

Key Emerging Directions Matrix (Fairfield Neighbourhood Plan)

Area	Proposed Policy Direction	Alignment with City policy	Considerations: Pros/Cons	Issues/Comments
1. Cook St Village Area	<ul style="list-style-type: none"> Support mixed-use buildings up to four storeys in height in Cook St Village. West of Cook St Village: townhouses and apartment buildings up to 4-storeys in height on most blocks. East of Cook St Village to Chester St: townhouses, single-family houses, duplexes, secondary suites and garden suites, but not new apartment buildings 	Change in OCP direction: <ul style="list-style-type: none"> Reduces supportable building height from 6 storeys to 4 storeys on Cook St. Changes housing form on some blocks between Heywood St and Cook St from low-rise residential to multi-unit attached housing. Other directions consistent with 2012 OCP (townhouses already supported east and west of village). 	Pros <ul style="list-style-type: none"> Preferred growth option for 46% of community survey respondents 74% of survey respondents chose an option with a four storey height limit on Cook St as their first choice (Option 2 or 3) Community feedback: maintains unique village character, support for businesses, preserves open feel, invites new types of housing. Cons <ul style="list-style-type: none"> 4 storey height limit will likely reduce economic viability of redevelopment and amenity contributions for public realm improvements and affordable housing desired by the community 29% of community survey respondents preferred growth be accommodated in higher buildings (up to 6 storeys) on Cook St Many Cook St Village Design Workshop participants preferred 6 storeys or higher buildings to achieve affordable housing and public realm improvements 	Additional design guidelines to be developed for buildings, public realm concepts
2. Northwest: West of Quadra St/ North of Rupert Terrace	Support 8-10 storey commercial and residential buildings west of Quadra St and north of Rupert Terrace	Consistent with Downtown Core Area Plan (DCAP) and OCP directions for area west of Quadra St and north of Rupert Terrace.	Pros <ul style="list-style-type: none"> Maintains current direction for this area 	
3. Northwest: West of Vancouver St/North of Fairfield Rd	Support residential building heights in range of 6-8 storeys west of Vancouver St and north of Fairfield Road.	Change in OCP and Humboldt Valley Precinct Plan direction for area between Quadra St and Vancouver St, and north of Fairfield Road: increases supportable building height to 6-8 storey residential buildings in this area.	Pros <ul style="list-style-type: none"> Could result in new housing in area. Economic analysis suggests redevelopment to 6-8 storey residential is likely to be more financially viable than current 6 storey limit. Higher levels of amenity contributions more likely due to increased financial viability of development. 46% of community survey respondents preferred this growth option. Cons <ul style="list-style-type: none"> May encourage redevelopment and loss of some rental apartment buildings Community feedback: concern about change in character of area, loss of rental housing. 	<p>Detailed block-by-block analysis needed to determine distribution of building heights.</p> <p>Design guidelines needed to encourage sensitive transitions.</p>
4. Small Urban Villages	Support mixed-use buildings 3-4 storeys in height in Moss St Village (Moss St at May St) and Five Points Village (Moss St at Fairfield Rd)	Generally aligns with OCP direction: Confirms focus on mixed use village areas. Increases supportable height from 3 to 4 storeys on C-1 zoned sites, to be consistent with existing zoning in these areas (12 m height).	Pros <ul style="list-style-type: none"> Strong community support for retention and support of small urban villages. Aligns with OCP direction Cons <ul style="list-style-type: none"> Economic analysis suggests low likelihood of redevelopment to 3 or 4-storey mixed use buildings, therefore may not generate contributions for desired public realm improvements. 	
5. Ross Bay Large Urban Village	If redevelopment occurs, support a walkable, mixed-use village hub at Ross Bay Village (Fairfield Plaza), with shops, services and up to 3-4 storey mixed use and townhouses	Change in OCP direction: Reduces supportable building height to 4 storeys. Other directions consistent with OCP and draft Gonzales Neighbourhood Plan.	Pros <ul style="list-style-type: none"> General community support for 3-4-storey buildings and townhouses while 6 storey buildings are viewed as too high. Cons <ul style="list-style-type: none"> Many concerned about any redevelopment for housing/ mixed use at Ross Bay Village. Limiting building heights to 3-4 storeys will likely reduce economic viability of redevelopment and opportunities for amenity contributions. 	
6. Traditional Residential Areas: Infill Housing	<p>Accommodate some growth through new types of infill housing forms in traditional residential areas(e.g.: small lot house with suite, house with two suites, etc);</p> <p>Support townhouses and rowhouses in certain locations.</p>	Consistent with OCP housing policies , with focus on encouraging housing diversity.	Pros <ul style="list-style-type: none"> Strong support in community survey for accommodating growth in new types of infill housing, townhouses and rowhouses: Increase options for more affordable home ownership Increases supply of rental housing Fits into character of low-rise residential neighbourhood. Cons <ul style="list-style-type: none"> Community concerns over impacts from parking and potential loss of private open space 	<p>Develop design and zoning guidance for infill housing, townhouses and rowhouses</p> <p>Additional analysis to determine suitable locations for townhouses and rowhouses.</p>
7. Urban Residential Areas: Rental Retention	<p>Support residential buildings up to 6 storeys</p> <p>Establish a rental retention area in Urban Residential area north of Cook St Village to protect older rental apartment buildings and discourage redevelopment.</p>	Consistent with OCP housing policies , with focus on encouraging housing diversity.	Pros <ul style="list-style-type: none"> Discourages redevelopment of rental apartment buildings by maintaining current six storey height limit (many 4-storey rental apartment buildings are unlikely to be financially viable for redevelopment under typical scenarios because properties are more valuable as rental buildings than as redevelopment sites). 	Design and zoning guidance for traditional residential areas/ infill housing to be developed

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				Cons <ul style="list-style-type: none"> May require additional city-wide policies and regulations to reinforce neighbourhood plan policies (to be examined through City-wide Market Rental Revitalization Study 2017-2018, implementation of Victoria Housing Strategy and other housing policy initiatives) Some rental buildings may be redeveloped if individual financial conditions are favourable (e.g. older buildings in disrepair, larger lots, etc). 	
8.	Fort St Corridor	Support a vibrant commercial area with mixed use buildings along the Fort St corridor, ranging from up to 10 storeys (western end) to 6 storeys (eastern end)	Consistent with OCP and DCAP policy. Mixed use buildings already permitted along arterial roads in Urban Residential Areas	Pros <ul style="list-style-type: none"> Maintains current direction for Fort St corridor 	
9.	Heritage Conservation Areas	<p>Establish Heritage Conservation Areas at South Cook St/ Dallas Road, Trutch St, Durban and Kipling Sts, and Memorial Crescent.</p> <p>Undertake additional engagement with homeowners and the community during the draft plan engagement stage</p> <p>Confirm HCA boundaries</p> <p>Develop specific permit exemptions and guidelines that address homeowner concerns and establish clarity around permit requirements</p>	<p>Consistent with OCP policy to explore HCA for South Cook St and Dallas Road (21.6.8), and explore Heritage Conservation Areas through local area planning (8.9).</p> <p>Consistent with City of Victoria Strategic Plan 2017 outcome to create a DPA/HCA for Dallas Rd between Cook St and Clover Point.</p>	Pros <ul style="list-style-type: none"> Community feedback: Retain the historic character of buildings, streets and areas in Fairfield. HCAs can regulate the design of standard single family houses and conserve historic character. 77 % - 87% support from broader community for establishing HCAs in the four proposed areas. Community feedback: Desire by some to limit flat roof designs in Fairfield. Mixed support from homeowners. Key benefits: guard against inappropriate development; retaining historical character of area. Cons <ul style="list-style-type: none"> Strong opposition from some homeowners. Key concerns: include perceived negative impact on property values, infringement on property rights, lack of certainty about when a permit would be required, increased time and costs to upgrade properties, lack of homeowner choice, area too small, uncertainty about sustainable retrofits, HCAs are not the only tool. 	In response to community feedback, Emerging Plan Directions for Heritage propose additional tools for heritage conservation: encouraging designation of individual properties, incentives, education, regulations and HCAs
10.	Cook Street Village Streetscape and AAA Bicycle Facility Design	<p>Design Cook Street Village as a complete street that safely accommodates all modes. Engage the community in future design for Cook Street Village streetscape and All Ages and Abilities bicycle facility that aims to:</p> <ul style="list-style-type: none"> Achieve no net loss of on-street parking for commercial use Establish formal commercial loading zones Maintain street trees Maintain and enhance the quality of pedestrian space 	Consistent with approved Council policy for AAA bicycle facility in Cook Street Village, while providing additional design principles that meet the concerns of residents and businesses.	Pros <ul style="list-style-type: none"> Support for future AAA facility in Cook Street Village ranges from strong support to strong opposition. While many expressed a desire for cycling facilities, others would prefer no cycling facilities at all through the village. Proposed policy direction responds to concerns from some residents, businesses and customers regarding potential negative impacts of future AAA facility. Wide right-of-way provides flexibility for future design. 	Detailed design for Council-approved All Ages and Abilities cycling facility in Cook St Village to be developed in future, outside neighbourhood planning. Varied support from community; opposition from many businesses with parking and loading concerns.