general direction in neighbourhood plan, with details in other initiatives
- Share feedback with relevant staff



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## Feedback: Engagement Process

- Concerns:
  - More time, information, data, opportunities, techniques
  - More details on housing options
  - Confusion about role of neighbourhood plan



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## Options: Process Next Steps

### **Option 1: (Recommended)**

- Prepare revised draft plan based on feedback
- Expanded engagement opportunities in next phase

#### **PROS:**

Considerable feedback already; expanded engagement on revised plan; next plans launch in spring

#### **CONS:**

Doesn't address concerns regarding pace; shifts some engagement activities for next plans to Fall.



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## Options: Process Next Steps

### **Option 2:**

Pause Fairfield plan process until remaining neighbourhood plans complete

#### **PROS:**

Unconstrained timeline; concurrent planning with Village AAA route and other City-wide initiatives

#### **CONS:**

Substantial work completed; impact to community relationships; delays refinements to OCP



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## Recommendations

1. Direct staff to prepare a revised Fairfield Neighbourhood Plan, including revisions in Table 1, to consider feedback from Council and the community
2. Conduct expanded engagement on a revised draft plan and OCP amendments
3. Refer draft Fairfield Plan to Advisory Design Panel and Heritage Advisory Panel



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