

COMMITTEE OF THE WHOLE MOTIONS
FROM THE MEETINGS HELD FEBRUARY 22 & MARCH 1, 2018

For the Council Meeting of March 8, 2018, the Committee recommends the following:

1. Workshop: Fairfield Neighbourhood Plan – from February 22, 2018 COTW Meeting

That Council direct staff to amend the plan as follows:

1. Infill Housing Menu for Traditional Residential Areas
 - a. Remove option for double row townhouses in housing sub-area 4 (near Ross Bay Village).
 - b. Retain other options for infill housing in draft plan
 - c. Staff review and consideration of additional parking and open space requirements (e.g. additional parking space required if more than one unit on lot)
 - d. Incorporate open space guidelines into development of additional design guidelines for infill housing (2018- 2020)

That Council direct staff to amend the plan as follows:

2. Townhouses near Ross Bay Village (“sub-area 4”)
 - a. Remove “sub-area 4” as a distinct area; would become part of sub-area 1 (General Area).
 - b. As per sub-area 1, remove option for townhouses in more than one row. Support other infill housing options indicated for sub-area 1. Single row townhouses would be considered on suitably-sized lots adjacent to villages and larger corner lots (same as sub-area 1).
 - c. Re-instate option for small lot house development in this area

That Council direct staff to amend the plan as follows:

3. Urban Place Designation West of Cook Street Village (Cook Street to Heywood Street)
 - a. Support “gentle density” approach:
 - i. Re-instate OCP designations for traditional residential areas but expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to 3 storeys, and creative housing on laneways in this area.
 - ii. Retain option for single townhouses in area
 - iii. Add new policy to consider other new and innovative housing types that meet plan objectives
 - iv. Consider reduced parking requirements for houseplexes with more than 3 units in this area

That Council direct staff to amend the plan as follows:

4. Infill Housing East of Cook Street Village
 - a. Support “gentle density” approach:
 - i. East Village sub-area (Cook Street to Chester Street): expand option for larger houseplexes (4+ units), emphasize adaptation of heritage and character properties, ground-oriented housing up to 3 storeys, and creative housing on laneways in this area. Retain option for single row townhouses; review site requirements to consider feedback.
 - ii. Sub-area 3: expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to 2.5

- storeys, and creative housing on laneways in this area. Retain option for single row townhouses; review site requirements to consider feedback.
- iii. Add new policy to consider other creative, innovative housing types that meet plan objectives
- iv. Consider reduced parking requirements for 3+ unit houseplexes.

That Council direct staff to amend the plan as follows:

- 5. Accommodate Larger Share of Fairfield's growth through "gentle density"
 - a. Encourage more gentle density **in sub-area 2, including** options for larger houseplexes (4+ units), emphasizing adaptation of heritage and character properties and creative laneway housing
 - b. Continue to support other housing types as proposed in plan; review site requirements, open space and parking policies to consider feedback.

Direct staff to work collaboratively with the Neighbourhood working group Fairfield Gonzales Neighbourhood Association CALUC, the Cook Street Village Residents Network, and others in the community to further develop a program of gentle density to meet Fairfield's diverse population and housing needs.

2. **Workshop: Fairfield Neighbourhood Plan – from March 1, 2018 COTW Meeting**

That Council direct staff to amend the plan as follows:

- 6. Design of Cook Street Village Built Form
 - a. Detailed review of plan policies and guidelines by staff to consider additional adjustments/ revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.
 - b. that consideration be given to a two storey street wall with step backs of any additional storeys.

Direct staff to assign an urban designer to work collaboratively with those interested to produce an integrated and completed set of conceptual drawings of urban design and public realm enhancements for the Cook Street Village that can be used as a basis for more detailed public realm design during phase four of the bike network implementation, while not tying the conceptual design to a preferred bike lane treatment.

That Council direct staff to amend the plan as follows:

- 7. Design of Cook Street Village Streetscape and Cycling Infrastructure
 - a. Expand design principles in plan based on community feedback (e.g. recognize Lekwungen history, shading, character, lighting, community gathering, slowing traffic, artistic elements)
 - b. Broaden scope of AAA cycling route design to an Integrated Streetscape Plan for Cook Street Village, pending budget approval, to include sidewalks, boulevards, street trees, on-street parking, loading, public spaces and connections to neighbourhood destinations (2021 design; 2022 implementation).
 - c. Parking management strategy for Cook Street Village area identified as short-term action.

That Council direct staff to amend the plan as follows:

- 8. Effectiveness of Rental Retention Area Policies

- a. Conduct additional analysis of policies related to density bonus (8.1.3.) through development of City-wide inclusionary housing policy
- b. Consider if neighbourhood specific policies are needed following Market Rental Revitalization Strategy and development of inclusionary housing policy (2018)
- c. Retain the emphasis on rental retention including existing rental buildings and affordable housing in the area.
- d. Consider if new zoning tools being contemplated by the province could be used for rental retention and affordable housing in the rental retention area.

That Council direct staff to amend the plan as follows:

9. Northwest Corner and Fort Street

- a. Maintain direction in plan, with staff review for potential refinements for location of heights, commercial uses in certain locations and public space impacts.
- b. Some anticipated growth shifted from Cook Street Village area

That Council direct staff to amend the plan as follows:

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

- a. Maintain direction in plan, with revisions to land use and design policies to address concerns regarding transition, parking.
- b. Develop site-specific design guidelines, with focus on transition to surrounding properties.
- c. Remove images, to avoid concept being misconstrued as a development application.
- d. That the designation of Stannard Avenue be consistent along its entire length as traditional residential.
- e. Direct staff to check in with the surrounding neighbours specifically with the people who wrote in with their specific concerns.

That Council direct staff to amend the plan as follows:

11. Identification of Potential Heritage Conservation Areas

- a. Remove reference to specific street names/ areas in plan policies (10.2.3).
- b. Reword to reinforce citizen-initiated efforts to establish heritage conservation areas

That Council direct staff to amend the plan as follows:

12. Topics Outside Scope of Neighbourhood Plan

- a. Continue approach where neighbourhood plan provides general direction for these topics, with more detail provided by other initiatives.
- b. Continue to share community feedback with relevant staff. Continue to make reference to concurrent and upcoming City-wide initiatives in neighbourhood plan.

That Council direct staff to clarify the population and housing projections for the Fairfield Local Area Plan which includes a typology of housing growth and a update based on 2016 Census information.

For the remainder of the process, that Council direct staff to collaborate with neighbourhood stakeholders as per the project plan approved by Council in June 2016 and as per the definition provided by the International Association of Public Participation which is "To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution."

3. **Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 21) No. 18-003**

That Council direct staff to do some targeted engagement on the Gonzales neighbourhood plan based on the feedback received and bring the Gonzales plan back for Council's consideration.