



Summary Report

Fairfield Design Workshop June 12/13 2017

Executive Summary

On June 12 and 13, 2017 the City of Victoria hosted the Fairfield Design Workshop to tackle a variety of important urban design and planning issues in support of the new Fairfield Neighbourhood Plan. The City collaborated with 33 invited participants, primarily members of the Fairfield and Gonzales Neighbourhood Working Groups, and a small team of design professionals. The design workshop was followed-up with a public “pin-up” (open house) where the public was invited to view and provide feedback on the draft design concepts. Approximately 70 people attended the public pin-up.

The design workshop focused on five key areas in Fairfield and resulted in a series of “Key Moves”, guiding principles, illustrative design concepts and maps with details such as distribution of building heights and housing forms. This summary provides an overview of the results. The full workshop results are on page 11, and indicate revisions made since the public pin-up, based public feedback. These key moves will help inform the preparation of Fairfield Neighbourhood Plan and will help guide future growth and development within the neighbourhood.

In the North West Area of Fairfield (bounded by Fairfield Road, Broughton Street, Blanshard Street and Vancouver Street), the key moves focus on improving public areas and transitions from smaller to taller buildings:

1. Accommodate 6-8 storey buildings east of Quadra Street
2. Enhance the Public Realm
3. Develop detailed design guidelines for Downtown Y Site
4. Enhance Broughton St. and Courtney St. (between Blanshard and Quadra Streets) as pedestrian enhanced streets

In Cook Street Village, the key moves focus on enhancing the gateways to the village, improving gathering spaces and public areas, and supporting mixed use developments of up to 4-storeys:

1. Design and build an attractive village ‘gateway’ at the north end of the village (Cook St./Oscar St.)
2. Create a central village square/plaza
3. Create a gateway at the south end of the Village
4. Create a ‘Village Green’ at the entrance to Beacon Hill Park (Cook St./Park Blvd)
5. Encourage townhouses and other ground-oriented housing types east of Cook St.
6. Introduce more multi-residential housing west of Cook St.
7. Support mixed use development along Cook Street up to 4 storeys in height
8. Continue to improve the overall public realm design along Cook Street
9. Improve overall pedestrian experience

Should Fairfield Plaza (Ross Bay Village) develop in the future, the plan identifies key moves to develop the site as a mixed-use commercial centre that is pedestrian-friendly and transitions appropriately to the surrounding area:

1. Undertake the comprehensive redevelopment of the Fairfield Plaza site and adjacent gas station as a mixed-use/commercial centre
2. Improve pedestrian connections within and to the site
3. Support 3-4 storey mixed-use buildings
4. Introduce townhouses on perimeter of site as a transition surrounding lower scale traditional residential area
5. Improve pedestrian connections to Ross Bay Cemetery and Hollywood

Background	3
Why a Design Workshop?	3
What is a Design Workshop?	3
Workshop Purpose	3
Fairfield Neighbourhood Shared Principles.....	4
Growth Scenarios	4
Growth Option 3: Growth around Cook Street Village and northwest portion	5
Workshop Outcomes.....	6
Design Workshop Structure	6
Participants.....	6
Design Workshop Teams	6
Design Workshop Agenda.....	6
Study Areas and Starting Points	7
(Pre-Workshop) Starting Points for Each Area	7
Fairfield North West Area	7
Cook Street Village Area	8
Small Urban Villages (Moss/May) (Moss/Fairfield)	9
Ross Bay Village (Fairfield Plaza)	10
Design Workshop Results	11
North West Area - Key Moves.....	11
North West Area Design Concepts	12
North West Area Comments Received at Public Pin-Up Session	16
Cook Street Village Area - Key Moves.....	17
Cook Street Village Comments Received at Public Pin-Up Session	22
Building Height Display Board.....	24
Fairfield Plaza (Ross Bay Village) - Key Moves.....	25
Ross Bay Village Comments Received at Public Pin-Up Session.....	27
Small Urban Villages (Moss/May St) and (Moss/Fairfield Rd) - Key Moves.....	29
Small Urban Village Comments Received at Public Pin-Up Session	32

Background

Why a Design Workshop?

The City of Victoria has been working with the Fairfield community since April 2016 to develop a new Fairfield Neighbourhood Plan. To date this process has included a series of public events and meetings as a means to engage and collaborate with the community to contribute to a guiding vision for the plan and to explore a range of issues and opportunities that have been identified by the community. One of the key issues relates to how and where Fairfield should grow over the next 30 years. Based on historical trends and population projections, Fairfield's population is expected to grow by 1% per year (or 40 - 45 housing units per year) over the next 30 years. This is similar to the growth that was experienced over the last five years. The key issues relate to where exactly this growth should go, in what housing types and how new development can be sensitive to the surrounding areas.

What is a Design Workshop?

Also called a 'charrette', the design workshop is an intensive, collaborative design process that typically brings together professionals, community members, businesses, developers and local government to develop innovative solutions for complex design issues. The design workshop is a compressed and structured process where the design teams are presented with a general problem or issue and are challenged to develop solutions based on brainstorming, discussions with the team and consultation with professionals. A key benefit to this approach is that it includes collaboration between subject matter experts, local residents, businesses, the development community and other key stakeholders with an intimate knowledge and understanding of the issues and the community. Therefore the goal of the workshop is to develop solutions that are practical and that meet the community's established objectives and vision.



Workshop Purpose

The design workshop explored key issues related to land use and urban design in five key locations that were identified through a community survey on different growth options for Fairfield:

1. North West Area
2. Cook Street Village Area
3. Small Urban Villages located at (Moss/May)
4. Small Urban Village located at (Moss/Fairfield)
5. Ross Bay Village (Fairfield Plaza)

These five areas are highly valued by the community and have also been identified for their potential to support future housing growth and development in different ways. Therefore the workshop was structured to build on and advance the land use directions, shared principles for the overall neighbourhood and each area along with a community survey on different growth options that been confirmed through the neighbourhood planning process leading up to the workshop. Workshop participants were guided through a collaborative process at the workshop to consider and explore the following aspects for each growth area:

- Improving the relationship between buildings and public spaces
- Identifying land uses and building types that support the neighbourhood vision and objectives for each area

- Establishing appropriate building scale, height and design
- Considering approaches for transitioning taller buildings to the surrounding residential areas
- Exploring building placement and orientation as means to create sensitive transitions, improve sunlight access and create a positive relationship with public spaces and adjacent buildings
- Opportunities to improve overall streetscape and public space design (e.g. sidewalks, boulevards, lighting, pedestrian features)

Fairfield Neighbourhood Shared Principles

Over the last year, residents, businesses and other people had the opportunity to provide their vision and input on the future of the neighbourhood related to different topic areas and from various perspectives. This feedback has been used to establish overall Shared Principles for Fairfield, which were provided to the participants and formed an important component of the foundation for the design workshop:

- Encourage different types of housing so that people can stay in Fairfield at any age
- Create more affordable housing
- Maintain the low-rise feel and tree-lined streets in older residential areas
- In older residential areas, support infill housing such as garden suites, secondary suites, duplexes and townhouses, that add gentle density while fitting into the neighbourhood
- Protect existing small commercial corners (2-3 storey mixed use) at Moss Streets and Fairfield Road; and Moss Street and May Street. Improve the public realm in these commercial areas
- Protect and encourage the upkeep of older rental apartment buildings
- If Ross Bay Village (Fairfield Plaza) redevelops in the future, create a walkable village hub for daily shopping, services and housing. Encourage townhouses and 4-6 storey buildings with shops on the ground-floor
- Create new Heritage Conservation Areas to protect special historic areas in the neighbourhood
- Enhance the facilities for visitors and other amenities along the waterfront, including Clover Point
- Create more social gathering spaces in neighbourhood parks to attract a wider range of ages
- Increase the urban forest on public and private land
- Protect the coastal bluffs and shoreline ecosystems
- Create a new waterfront bikeway along Dallas Road
- Create a linked network of pedestrian and cycling routes throughout the neighbourhood
- Encourage local and independent businesses to thrive

Growth Scenarios

The discussion of where and how to accommodate future growth and development within the Fairfield neighbourhood has been one of the most important topics over the course of the neighbourhood planning process. Although the Official Community Plan identifies a scenario for accommodating growth over the next 30 years, the community has identified a diversity of thoughts and opinions on this matter.

As a means to seek broader input, in April, 2017 the City of Victoria engaged the Fairfield community through a public survey and open houses to hear feedback on three different growth scenario options that were developed based on earlier community input. The three different options illustrate how future growth can be accommodated and distributed throughout the neighbourhood, at different scales, while also respecting some of the key concerns that have been expressed by the community such as a strong desire to maintain the low-rise feel of older parts of the neighbourhood and to help local businesses thrive by adding new residents close to businesses.

Growth Option 3: Growth around Cook Street Village and northwest portion

Based on the results of over 770 completed surveys, Option 3 was the preferred growth model and formed the basis for the design workshop. Some of the key features of Option 3 include:

- New housing dispersed in the blocks around Cook Street Village
- Mixed use buildings along Cook Street limited to four storeys
- The area to the west of the village would allow townhouses and apartment buildings up to 4-storeys throughout the area, except Oliphant Street that would remain a mix of low-rise (2-3 storey) houses
- The area to the east of the village between Chapman Street and Oscar Street would allow townhouses, single-family houses, duplexes, secondary suites and garden suites, but not new apartment buildings
- Building heights in the range of 6-10 storeys within the northwestern portion of Fairfield
- Walkable village hub up to 6 storeys at Ross Bay Village (Fairfield Plaza)
- 2-3 storeys mixed use within Small Urban Villages
- Mixed use up to 6 storeys along Fort Street Corridor
- Additional growth accommodated through infill housing forms in traditional residential areas

Fairfield Growth Study Areas – Option 3



Workshop Outcomes

Over the course of the design workshop, the participants worked with City staff and the design professionals to develop a series of policy directions and supporting illustrations to describe the desired outcomes for each area. The workshop results for each area were captured through:

- A list of 'Key Moves' that describe a series of significant improvements and desired outcomes
- Guiding principles related to preferred building forms, land use, design and public realm improvements
- Conceptual images, cross-sections, vignettes and other diagrams to illustrate key moves and concepts for the public realm and surrounding buildings at key locations
- Land use map with details such as distribution of building heights

Design Workshop Structure

Participants

The majority of design workshop participants were representatives from the Neighbourhood Plan Working Groups (Fairfield and Gonzales), which included local residents, Community Association members, local business owners and local developers. The City of Victoria established the Working Groups to involve citizens with deep local knowledge and interest throughout the process. These groups help shape the public engagement process, confirm key directions, act as a sounding board and promote events and ways to be involved through their networks. To fill gaps in representation, the City also requested participation from additional residents and businesses in the North West area of Fairfield as well as additional development industry representatives.

Design Workshop Teams

Participants were organized into one of three teams with of 8-10 people per team. Each team was facilitated by a City of Victoria planner and supported by a local architect that was responsible for preparing illustrations and design concepts to reflect and interpret the comments of the workshop participants.

Team 1: North West area

Team 2: Cook Street Village area

Team 3: Small Urban Villages and Ross Bay Village (Fairfield Plaza)

Design Workshop Agenda

Day 1 (Monday June 12, 2017: Parkside Hotel)

7:30 – 10:00 am: Setting Direction (Workshop participants + Design Team)

- Welcome message, introductions and overview for the workshop
- Starting points: what we've heard to date; scope and outcomes of charrette
- To set direction, each team will be guided through a facilitated exercise to explore land use/growth and public realm and identify key moves for each area.

10:00 am – 5:00 pm: Early Ideas (Design Team)

- Based on the ideas identified in the morning session, City staff and the design professionals developed and illustrated early concepts and key moves/ ideas throughout the day.

5:00 pm – 6:00 pm: Mid-Point Check-In (Workshop Participants + Design Team)

- At the end of the day, participants were invited back to review the ideas and concepts that were developed by the design team. The mid-point check-in allowed participants to confirm that the design team was on the right track and to set direction for further refinements the next day.

Day 2 (June 13, 2017: Parkside Hotel)

8:00 am – 3:30 pm: Refining Ideas (Design Team)

- City staff and design professionals further refined and developed additional concepts and ideas based on input received from the design workshop participants on Day 1.

5:00 pm – 7:00 pm Public Pin-Up (Public + Workshop Participants + Design Team)

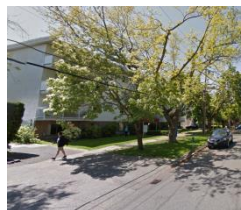
- Key moves and draft concepts/illustrations for each area were be pinned up and introduced to the public and workshop participants for their feedback and questions.
- Staff explained that the draft concepts would be refined based on feedback, and incorporated into workshop summary report.
- The Public Pin-Up was an important part of the design workshop as it provided the opportunity for the general public to view the draft concepts, ask questions and provide feedback. Staff explained that the feedback would be reviewed and considered to guide further refinement of the design concepts for integration into the draft neighbourhood plan.

Study Areas and Starting Points

(Pre-Workshop) Starting Points for Each Area

A general description of each study area is provided below along with a compilation of starting points which are key objectives that are generally agreed upon by the community. A few challenges are also identified for each study area, which were used to pose key questions to guide and prompt round-table discussions at the design workshop.

Fairfield North West Area



The northwest corner of Fairfield is unique in that it provides a transition between the 'high density' of downtown and the 'medium to low' density within Fairfield. This area includes a mix of newer and older multi-residential buildings, low-density homes, parks and open space as well as key institutions such as the provincial law courts, Christ Church Cathedral, the YM/YWCA and the Royal Theatre. More recent policy direction has been provided through the Downtown Core Area Plan (2011) for the four blocks bounded by Fort Street, Blanshard Street, Rupert Terrace and Quadra Street.

Starting Points for North West Area – Based on input prior to design workshop:

- Maintain Downtown Core Area Plan policy of mixed use buildings (8-10 storeys) supported in the area north of Rupert Terrace and west of Quadra Street
- Develop concept for mid-rise residential buildings (6-10 storeys) extending from downtown south to Fairfield Road and east to Vancouver Street
- Several properties in the area are unlikely to redevelop (institutions, parks, heritage designation)
- Develop strategies for transitions between multi-unit buildings and adjacent lower-rise properties
- Based on economic viability analysis, capacity for amenity contributions are more likely from developments that are 6 storeys or taller

Key Challenges for North West Area:

- What is the best approach for accommodating and distributing new development that considers appropriate building heights and building orientation?
- How can buildings and the public realm be designed to provide a sensitive transition to surrounding lower-density residential areas, open spaces and landmark buildings?

Cook Street Village Area



Cook Street is a destination for Fairfield residents as well as Victorians in general, due to its unique collection of cafes, shops, and services. Approximately 1,900 people (6% of the population) live within a five minute walk to the main commercial area of Cook Street Village.

To many residents, Cook Street is the heart of the neighbourhood and is also one of the most successful commercial areas in the City with low vacancy rates and strong lease rates. Businesses include cafes, restaurants, pubs, banks, and health services. There is also some residential use in the village, and it is made up of a collection of mostly 1 and 2 storey buildings, with several 3 and 4 storey buildings.

Shared Principles for Cook Street Village:

Through engagement, there are many shared principles for the future of Cook Street Village that have emerged. These will be used as a basis for the workshop:

- Protect and renew the street tree canopy
- Create gateways that signal the entrance to Cook Street Village
- Widen sidewalks and create better spaces for pedestrians in Cook Street Village
- Support and strengthen village businesses as the village changes
- Maintain the sunny and open feeling of the streets
- Encourage new nearby housing and residents to add customers for village businesses
- Keep the eclectic, unique feel of the village (not shiny or cookie cutter)
- Create a new public gathering place in Cook Street Village
- Encourage front patios, display areas, seating and other semi-private space in front of businesses

- Slow down traffic through the village
- Improve bike facilities and bike parking in Cook St Village
- Find on-street parking solutions that work better for residents and businesses
- Design streets and sidewalks through the village to be used for special events
- Improve the condition of the boulevards through the village
- Improve village transit service
- Encourage gentle density in the residential areas, including garden suites, secondary suites, duplexes and townhouses

Starting Points for Cook Street Village – Based on input prior to design workshop:

- Up to four storey mixed use buildings in Cook Street Village
- Townhouses and apartment buildings up to 4-storeys between Cook St and Heywood St
- Oliphant Street that would remain a mix of 2-3 storey houses to discourage redevelopment
- East of the village (east to Chapman Street and north to Oscar Street) would support townhouses, single-family houses, duplexes, secondary suites and garden suites, but not new apartment buildings
- Keep the design and transition of new buildings compatible with adjacent properties.
- Improve the streetscape and public spaces in Cook Street Village

Key Challenges for Cook Street Village:

- How can the public realm be improved to make it more pedestrian friendly and inviting for businesses?
- How can new development be designed and oriented to be sensitive to the immediate and surrounding area, including heritage properties?
- What types of building forms are appropriate to accommodate projected growth from the west side of Cook Street to Beacon Hill Park?
- How can townhouse developments be designed and oriented on the east side of Cook Street as a means to accommodate growth and to provide a gradual transition to the surrounding traditional residential areas?

Small Urban Villages (Moss/May) (Moss/Fairfield)



The two small urban villages located at Moss/May Streets and Moss/Fairfield Streets are recognized by the community as important areas that are inviting, attractive and important in providing services and amenities for the community. Moss/Fairfield area is a busy intersection for pedestrians, cyclists and vehicles, featuring a number of businesses, Sir James Douglas School, Fairfield Gonzales Community Place and the weekend Moss Street Market. Moss/May Streets contains some small mixed use and commercial buildings with businesses that attract people from inside and outside Fairfield.

Starting Points for Small Urban Villages – Based on input prior to design workshop:

- Based on community feedback, protect and support the viability of these small neighbourhood commercial corners.

- Allow 2-3 storey mixed use buildings, to allow some limited housing above businesses. This is the current direction of the Official Community Plan.

Key Challenges for Small Urban Villages:

- How should the villages be enhanced with public space design and improvements?
- How should new developments be designed and oriented to be complementary to the adjacent residential areas?
- How can we create an overall environment that is attractive and welcoming to businesses and residents?

Ross Bay Village (Fairfield Plaza)



The Ross Bay Village site (Fairfield Plaza) is a busy commercial centre located along Fairfield Road. This commercial centre includes a range of commercial businesses and services as well as an automotive centre on the east side of St. Charles Street. The Official Community Plan identifies this site as a Large Urban Village which envisions a range of uses including, commercial, offices and multi-residential development. Key challenges that have been identified by the community include appropriate forms, scale and type of residential development as well as a desire for the continued provision of important retail businesses and community services. Considering the large area and potential redevelopment opportunities, the walkability, connectivity and sensitive transition to adjacent areas, including Ross Bay Cemetery, must also be considered.

Starting Points for Ross Bay Village – Based on input prior to design workshop:

- Based on community feedback, retain shops and services in the future and add housing to create a walkable village hub up to six storeys. This is the current direction of the Official Community Plan
- Develop design principles to guide future development, particularly buildings that fit in with the surrounding low-rise neighbourhood
- Explore townhouses and other forms of multi-unit housing.
- Explore the transitions between the urban village and surrounding residential neighbourhood in Fairfield and Gonzales
- Due to profitability as a shopping centre, there is a low likelihood that this site will redevelop for housing over the life of the neighbourhood plan. However, high-level design principles and desired public amenities for Ross Bay Village will be developed through the design workshop to guide an overall site master plan if the property were to redevelop

Key Challenges for Small Urban Villages

- What would a “walkable village hub” look like in this area? What types of housing and commercial uses are desirable in the future? What other features should it include?
- How can this area be designed to transition to the surrounding residential area and cemetery?
- What public space improvements are desirable? How should this area connect to the neighbourhood?

Design Workshop Results

The following section provides a summary of the key moves for each study area along with supporting/related design concepts and illustrations that were presented at a public pinup session at the conclusion of the design workshop. There were approximately 70 members of the public that attended the pin up and provided feedback on the key moves and design concepts and illustrations. The feedback was used to refine the key moves and design concepts for each area.

North West Area - Key Moves



I. Accommodate 6-8 storey buildings east of Quadra Street

- Provide lower-scale transition from area west of Quadra St. – Quadra provides a natural transition/buffer
- Consider local topography and influence on skyline when locating and siting taller buildings (e.g. place taller buildings at higher locations to enhance skyline and reduce impacts on viewscales)
- Explore opportunities for taller buildings (6-8 storeys) to integrate and provide a direct social benefit to the community such as affordable housing or the provision of enhanced public space
- Design new buildings to respect and respond appropriately to the surrounding heritage context
- Undertake a more detailed (block by block) refinement of building height distribution as part of the draft Fairfield Neighbourhood Plan (New – based on public feedback)

II. Enhance the Public Realm

- Maintain walkable streets including the urban tree canopy
- Enhance existing pocket parks and green spaces (e.g. Rupert Terrace Green space)
- Improve pedestrian crossings across Quadra from McClure St.
- Design McClure St and Collinson St. as pedestrianized/shared 'Living Streets'
- Complete Rockland Ave as a Greenway
- Recognize the variety of character on local streets: active and urban, semi-active, quiet-walkable, shared residential streets
- Consider north/south mid-block walkways for larger blocks
- Ensure that new commercial development on Fort Street is designed to maintain the pattern and rhythm of the adjacent smaller scale historic buildings (New – based on public feedback)

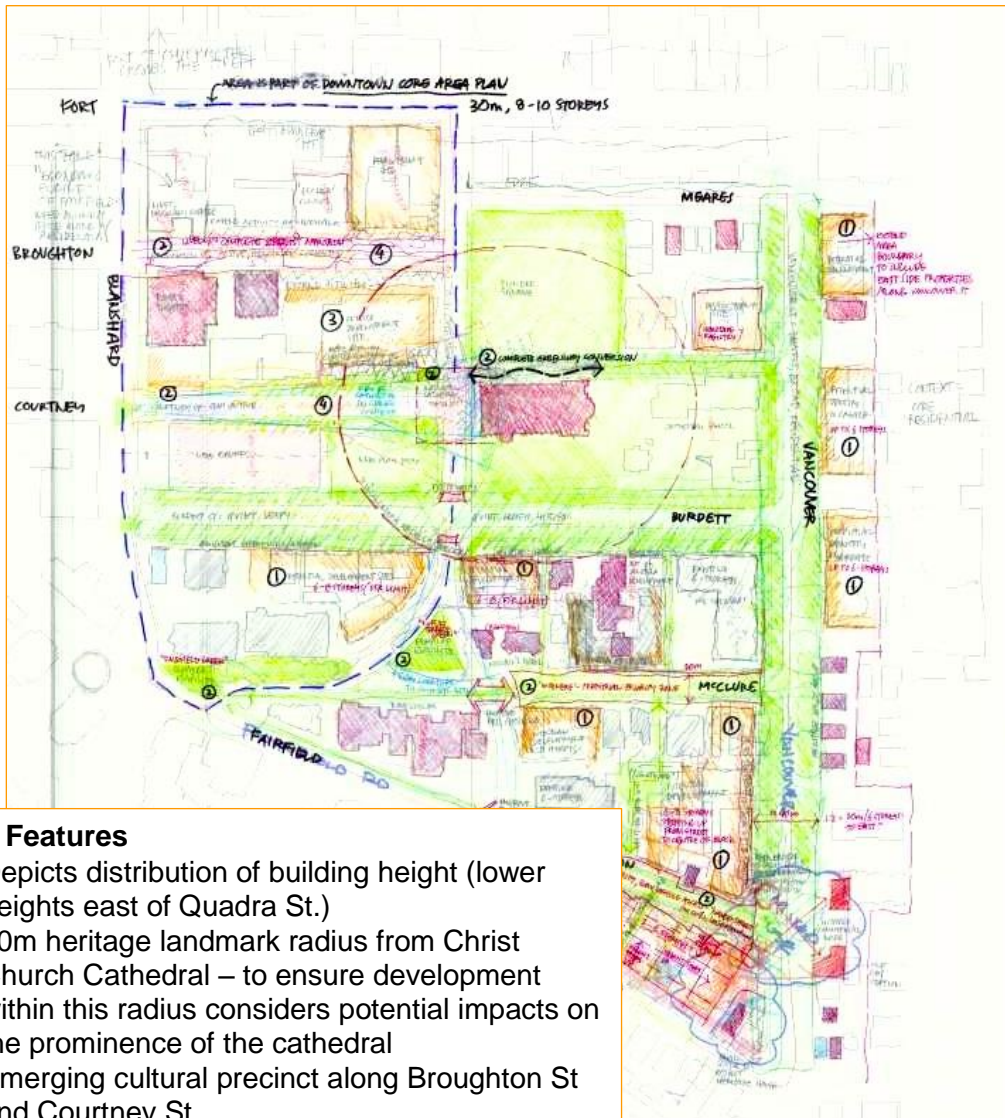
III. Develop detailed design guidelines for YMCA site

- Ensure that this highly visible and prominent site is carefully considered in the event of redevelopment
- Consider proximity to Christ Church Cathedral and new playground on Law Courts lawn

- IV. **Enhance Broughton St. and Courtney St. (between Blanshard and Quadra Streets) as pedestrian enhanced streets**
 - Create a design that complements the vitality and identity in Blanshard/Fort St area (Fort St Commons)
 - Consider improved lighting, landscaping, distinct paving treatment and seating
- V. **Support the provision of commercial/retail businesses within mixed buildings to enhance the Collinson St/Vancouver St intersection (New - based on public feedback)**
 - Opportunity to support the continued retention of character building on the south east corner (Current auto repair) with neighbourhood focused retail/commercial businesses

North West Area Design Concepts

Image 1 – NW Area Concept Plan



Key Features

- Depicts distribution of building height (lower heights east of Quadra St.)
- 90m heritage landmark radius from Christ Church Cathedral – to ensure development within this radius considers potential impacts on the prominence of the cathedral
- Emerging cultural precinct along Broughton St and Courtney St
- Burdett St. and Vancouver St. as walkable 'green streets'
- YMCA site as a key redevelopment site
- Conversion of McClure St. and Collinson St. as pedestrianized 'Living Streets'

Image 2 –NW Area Open Space/Block Pattern



Key Features

- General grid street pattern to support walkability and connection with surrounding area
- Longer block lengths (east-west) provide opportunity for mid-block walkways
- Buildings provide continuous frontage along streets
- Wide streets widths on Blanshard and Vancouver St
- Pioneer Square and Christ Church Cathedral provide a centrally located public amenity and easily identifiable landmark

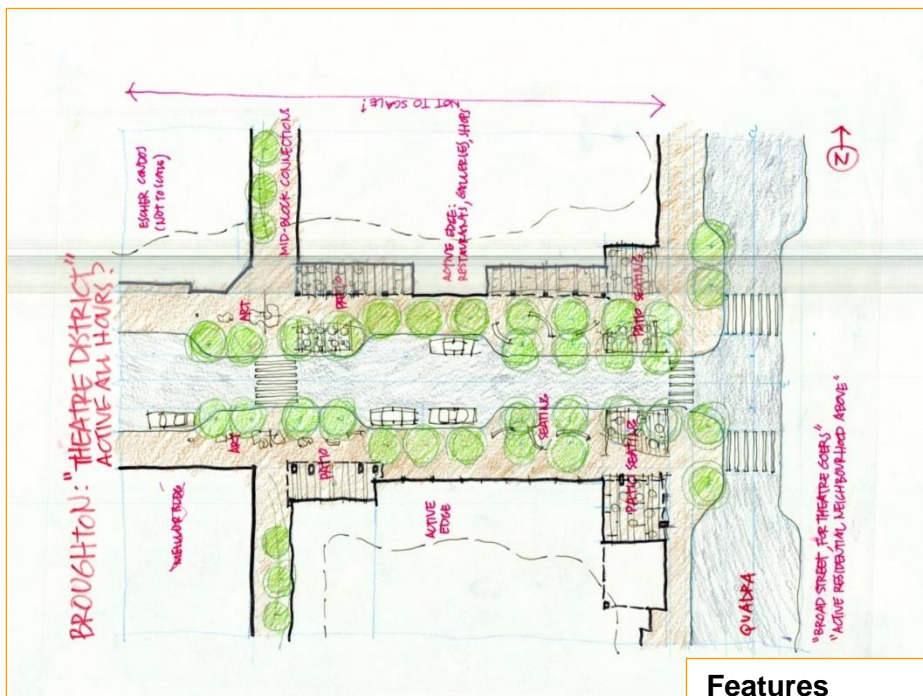
Image 3 –Upper Storey Setbacks



Features

- Depicts 'best practice' approach for creating pedestrian-scaled street wall height based on a general street width to street wall height ratio of 2:1
- Portions of building above street wall are set back further based on a setback ratio of 5:1 (rise:run) as a means to improve sunlight access and mitigate building mass on the pedestrian realm. For example any portion of a building located 5m from grade would be set back 1m

Image 4 – Broughton Street Improvement Concept



Features

- Public realm enhancements between Blanshard street and Quadra street such as attractive lighting, benches, distinct sidewalk paving, street trees, mid-block crossings
- Improved streetscape to encourage walking and to attract people to this emerging cultural precinct

Image 5 – Collinson St. and McClure St. as 'Living Streets' (Woonerf)



WHAT IS A "LIVING STREET":

(Dutch: "woonerf" = "living yard")

- It's a street for people to live in, not primarily for cars.
- Speed limited to walking pace.
- Pedestrians have priority.
- over 2,000,000 people live this way in the Netherlands.
- Includes landscaping, stormwater management, play areas, seating.

North West Area Comments Received at Public Pin-Up Session

- Consider densification along the Fairfield Corridor as a separate concept to be explored
- Provide public washrooms at new Courthouse playground
- How do you address the area facing Fort Street
- What about the density of this development – Too much? (NW corner of Blanshard/Broughton)
- Broughton/Fort St. Common is Fabulous
- Address the unique character of Fort St. i.e. small individualized designs for store fronts
- This kind of density (6 storeys along Vancouver) will really impact the residential neighbourhoods around Cook St. It is too dense.
- Mention cultural precinct for Broughton/Courtney
- Need better definition of Downtown Core and its impact
- Consider all as part of Cathedral precinct – partial overlap with Downtown Plan
- Strolling friendly, green space, quiet and peaceful, family friendly with parks, YMCA, school and low traffic
- Potential replacement of the YMCA concerns me, nothing else of this quality within walking distance
- Identify current landmarks/use directions
- Keep it safe
- Max 6 storeys east of Vancouver and no more than 4 storeys between Cook and Vancouver
- Consider making Quadra an enhanced pedestrian corridor to connect Pioneer Square park, the new park behind the Court House and the park at Rupert Terrace
- Create specific limits for mass, scale, floor plate combinations
- Value this area, take care of it. Retain the quiet residential feel. So close to Downtown, this was to be our civic center in 1959 due to its hill top location and beauty
- Watch out for extra height based on amenities in this area. Views to Cathedral, too big on tiny lots (Escher). Do not like this idea
- Good to transition heights
- Cannot have this much development and lose two lanes on Cook to bikes
- Close off Courtney and make Rockland, Courtney, McClure and Collinson as pedestrian living streets
- Living street - great idea! No need for the street to be straight though
- Establish as a “given” that development in the NW must enhance and complement the heritage and pedestrian character of the area
- Love the idea of maintaining the view corridor on Quadra to the Olympics as per the OCP (DCAP)
- Apply the 6-8 storey guideline west of Quadra as well as the east
- Strengthen development along transit routes, especially Fairfield Rd
- Preserve quiet, walkable, safe, residential quality of Vancouver St.
- Appropriate density with attention to Context on Vancouver St.
- Any larger units e.g. downsize from Uplands – want to live downtown but not in small units less than 1500sq.ft.
- Rockland Greenway extension street
- Provide community garden spaces on the 4 storey retrofits (Vancouver St.)
- Create design guidelines for the whole northwest area, with sub guidelines if needed for smaller areas within it.
- Mount Edwards/Cool Aid is unacceptable for a quiet residential neighbourhood
- Area should be designed to support liveability for all ages 8-80 principle
- Focus mixed use and commercial activity on Blanshard, Quadra and Fort Streets, however partially wrap commercial around corners – creates activity nodes at corners
- Maintain affordable housing – however buildings should be well-maintained

Cook Street Village Area - Key Moves



- 1. Design and build an attractive village 'gateway' at the north end of the village (Cook St./Oscar St.)**
 - Include an improved pedestrian crossing
 - Provide attractive and distinct paving/surface treatment
 - Integrate enhanced landscaping and street furniture
- 2. Create a central village square/plaza**
 - Provide a central gathering space for the village
 - Integrate wider pedestrian areas and incorporate cycling facilities/boulevard
 - Consider redevelopment of former dry cleaner site as a public plaza/square
 - Ensure plaza design and streetscape improvements are designed and located to complement, support and attract more local businesses (New based on public feedback)
- 3. Create a gateway at the south end of the Village**
 - Ensure gateway design is attractive, unique and includes appropriate landscaping (Revised based on public feedback)
 - Integrate an improved and safe pedestrian crossing (Revised based on public feedback)
 - Consider a 'Welcome' sign at May and Cook St.
 - Maintain green, natural landscaping (New based on public feedback)
- 4. Create a 'Village Green' at the entrance to Beacon Hill Park (Cook St./Park Blvd)**
 - Design the existing green to encourage social gathering and to improve connectivity with the park and village (New based on public feedback)
 - Provide an inviting entrance to Children's playground and park
 - Design Village Green to provide attractive street frontage and interface with adjacent residential area
- 5. Encourage townhouses and other ground-oriented housing types east of Cook St.**
 - Support townhouse, row house, 4-plex, 3-plex, duplex, single-detached and suites in this area
 - Encourage diversity in housing choice near the village
 - In draft plan, identify the proposed distribution of housing types on a block-by-block basis (New based on public feedback)
 - Townhouses on west side of Chester St; single detached houses on east side.

- 6. Introduce more multi-residential housing west of Cook St.**
(Revised to include conceptual drawing details and based on public feedback)
 - Limit building height up to 4 storeys
 - Support townhouses, small apartments, 4-plex and 3-plex forms of housing
 - Retain the traditional residential context on Oliphant St
 - Consider apartments along Vancouver St
 - In draft plan, identify the proposed distribution of housing types on a block-by-block basis.
- 7. Support mixed use development along Cook Street up to 4 storeys in height** (Revised to include conceptual drawing details and based on public feedback)
 - Wrap commercial uses around street corners along Cook St
 - Use upper storey terracing if necessary to mitigate building massing on the public realm and improve sunlight access (e.g. East-West streets)
 - Recognize that existing trees are the primary influence on sunlight access and framing the street
 - Consider limit on retail unit size to encourage smaller, local independent retailers
 - Support larger retail floor space required to support grocery stores
 - Encourage semi-private space in front of businesses (patios, displays, seating)
- 8. Continue to improve the overall public realm design along Cook Street** (Revised to include conceptual drawing details and based on public feedback)
 - Encourage underground relocation of overhead power lines at gateways and where possible along Cook Street in conjunction with new private development or City capital projects as a means to improve the overall public realm (New)
 - Loading zones needed for businesses; new parking management approach
 - Ensure that the design of all new developments within CSV provide a positive enhancement at the pedestrian street level with specific consideration for windows, entrances, façade articulation, ground level setbacks, patio space and landscaping
- 9. Improve overall pedestrian experience** (Revised to include conceptual drawing details and based on public feedback)
 - Retain trees and space for soil and drainage
 - Consider replacing existing grassy boulevards with permeable hardscaping to improve aesthetics, reduce maintenance needs and improve useable space for pedestrians
 - Future bike lanes could make partial use of boulevard instead of street
 - Encourage programming through parklets, festivals and use of boulevard space by businesses

Image 1 - Cook Street Village Concept with Sample Precedent Images



Features

- Depicts overall concept plan for CSV along with sample images of potential housing forms as means to illustrate building typology and scale
- Identifies gateways and central village square
- Illustrates distribution of building typologies with townhouses east of Cook Street and multi residential west of Cook Street

Image 2 Cook Street Village Concept Plan - Annotated



Image 3 – Conceptual rendering of Cook St. adjacent to central plaza space



Image 4 – Cross section view of Cook Street depicting potential public realm improvements adjacent to central village plaza/square

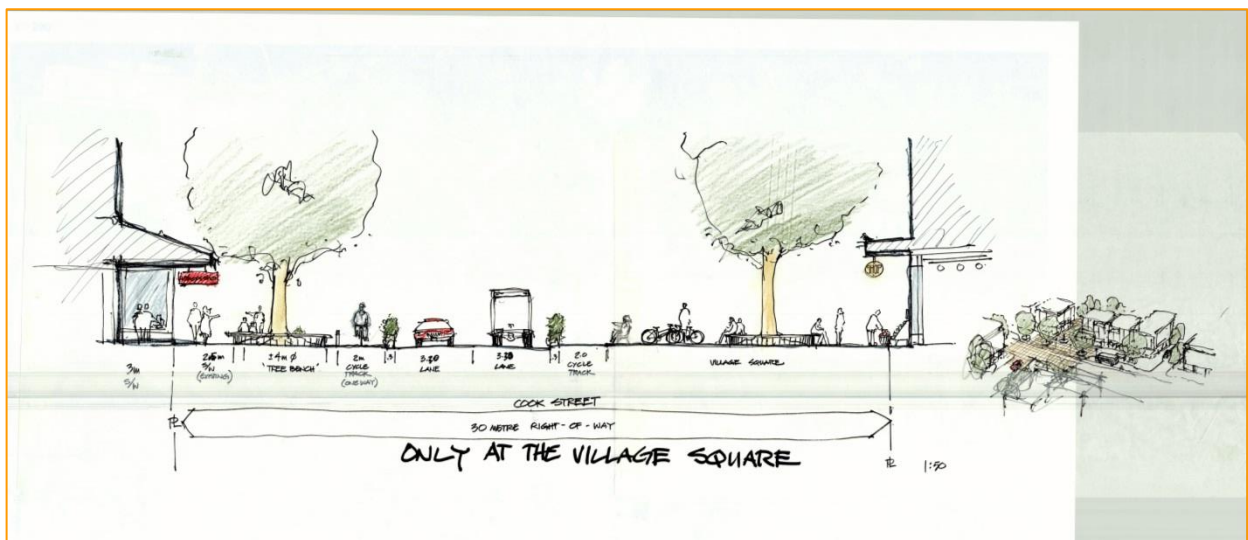


Image 3 – Gateway concept at Cook/Oscar St.

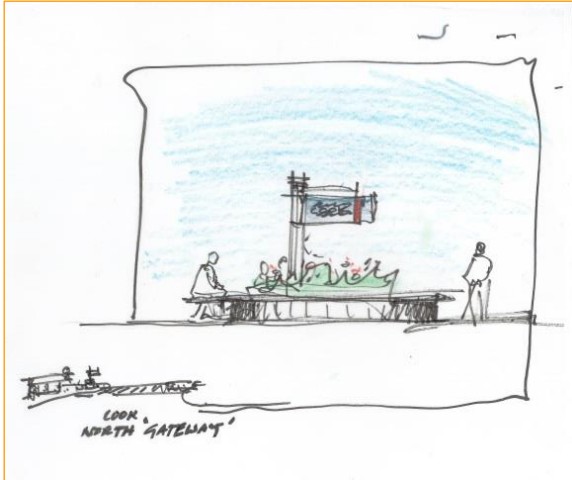


Image 4 – Rain garden concept within public realm



Image 5 –Townhouse Form concept along Heywood Avenue



Image 6 –Massing study of multi residential along Heywood Avenue



Cook Street Village Comments Received at Public Pin-Up Session

- Create low cost retail/commercial space
- Bury the overhead power, cable and telephone lines (Support from two others)
- Support taller buildings behind Cook Street Village
- Honour the memory of the intermittent stream that meandered from the foot of memorial to St. Ann's Academy by placing interpretative signs throughout the neighbourhood – especially where it crosses Southgate, Cook, Moss and May Streets
- Community Gardens
- Make it 21st century
- Consider 6 stories with well-designed ground floor levels
- Need below market commercial space in new buildings
- Some context with adjacent neighbourhoods would be helpful. E.g. Gonzales at Ross Bay village / Harris green and Downtown at Fort and Cathedral Hill District
- Please encourage development and densification for younger people

- *Community garden*
- *Worry less about building height and more about pedestrian experience*
- *Parking has not been addressed. Bike lanes will further reduce number of parking spaces. What is the plan to compensate this reduction?*
- *Love this plan*
- *Identify streets, directions and landmarks*
- *I'd definitely like to explore greater than 4 storeys in locations where it makes sense e.g. along the park, but perhaps elsewhere to but for more amenity contributions*
- *Like gateways, plaza spaces, increased diversity. Do not like 6 stories on Cook St. Cook Street character depends on light and trees, 3-4 stories maximum*
- *Want more affordable housing? Eliminate minimum parking requirements. Even children pay for parking*
- *Allow the creation of parking benefit districts – give meter money back to the community*
- *Copy Gonzales R1-G zoning to restrict number of reconstruction of small single family houses with very large single family homes and no suite.*
- *Half of CSV is a decaying pile of structures without any historical or architectural value. Any development would improve it!*
- *Want more transit service? Make parking more expensive and eliminate parking requirements*
- *Southgate St. northwards has the highest percentage age of people who bike/walk to work. making liveable streets safe for cyclists and pedestrians is a priority*
- *West-east route to CSV – slow down traffic and make more complete streets as a transition to CSV with improvement for Southgate and Vancouver intersection*
- *Provide incentives to use 'empty spaces' for medium-density development*
- *Provide incentives for the 'missing middle' e.g. quicker development application process – example: Dewhurst on Southgate*
- *Create design guidelines for Village*
- *Vary building heights in the village*
- *I'd like to see some west coast style drawings*
- *Gateways are very good!*
- *We have missed the potential at Cook and Fairfield and Cook and Meares*
- *All building pictures show no setbacks – why?*
- *Bike lanes to boulevard*
- *Sustainable pavers for the village square*
- *People like to sit and eat in sunny areas not blocked by building height and the trees*
- *Village trees are against sidewalks – setbacks are required for scooters outside eating areas*
- *Square is great*
- *Street transect – show some on-street parking*
- *Show trees on diagram with height to width ratio*
- *Vignettes: 6-storey on Cook street and 10 storey on Heywood*
- *Yes to more commercial*
- *Extend village north to Fairfield*
- *Good idea to develop corner streets*
- *Yes to more commercial*
- *Make Cook Street one-way - open more pedestrian/bicycle gateway throughout*
- *Traffic calming suggestion*
- *Two way turning lanes are hazardous at Southgate/Cook and Oscar/Cook*
- *Put in a pedestrian walkway to connect Sutlej St and Haywood*
- *Vancouver St. has a wide right of way for walkways and bike lanes*

- (CSV cross section with Tree Circle seating) – Love the increased density; please more residential above commercial in CSV; but not a fan of balconies protruding beyond property line
- What happened to the bike lanes on Vancouver St?
- Have a commercial floor space cap of 5000-6000 sq.ft; 10,000 sq.ft. is too big
- Require small floor plates – suitable for what types of businesses – not all marijuana shops
- Cobblestones are difficult for people with mobility issues
- Is target demographic wealthier? Cook St. will not be affordable

Building Height Display Board

How do you feel about higher buildings in certain locations near Cook Street Village?

Although tasked with designing a 4-storey area, the Cook Street Village Group discussed the benefits of considering higher buildings such as more likelihood of developer contributions (affordable housing, public space improvements), greater likelihood of attracting new development/retail space, more housing units=cheaper building costs. With careful design of lower storeys and public sidewalks and space, the visual impact of height can be lessened

Would you support higher buildings in exchange for a secured community benefit? (e.g. affordable housing, public space improvement)

On Heywood Street (6-8 storeys?)

- 6 –Yes
- 5 – No
- 1 Undecided

On Cook Street (up to 6 storeys?)

- 13 – Yes
- 8 – No

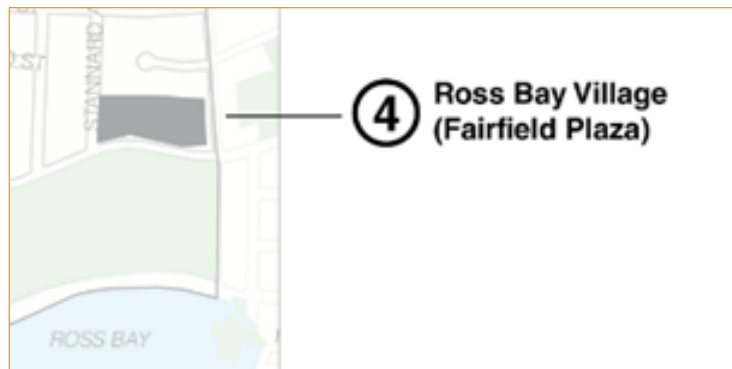
Anywhere else?

- Fairfield and Moss
- Yes, we are short on land
- Higher buildings all over, considering surrounding buildings should be encouraged
- Higher buildings ok only if: superior village style design and greater setbacks
- Like the 6-8 storey range but not point towers
- Suggest keep tall buildings west of Cook Street to respond to massing envelope (Transition from taller downtown buildings to lower scale in Fairfield)
- Yes to higher buildings but ensure they are spaced far apart for light penetration
- These areas (mentioned above) border on residential neighbourhoods – can't do 6 storeys
- 4-6 storeys is optimal, that's what Saanich proposes for Shelbourne corridor
- 6 floors could be fine depending on design
- Yeah, but they will still be expensive

Comments on Heywood Street massing studies/concepts for 6-storey building

- 6 storeys okay if top floors are setback
- 8 storeys and up are too high – just look at James Bay!
- No more 6 storeys – leave us 3 blocks of Village!
- Set back from sidewalk – no hard edge

Fairfield Plaza (Ross Bay Village) - Key Moves



1. **Undertake the comprehensive redevelopment of the Fairfield Plaza site and adjacent gas station as a mixed-use/commercial centre**
 - Integrate mixed-use buildings that surround a central plaza space
 - Ensure that site design provides a sensitive transition to the adjacent lower-scale residential areas (New based on public feedback)
 - Consider use of materials and building finishes that are complementary to the local context (New based on public feedback)
2. **Improve pedestrian connections within and to the site**
 - Provide safe and legible pedestrian connections to Hollywood Park and to Ross Bay Cemetery (New based on public feedback)
 - Provide well-defined and visible entrances to the central plaza space as well as at other primary access points to the site (New based on public feedback)
 - Integrate under
3. **Support 3-4 storey mixed-use buildings (Reduced heights based on public feedback)**
 - Ensure buildings integrate ground floor commercial/retail with multi-residential (including townhouses) on upper floors where feasible
 - Encourage grocery store with townhouses above
 - Mixed use building (4 storeys) in southwest corner of site (revised based on public feedback)
4. **Introduce townhouses on perimeter of site as a transition surrounding lower scale traditional residential area**
 - Provides increased housing options to support local businesses and creates a transition to lower scale areas
5. **Improve pedestrian connections to Ross Bay Cemetery and Hollywood Park**
 - Consider improved pedestrian connections to better support pedestrian activity

Image 1 – Fairfield Plaza Perspective View (Revised to reduce building heights and density, and add townhouses based on public feedback)



Image 2 – Fairfield Plaza Concept Plan (Annotated) Revised to reduce building heights and density, and add townhouses based on public feedback



Image 3 – Fairfield Plaza Sample Street Level View (New image based on public feedback)

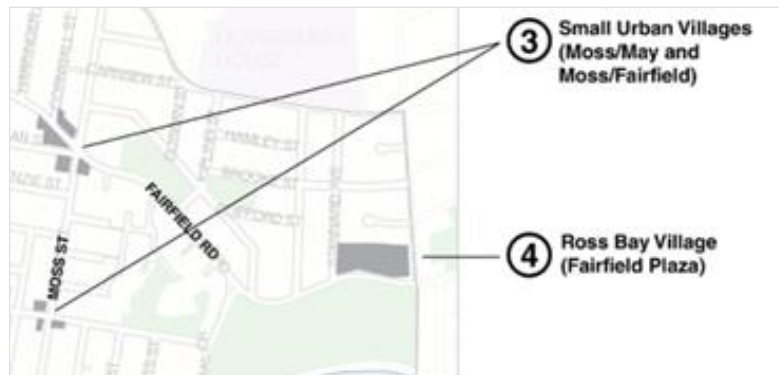


Ross Bay Village Comments Received at Public Pin-Up Session

- *Like design of drawings versus photographic examples*
- *6 storeys too tall for local context 3-4 storeys max*
- *2 storey max adjacent to existing residential*
- *5 storey max overall*
- *Greenspace with fountain*
- *360 degree approach to sight lines*
- *Underground garbage and loading bays*
- *Should promote Hollywood Park as a gathering space*
- *Would need underground parking to support further commercial development*
- *Plaza is currently a gem. High diversity of small local business serving almost every need. Redevelopment will drive most tenants out and bump up rents – killing the lovely mix of mom and pop businesses*
- *Current plaza already supports extensive access by pedestrians and cyclists*
- *Plaza already connected to Ross Bay Cemetery and Dallas Road walkway*
- *Improved pedestrian connections are ok*
- *6 storeys is too high – 3 storeys max*
- *4-6 storeys too tall – 2-3 storeys max. Viewscapes and traffic are my main concern*

- 6 Storeys is too high for residential area
- Check into covenant of Government House view – 6 storeys may be too high and will block views
- Underground parking would be welcome to make plaza safer and pleasant. Current walkability is fairly good and expense of redevelopment cannot be justified by improved pedestrian connections
- Like mixed use plaza however neighbourhood character would change drastically with 6 storeys – too much. 3 storeys max
- Thrifty's is used by people outside of Fairfield
- 6 storeys is too high and would be out of character given proximity to historic Ross Bay Cemetery and current single family home nature of neighbourhood
- Like townhouses on perimeter – 2-3 storeys max
- Great idea! Go for 6 storeys and make parkade 2-3 storeys
- 6 storeys is nuts! Welcome to Douglas Street. No buildings in vicinity exceed 2 storeys. Low profile of current plaza is a key feature making it fit in with neighbourhood.
- 2 stories with underground parking ideal
- Too tall with 6 storeys
- Parking needed for those with mobility challenges
- Should not consider rezoning until majority of transition zones are townhomes. Should be made a principle
- Design is a great idea and would encourage village and community feeling rather than remove it. Think Montreal, NYC. 6 storeys is great
- Where do I shop during construction?
- Design to look and feel like a village
- Assuming typical 3 storey townhouses would help transition but is totally unrealistic to accomplish in concert with plaza redevelopment. Too many moving parts
- Improve transportation
- 6 storeys too tall. Check out Government House sight lines
- Red herring! Already 2 crosswalks. Just add another one. Easy. Not related issue.
- 6 storeys may be difficult to accommodate on-site with surrounding residential. But in the middle and on Fairfield Rd. 6 storeys could fly. If not, 5 is great
- 6 storeys is too tall – Even Shelbourne is not 6 storeys – 4 storey max
- Balance! Must protect the character of historic neighbourhoods while planning to allow diversity and affordability
- Too much density will impact traffic hindering walkability/pedestrian connectivity. 6 storeys is too high
- The plaza needs updating/improvement. It is a relic of a car-centric era that is crying for more density. Concentrate density at SE corner and along Fairfield Rd.
- Taller (5 storey max) in middle of site but transition down to 2-3 storeys in neighbourhoods
- Like all of the Key Moves
- Why? Eliminate parking requirements
- Decrease height 3-4 storeys maybe
- Why/how the jump from single family homes to 6 storeys?

Small Urban Villages (Moss/May St) and (Moss/Fairfield Rd) - Key Moves



Moss St/Fairfield Rd

1. Create attractive and distinct intersections

- Incorporate unique and distinct paving treatment as well as attractive street furniture, improved lighting, enhanced landscaping to highlight intersection
- Integrate attractive and unique bus stop designs
- Prioritize pedestrian and bicyclist safety in the intersection ("Texas Scramble")
- Create a well-functioning and connected "Village Plaza" at the end of Oscar Street

2. Support mixed-use redevelopment

- 2-4 storeys
- Retail on ground floor with residential above
- Centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower-scaled buildings (New based on public feedback)

3. Integrate townhouse developments as transition zone to the surrounding lower-scale residential area

Moss St/May St

1. Create attractive and distinct intersections

- Incorporate unique and distinct paving treatment as well as attractive street furniture, improved lighting, enhanced landscaping to highlight intersection
- Integrate attractive and unique bus stop designs

2. Support mixed-use redevelopment except on the south-west corner

- 2-4 storeys
- Retail on ground floor with residential above
- Allow for adaptive reuse of buildings in south-west corner and encourage live-work building uses (New based on public feedback)
- Centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower-scaled buildings (New based on public feedback)

3. Integrate townhouse developments as transition zone to the surrounding lower-scale residential area
- Allow for residential townhouse infill in the transition zone from higher density buildings at corners to surrounding traditional residential areas

Image 1 – Moss/Fairfield Concept Plan (Annotated)



Image 2 – Moss/Fairfield Perspective

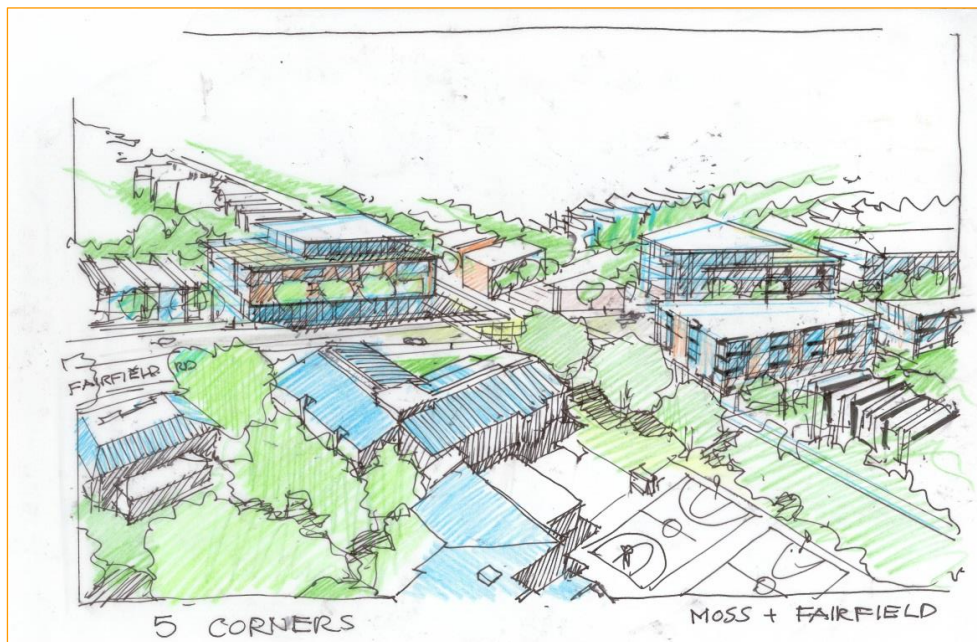


Image 1 – Moss/May Concept Plan (Annotated)

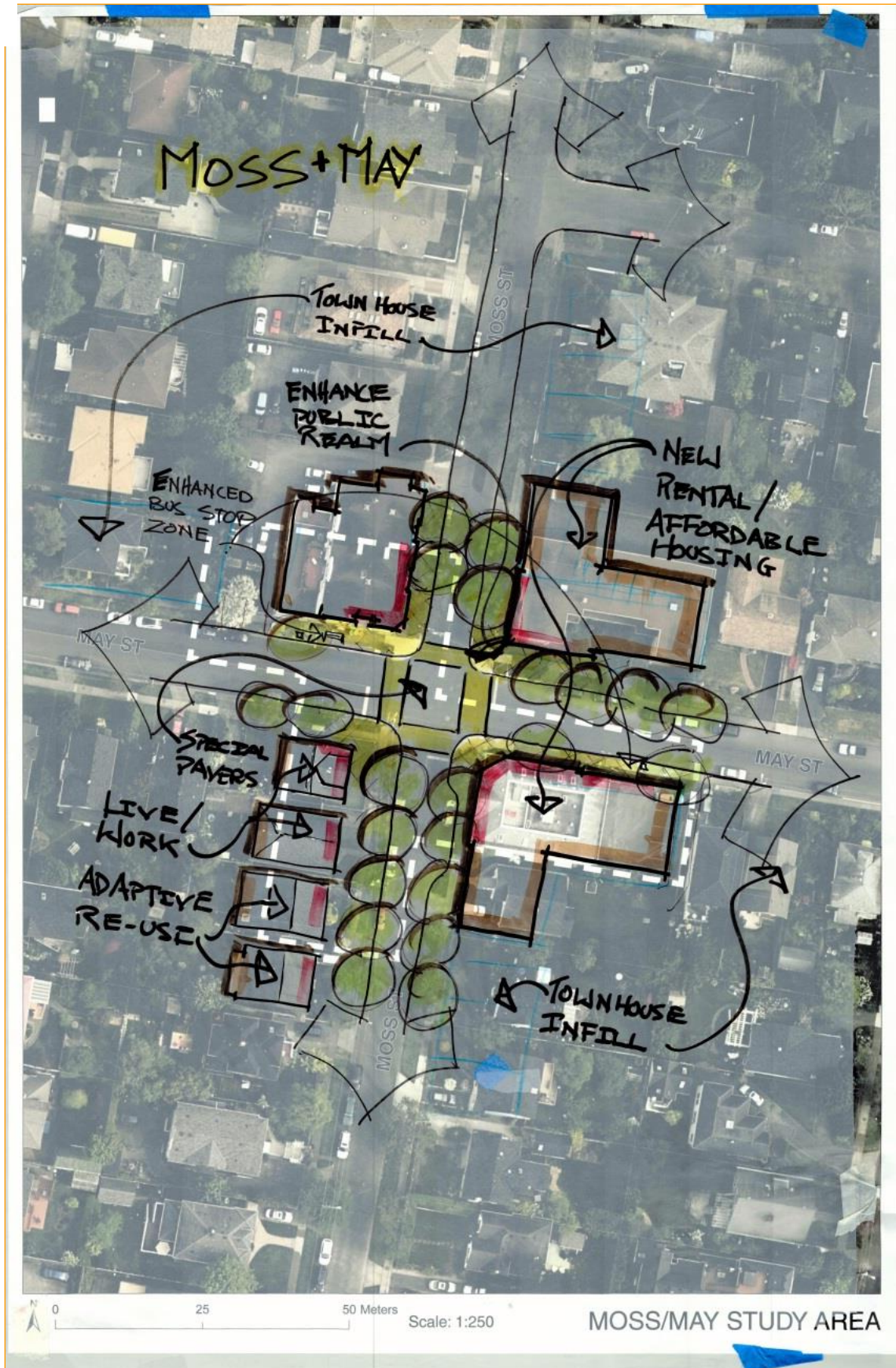


Image 2 – Moss/May Perspective



Small Urban Village Comments Received at Public Pin-Up Session

Comments to Key Moves for both village areas

- Like improved intersections
- Good idea to include mixed-use development
- Like mixed-use 2-3 storeys, not sure about transition zones as the 2-4storeys neighbour single family dwellings
- Love the density but less glass
- Too much height
- Great ideas!
- All of these ideas sound good
- Focus on transit routes

Comments on Moss/Fairfield Concept Plan and Perspective

- Good ideas. Manage traffic
- Parking in/on neighbourhood streets needs to be addressed (Oscar, McKenzie)"
- "Make this pedestrian bicycle area only" (Pointing at Fairfield Rd/Moss St crossing at north-west corner)
- How about turning this street into a greenway, Moss St Market" (Placed at northwest corner of Fairfield Rd and Moss St)
- Good idea for pedestrian convenience" (About Texas Scramble)
- Like Texas Scramble
- Massing and Urban Design details are ok. But should consider link to community centre to Oscar"
- Agree" (About statement above)
- Existing bike greenway" pointing to area east of junction on Fairfield Rd
- Roof top gardens?" (in south east corner of crossing)
- This area can benefit from more shops, cafes, restaurants
- Ditto. Also need to be very conscious of safety (move traffic in school zone)" (About statement above)
- Love the increased density – not a fan of the flat roofs – would love to see a pitched roof example of a modern building. (More in context with hood)