

Council Workshop: Emerging Directions for the Fairfield Neighbourhood Plan



Purpose

- Present emerging plan directions
- Seek direction on growth options and heritage conservation areas



Emerging Directions for the Fairfield Neighbourhood Plan

Background

- **Spring 2016:** Launch Fairfield plan process, Working Group
- **Summer/Fall 2017:** Community vision, goals, key issues



Emerging Directions for the Fairfield Neighbourhood Plan

Background

- **Winter 2017:** Community survey on 3 growth options, heritage areas, housing; workshop with HCA homeowners
- **June 2017:** Fairfield design workshop (charrette)



Emerging Directions for the Fairfield Neighbourhood Plan

Emerging Directions

- Early policy content, based on:
 - Community feedback
 - Community survey
 - Design charrette
 - Working Group input
 - City-wide and regional policies
 - Technical studies
- To be further developed and refined for draft plan



Emerging Directions for the Fairfield Neighbourhood Plan

Emerging Directions Matrix

- Strong agreement on many topics
- Differing perspectives:
 - Neighbourhood growth, heritage conservation areas, Cook Street Village streetscape
 - Proposed directions summarized in Appendix 3 matrix
 - Focus of today's workshop



Emerging Directions for the Fairfield Neighbourhood Plan

Emerging Directions for Neighbourhood Growth



Emerging Directions

1. Cook Street Village Area



- In village: mixed use up to 4 storeys
- West of village: townhouses and apartments up to 4 storeys
- East of village: townhouses, other housing but not apartments

Emerging Direction

2. Northwest: West of Quadra Street/ North of Rupert Terrace



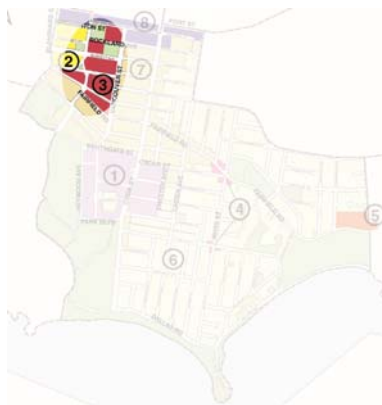
- 8 -10 storey commercial and residential buildings (existing policy)



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Emerging Direction

3. Northwest: West of Vancouver St/ North of Fairfield Rd



- Residential buildings in range of 6-8 storeys



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Emerging Direction

4. Small Urban Villages



- 3-4 storey mixed use buildings at Moss St at May St and Five Points Village



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Emerging Direction

5. Ross Bay Large Urban Village



- Mixed use village hub with shops, services and 3-4 storey mixed use and townhouses
- Public realm improvements



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Emerging Direction

6. Infill Housing



- Accommodate some growth through new infill types and townhouses/rowhouse uses



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Emerging Direction

7. Urban Residential Areas: Rental Retention



- Support residential buildings up to 6 storeys
- Establish rental retention area to discourage replacement, and encourage revitalization



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Emerging Direction

8. Fort Street Corridor



- Support mixed use commercial area, ranging from 6 – 10 storeys (existing policy)



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Emerging Direction

9. Heritage Conservation Areas



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Emerging Direction

8. Heritage Conservation Areas (cont'd)

Feedback from broader community:

- 77 % - 86% support for establishing individual HCAs



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Emerging Direction

8. Heritage Conservation Areas (cont'd)

Homeowner concerns:

- perceived impact on property values
- infringement on property rights
- uncertainty about when permit required
- increased time and costs to upgrade properties
- lack of choice to be included
- inappropriate boundaries
- sustainable retrofits
- HCAs are not the only tool
- house insurance



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Emerging Direction

10. Cook Street Village Streetscape/ AAA facility

- Design Cook Street as a complete street
- New design objectives aim to:
 - Achieve no net loss of on-street parking
 - Establish formal commercial loading zones
 - Maintain street trees
 - Enhance pedestrian space



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Options



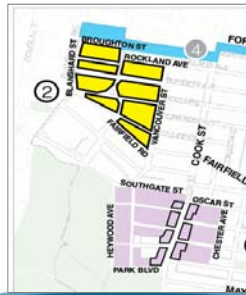
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Options

Neighbourhood Growth

Option 1

(recommended): some growth in and around Cook Street Village, and some growth directed to northwest



Option 2:

growth in Cook Street Village



Option 3:

growth in northwest



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Options

Heritage Conservation Areas

Option 1 (recommended): Pursue HCAs for four areas through draft neighbourhood plan.

- Confirm boundaries
- Develop Fairfield-specific guidelines to address concerns
- Additional engagement

Option 2: Pursue HCAs for Trutch Street and Memorial Crescent only. Identify Durban/ Kipling Streets and Cook Street/Dallas Road for future consideration.

Option 3: Identify all four areas for future consideration.



Emerging Directions for the Fairfield Neighbourhood Plan

Next Steps

- Prepare draft plan: end of year
- Community review of draft plan
- Revisions and proposed plan to Council



Emerging Directions for the Fairfield Neighbourhood Plan

Recommendations

1. Approve, in-principle, the emerging directions as a basis for preparing the draft neighbourhood plan
2. Refer proposed HCAs to Heritage Advisory Panel
3. Further develop proposed HCAs and undertake additional consultation with homeowners and community



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