

Emerging Directions for the Fairfield Neighbourhood Plan

August 2017

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1. Introduction

This document outlines the Emerging Plan Directions that have been developed as part of the Fairfield Neighbourhood planning process. Once approved by Council, the draft directions will be further developed and refined through subsequent phases of the planning process.

The Emerging Directions present early policies for the plan, developed from a variety of sources, include but are not limited to:

- Community feedback (open houses, forums, on-line surveys, sounding boards, meetings with stakeholders and community groups, email feedback, pop-ups, conversations at community events)
- Community survey and open houses on growth options, housing and heritage areas (March 2017)
- Neighbourhood Working Group input
- City-wide and regional policies
- City staff technical work
- Technical studies

The Fairfield Neighbourhood Plan complements City initiatives on livability, affordability, environmental sustainability, economic vitality and other improvements to support the well-being of Fairfield residents and businesses. The Plan addresses issues identified by the Fairfield community such as the types and locations of new housing, making Fairfield more affordable and attractive a wide range of residents, the design of village areas, climate change, heritage resources that are at risk, supporting local businesses and the need for parks, active transportation and other public amenities that support a growing population.

The Fairfield Neighbourhood Plan will act as a framework for guiding new growth, development and public investment within Fairfield. The plan will be implemented over the years to come through development, partnerships and City initiatives.

2. Plan Vision

Between June and August 2016, residents and businesses from Fairfield and Gonzales were asked to help build the vision and goals for the future of their neighbourhood. City staff synthesized over 1500 inputs into a draft vision and goal statements, and drafted a guiding vision and goals with the Neighbourhood Working Group. Further input and refinements were made to the vision and goals at neighbourhood forums in October 2016.

In 2041 Fairfield is an inclusive, welcoming, safe and resilient neighbourhood steeped in beauty, heritage, and nature, and filled with connected people, vibrant community places, and strong local businesses

3. Guiding Principles

The Fairfield Neighbourhood Plan is grounded in four core sustainability principles:

1. Enriching community life: Fairfield is an inclusive, welcoming neighbourhood with a strong sense of place and high quality of life.
2. Ensuring economic viability: Fairfield's economy is robust and diverse, and supports local-serving businesses.
3. Enhancing natural environment: Fairfield continues to value and ultimately protect the beautiful natural surroundings in which it is situated. Fairfield's built and natural environment supports the restoration and integrity of ecological systems.
4. Partnering and collaborating: Fairfield's success is built on rich partnerships that build capacity and connections in the neighbourhood, and provide safe, supportive living and working environments.

Each of these priorities is equally important and complementary to the other. The policies and actions in the plan support the values in these four areas.

4. Plan Goals

Topic	Related Goals
Urban Villages	<ol style="list-style-type: none"> 1. Retain and strengthen neighbourhood-serving businesses 2. Improve the walkability, bikeability and public realm in urban villages 3. Encourage building design that fits in with the neighbourhood character 4. Establish high quality, vibrant public spaces for gathering as part of urban villages
Housing	<ol style="list-style-type: none"> 1. Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age 2. Encourage housing design that fits in with the neighbourhood character 3. Maintain and invest in existing rental housing stock 4. Create more affordable housing
Transportation and Mobility	<ol style="list-style-type: none"> 1. Make walking, cycling and transit more efficient, safer and more enjoyable for people 2. Improve connectivity and linkages across the neighbourhood 3. Improve traffic management on local and major roads 4. Improve parking management around new developments and commercial areas
Parks, Open Space and Urban Forest	<ol style="list-style-type: none"> 1. Enhance neighbourhood parks as outdoor social spaces, designed for a variety of activities for all ages and abilities 2. Enhance access, amenities, wayfinding and facilities along the waterfront 3. Celebrate and enhance visitor experiences in Beacon Hill Park 4. Increase the tree canopy on public and private land 5. Support more food production in public spaces
Community Resiliency and Wellbeing	<ol style="list-style-type: none"> 1. Increase the happiness of Fairfield residents 2. Support a more diverse population in Fairfield 3. Encourage and enhance community and seniors centres as hearts of the community
Environment and Sustainability	<ol style="list-style-type: none"> 1. Protect coastal ecosystems 2. Promote and encourage sustainable building design and green infrastructure 3. Identify climate change adaptation strategies involving parks
Placemaking Arts and Culture	<ol style="list-style-type: none"> 1. Honour Fairfield's First Nations history and culture 2. Create great public spaces where people can gather 3. Celebrate Fairfield through public art and community events 4. Encourage community-led placemaking 5. Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.
Heritage	<ol style="list-style-type: none"> 1. Conserve the historic character of significant buildings and streets 2. Celebrate and interpret the heritage of the neighbourhood

5. Summary: Emerging Directions for Fairfield

- Encourage different types of housing so that people can stay in Fairfield at any age
- Maintain the low-rise feel in older residential areas
- In older residential areas, support ground-oriented housing such as more opportunities for rental suites, rowhouses and townhouses, that add gentle density while fitting into the neighbourhood
- Retain and encourage the upkeep of older rental apartment buildings
- Support existing small commercial corners (3-4 storey mixed use) at Moss Streets and Fairfield Road; and Moss Street and May Street. Improve the public realm in these commercial areas
- If Ross Bay Village (Fairfield Plaza) redevelops in the future, create a walkable village hub for daily shopping, services and housing. Encourage a mix of 3-4 storey mixed use buildings and townhouses.
- Support Cook Street Village with mixed use buildings up to 4-storeys along Cook Street, and townhouses and small apartment buildings in the blocks around the village
- Create new Heritage Conservation Areas to guide development within special historic areas in the neighbourhood
- Enhance the public facilities and amenities for visitors along the waterfront, including a waterfront bikeway along Dallas Rd. Protect the coastal bluffs and shoreline ecosystems
- Provide quality gathering spaces in neighbourhood parks which are designed for all and abilities
- Increase the tree canopy coverage on public and private land
- Complete a linked network of pedestrian and cycling routes throughout the neighbourhood

6. Emerging Plan Directions: Neighbourhood Growth Concept

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, there is a diversity of perspectives within the community on how and where future housing should be accommodated.

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 developed based on earlier community input. Based on the results of over 770 completed surveys, the strongest support was for growth around Cook Street Village and some growth in the northwestern portion of Fairfield. This growth concept was further refined with participants and the general public at the Fairfield Design Workshop in June 2017.

Map 1: Neighbourhood Growth Concept



- Designated heritage buildings would continue to be protected in all areas
- Public facilities, institutions, parks and open space (OCP designations)(shown in green)

1. Mixed-use buildings up to four storeys in height in Cook Street Village. West of Cook Street Village: townhouses and apartment buildings up to 4-storeys in height on most blocks. East of Cook Street Village to Chester Street: Encourage townhouses, single-family houses, duplexes, secondary suites and garden suites, but not new apartment buildings
2. 8-10 storey commercial and residential buildings east of Quadra Street and north of Rupert Terrace (existing DCAP/OCP policy)
3. Residential building heights in range of 6-8 storeys west of Vancouver Street and north of Fairfield Road.
4. Mixed-use buildings up to 3-4 storeys in height within small urban villages
5. Walkable, mixed-use village hub at Ross Bay Village (Fairfield Plaza), 3-4 storey mixed use buildings and townhouses
6. Additional growth accommodated through infill housing forms in traditional residential areas: new housing types (e.g. small lot house with suite, house with two suites, etc); townhouses and rowhouses in certain locations.
7. Residential buildings up to 6 storeys. Focus on retaining existing rental buildings.
8. Mixed use buildings along the Fort Street corridor, ranging from up to 10 storeys (western end) to 6 storeys (eastern end) [existing DCAP/OCP policy]

7. Emerging Plan Directions: Urban Villages

Urban Village Goals	<ol style="list-style-type: none"> 1. Retain and strengthen neighbourhood-serving businesses 2. Improve the walkability, bikeability and public realm in urban villages 3. Encourage design that fits in with the neighbourhood character 4. Establish high quality, vibrant public spaces for gathering as part of urban villages
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1. Cook Street Village Area



Guiding Principles

1. Protect and renew the beautiful street tree canopy
2. Create gateways that signal the entrance to Cook Street Village
3. Widen sidewalks and create better spaces for pedestrians in Cook Street Village
4. Support and strengthen village businesses as the village changes
5. Maintain the sunny and open feeling of the streets
6. Encourage new nearby housing and residents to add customers for village businesses
7. Keep the diverse, unique feel of the village
8. Create a new public gathering place in Cook Street Village
9. Encourage patios, display areas, seating and other semi-private space in front of businesses
10. Slow down traffic through the village
11. Improve bike facilities and bike parking in Cook St Village. Find design solutions that work for businesses.
12. Find on-street parking solutions that work better for residents and businesses
13. Design streets and sidewalks through the village to be used for special events
14. Improve the condition of the boulevards through the village
15. Improve village transit service

Emerging Directions

The following emerging directions are based on participant input and community feedback at the Fairfield Design Workshop (June 2017):

Create village gateways

- Design and build an attractive village 'gateway' at the north end of the village (Cook St./Oscar St.). Provide attractive and distinct paving/surface treatment, improved pedestrian crossing, enhanced landscaping and street furniture
- Create a gateway at the south end of the Village (May and Cook St), incorporating natural landscaping, signage and better crossings

Create a central village square/plaza

- Integrate wider pedestrian areas and incorporate cycling facilities/boulevard
- Consider a public plaza/square through redevelopment
- Ensure plaza design and streetscape improvements are designed and located to complement, support and attract more local businesses

Create a gateway at the south end of the Village

- Attractive, unique and includes appropriate landscaping, signage and improved pedestrian crossing. Maintain green, natural landscaping.

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. Provide an inviting entrance to Children's playground and park. Provide attractive street frontage and interface with adjacent residential area

Encourage townhouses and other ground-oriented housing types east of Cook St.

- Support townhouse, row house, four-plex, triplex, duplex, single-detached and suites in this area, but not apartment buildings.
- Encourage diversity in housing choice near the village
- Townhouses on west side of Chester St; single detached houses on east side.
- In draft plan, identify the proposed distribution of housing types on a block-by-block basis.

Introduce more multi-residential housing west of Cook St.

- Limit building height up to 4 storeys
- Support townhouses, small apartments, four-plex and triplex 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.

Support mixed use development along Cook Street up to 4 storeys in height

- Wrap commercial uses around street corners along Cook St
- Use upper storey setbacks 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

- Limit retail unit size to encourage smaller, local independent retailers in most locations; retain larger retail floor space required to support grocery store (e.g. on Oxford Foods site)
- Encourage semi-private space in front of businesses (patios, displays, seating)

Continue to improve the overall public realm design along Cook Street

- Encourage underground relocation of overhead power lines at gateways and where possible along Cook Street
- Accommodate loading zones needed for businesses; develop new parking management approach
- Ensure that the design of new developments enhances the pedestrian street level with specific consideration for windows, entrances, façade articulation, building setbacks, patio space and landscaping

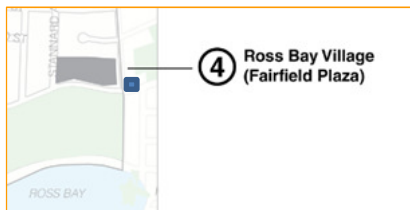
Improve overall pedestrian experience

- 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
- Encourage programming through parklets, festivals and use of boulevard space by businesses

Analysis of Cook Street Village Area Directions

- **Some change from 2012 OCP:** reduces supportable building height from 6 storeys to 4 storeys on Cook Street. Changes housing form on some blocks between Heywood Street and Cook Street from low-rise residential to four-storey apartments and multi-unit housing. Other directions consistent with 2012 OCP (townhouses already supported east of village).
- Limiting mixed use and residential building heights to four storeys will likely reduce economic viability of redevelopment and contributions for public realm improvements and affordable housing desired in the plan.
- Detailed design for Council-approved All Ages and Abilities cycling facility in Cook Street Village to be developed in future, outside neighbourhood planning. Varied support from community; opposition from many businesses with parking and loading concerns.
- Additional work needed to develop design guidelines for buildings, public realm concepts

2. Ross Bay Village



The following emerging directions are based on participant input and community feedback at the Fairfield Design Workshop (June 2017):

Emerging Directions

Support the redevelopment of the Fairfield Plaza site and adjacent gas station over time 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
- Consider use of materials and building finishes that are complementary to the local context

Improve pedestrian connections within and to the site

- Provide safe and legible pedestrian connections to Hollywood Park and to Ross Bay Cemetery
- Provide well-defined and visible entrances to the central plaza space as well as at other primary access points to the site

Support 3-4 storey mixed-use buildings to provide shops, services and housing

- Ensure buildings integrate ground floor commercial/retail with multi-unit residential on upper floors where feasible
- Encourage grocery store with townhouses above; shops with housing above in southwest corner

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

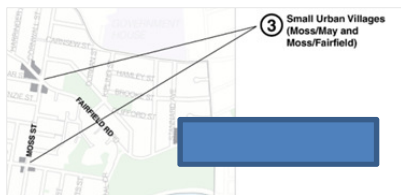
Improve pedestrian connections to Ross Bay Cemetery and Hollywood Park

- Consider improved connections to better support pedestrian activity

Analysis of Ross Bay Village Directions

- **Change from OCP:** Reduces supportable building height to 4 storeys. Other directions consistent with OCP and draft Gonzales Neighbourhood Plan.
- Lower scale (4-storey maximum) buildings desirable by many people in community.
- Many people concerned about any redevelopment for housing/ mixed use at Ross Bay Village.
- Limiting building heights to four storeys will likely reduce economic viability of redevelopment and opportunities for amenity contributions.

3. Small Urban Villages



The following emerging directions are based on participant input and community feedback at the Fairfield Design Workshop (June 2017):

Emerging Directions: Small Urban Villages

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

Support mixed-use redevelopment

- 3 -4 storeys; retail on ground floor with residential above. Allow 4 storeys on C-1 zoned sites, where zoning already permits up to 12 metres in height (3-4 storeys).
- Centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower-scaled buildings

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

Village-Specific Directions: Five Points (Moss at Fairfield) Village

- Prioritize pedestrian and bicyclist safety in the intersection
- Create a well-functioning and connected “Village Plaza” at the end of Oscar Street

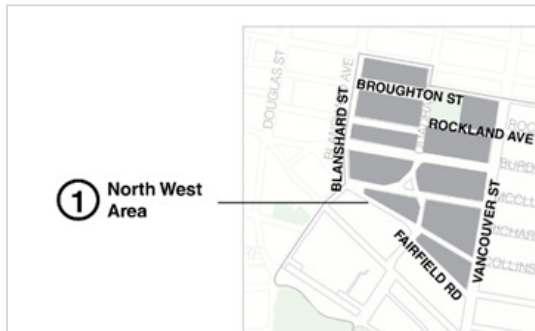
Village-Specific Directions: Moss Street (Moss at May) Village

- Support mixed-use redevelopment except on the south-west corner
- Encourage adaptive re-use of single-detached buildings in south-west corner for commercial or mixed-use purposes; encourage live-work building uses

Analysis of Small Urban Village Directions

- **Generally aligns with policy in 2012 OCP:** Increases supportable height from 3 to 4 storeys, where consistent with existing zoning in these areas (12 m height).
- Recommends additional public realm improvements. Economic analysis suggests low likelihood of redevelopment to 4-storey mixed use buildings, therefore may not generate contributions for desired public realm improvements.

8. Emerging Plan Directions: North West Area



Emerging Directions

The following emerging directions are based on participant input and community feedback at the Fairfield Design Workshop (June 2017):

Accommodate 6-8 storey buildings east of Quadra Street

- Provide a transition in building height from the area west of Quadra Street where taller buildings are envisioned, to lower-scale buildings east of Quadra Street
- 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 in developing the draft Fairfield Neighbourhood Plan

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)
- Consider improved pedestrian crossings across Quadra from M^cClure Street
- Consider designing M^cClure Street and Collinson Street as people-priority 'Living Streets' with green design features
- Create a long-term plan for completing the Rockland Avenue Greenway
- Recognize the differing 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

Guide design for the Downtown Y 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

Enhance Broughton St. and Courtney St. (between Blanshard and Quadra Streets) as pedestrian enhanced streets

- Create a design that complements the new vitality and identity at Blanshard and Fort Street area (Fort Street Commons)
- Consider improved lighting, landscaping, distinct paving treatment and seating

Analysis of North West Area Directions

- **Consistent** with Downtown Core Area Plan and 2012 OCP directions for area west of Quadra Street and north of Rupert Terrace.
- **Change in direction** from OCP and Humboldt Valley Precinct Plan for area between Quadra Street and Vancouver Street, and north of Fairfield Road: increases supportable building height to 6- 8 storey residential buildings in this area.
- Detailed block-by-block analysis needed to determine distribution of building heights.
- Economic analysis suggests redevelopment to 6-8 storey residential is likely to be financially viable. May result in higher levels of amenity contributions from development due to increased financial viability.

9. Emerging Plan Directions: Housing

Housing Goals	<ol style="list-style-type: none">1. Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population and allow people to stay in the neighbourhood as they age2. Encourage housing design that fits in with the neighbourhood character3. Maintain and invest in existing rental housing stock4. Create more affordable housing
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Housing: Traditional Residential Areas

- Support new types of infill housing such as houses with two secondary suites, houses with a secondary suite and garden suite and secondary suites in small lot houses, to encourage more affordable homeownership and diversity of rental housing.
- Support rowhouses and townhouses in suitable locations such as along major roads, laneways and near urban villages (more analysis needed)
- Develop design and zoning guidance for infill housing, townhouses and rowhouses
- Identify strategies to retain/optimize open space available for trees and green spaces in new infill housing (e.g. guidance for zoning) (more analysis needed)
- Develop strategies to encourage new 3-bedroom rental units in Fairfield, as part of City-wide housing planning initiatives.
- Identify neighbourhood-specific strategies to retain the character of the area (e.g. zoning height allowances in R-1 areas to encourage peaked roofs)
- Identify neighbourhood-specific sustainability/green building policies for lower-density areas that fit in with the character of the area (e.g. requirement for permeable driveways)

Housing: Urban Residential Areas

- Establish a rental retention area in Urban Residential area north of Cook Street Village to protect older rental apartment buildings and discourage redevelopment.
- Develop strategies to protect and revitalize rental housing in this area while maintaining affordability through the upcoming City-wide Market Rental Revitalization Study (2017-2018)
- Explore inclusionary zoning as a tool to secure below-market rental units and family housing, as part of City-wide housing planning initiatives.
- Support rowhouses and townhouses in suitable locations such as along major roads, laneways and near urban villages* (more analysis needed)

- Develop design and zoning guidance for infill housing, townhouses and rowhouses in urban residential areas (more detailed analysis needed to identify appropriate locations)
- Consider additional tools to improve homeowner and renter affordability in multi-unit buildings (e.g. lock-off suites)

Housing Affordability

- Recognize that existing rental apartment buildings and housing conversions are important sources of low-cost rental housing in Fairfield.
- Support amenity contributions for secured affordable housing throughout Fairfield through the development process.
- Consider creative approaches to increasing the stock of secured affordable housing in Fairfield, including supporting innovative financing opportunities, partnerships, etc.
- Support community organizations to develop market and non-market housing that meets community needs in Fairfield.
- Identify neighbourhood-specific policies and initiatives to support the creation of more affordable housing. (more analysis needed)
- Explore inclusionary zoning as a tool to increase the long-term supply of affordable housing in Fairfield and other neighbourhoods (work being undertaken in 2017?)
- Identify regulations, policies and incentives to increase supply of secured affordable housing in new multi-unit developments through implementation of the Victoria Housing Strategy).
- Encourage upgrades and retention of rental apartment buildings while maintaining affordability through the City-wide Market Rental Revitalization Study (2017-2018)
- Work in partnership with community organizations and the private sector to establish and implement long-term, affordable housing strategies under development through the Victoria Housing Strategy

Analysis of Housing Directions

- **Consistent with OCP housing policies**, with focus on encouraging housing diversity.
- Tools to address housing affordability at the neighbourhood scale are limited; most work on housing affordability being undertaken outside neighbourhood planning through City-wide housing initiatives including those in the Victoria Housing Strategy 2016-2025.
- Additional analysis needed to determine suitable locations for townhouses and rowhouses.
- Additional analysis needed to determine how much additional capacity would be introduced into traditional residential areas and whether it is consistent or a change from OCP growth management framework.
- Financial analysis suggests that many 4-storey rental apartment buildings are unlikely to be financially viable for redevelopment under typical redevelopment 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

10. Emerging Plan Directions: Transportation and Mobility

Transportation and Mobility Goals	<ol style="list-style-type: none"> 1. Improve traffic management on local and major roads 2. Make walking, cycling and transit more efficient, safer and more enjoyable for people 3. Improve connectivity and linkages across the neighbourhood 4. Improve parking management around new developments and commercial areas
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Emerging Plan Directions

- Assess key locations for traffic improvements for safety and livability:
 - Concerns regarding vehicle traffic speed on major roads (e.g. Fairfield, Vancouver, Southgate, Richardson, May, Dallas, Moss, St. Charles, Ross – full list to be developed for draft plan)
- Concerns regarding vehicle short-cutting (e.g. Linden, Moss, Arnold, etc. – full list to be developed for draft plan) Identify and complete neighbourhood active transportation network, existing gaps and neighbourhood priorities
- Identify locations from community input to be assessed to improve connections and safety for pedestrians (e.g. Fairfield Plaza, Dallas Road, near Sir James Douglas School)
- Establish AAA cycling routes along Dallas Road, Richardson Street, Humboldt Street, Cook Street/ Vancouver Street, Beacon Hill Park, Fort Street
- 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 AAA facility that aims to:
 - Achieve no net loss of on-street parking for commercial use
 - Establish formal commercial loading zones consistent with those elsewhere in the city
 - Maintain street trees
 - Maintain and enhance the quality of pedestrian space
- Develop parking management strategies for Cook Street Village to balance business viability and residential needs
- Establish more bicycle parking in key neighbourhood destinations (e.g. urban villages, parks and waterfront)
- Support car sharing, bike sharing and electric vehicle charging stations at key neighbourhood destinations. Identify increase electric vehicle use and related infrastructure, as part of City wide transportation and energy planning.
- Accommodate mobility scooters as part of pedestrian improvements to streetscapes and public spaces Work with BC Transit to improve transit service and connectivity within the neighbourhood and to other City destinations

Analysis of Transportation and Mobility Directions

- **Aligns with and builds on existing OCP and other City policy directions** (OCP, Bicycle Master Plan, Greenways Plan, Pedestrian Master Plan)
- Additional analysis needed to recommend transportation hot spots for safety/traffic assessments
- Will require funding for capital projects
- Level of support for AAA cycling facilities through Cook Street Village varies from strong support to strong opposition.
- Some initiatives to be undertaken outside neighbourhood planning (e.g. through implementation of Bicycle Master Plan, other capital projects)

11. Emerging Plan Directions: Parks, Open Spaces and Urban Forest

Parks, Open Spaces and Urban Forest Goals	<ol style="list-style-type: none"> 1. Enhance neighbourhood parks as outdoor social spaces, designed for a variety of activities for all ages and abilities 2. Enhance access, amenities, wayfinding and facilities along the waterfront 3. Celebrate and enhance visitor experiences in Beacon Hill Park 4. Increase the tree canopy on public and private land 5. Support more food production in public spaces
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Parks and Open Spaces

- Identify suggested improvements for neighbourhood parks to guide future park improvement plans and capital projects, with the goal of attracting a wide range of ages, abilities and interests
- Develop a long-term plan to guide for future improvements to waterfront park areas which offers an enhanced level of quality for visitors while recognizing the unique natural environment (e.g. facilities, public realm, animation)
- As identified in the Parks and Open Space Master Plan, develop a City-wide strategy to guide the use of parks for people with and without dogs.
- Improve wayfinding and active transportation connections and facilities to parks and the waterfront
- Develop a long-term plan to guide improvements for Beacon Hill Park to further animate the park and encourage broader use while protecting the park's natural and horticultural areas
- For policies related to shoreline and coastal bluff ecosystem, see Section 15.

Urban Forest

- Explore potential strategies to retain and expand trees and open space on private land for new forms of infill housing and other redevelopment.
- Implement the Urban Forest Master Plan, including developing tree canopy coverage targets for Urban Place Designations within Fairfield, and updating the Tree Preservation Bylaw.
- identify other neighbourhood-specific policies or initiatives to better support the urban forest, in partnership with City (e.g. requirement for permeable driveways; pilot projects; variances for tree protection; boulevard planting strategies) (more analysis needed during plan drafting)
- Develop climate change adaptation strategies for parks

Analysis of Parks, Open Space and Urban Forest Directions

- **Consistent with emphasis in 2012 OCP and 2017 Parks and Open Space Master Plan** on parks, natural areas, and recreation facilities, services and programming,
- Additional work on neighbourhood-level urban forest policy to be undertaken outside neighbourhood planning through implementation of Urban Forest Master Plan
- Neighbourhood plan provides high level guidance for waterfront parks, Beacon Hill Park and neighbourhood parks; detailed planning to be completed in future through individual park improvement/management plans.

12. Emerging Plan Directions: Community Resiliency and Wellbeing

Community Resiliency and Wellbeing Goals	<ol style="list-style-type: none"> 1. Increase the sense of belonging and inclusion of Fairfield residents 2. Support a more diverse population in Fairfield 3. Encourage and enhance community and seniors centres as hearts of the community
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Emerging Directions

- Support the addition of child and youth care spaces in Fairfield in public and private facilities, suitable to the scale of their immediate surroundings.
- Encourage programming and facilities at community/seniors centres that meet the needs of a wide range of residents. Explore opportunities to co-locate the seniors centre and community centre in the future.
- Work with the School District to make school facilities broadly available for community use
- Support a range of non-market and market housing options to support a diverse and inclusive community
- Partner with community organizations on initiatives that promote inclusivity and belonging in Fairfield
- Identify neighbourhood-specific strategies to address seismic vulnerability in Fairfield.

Analysis of Community Resiliency and Well Being Directions

- Consistent with policy directions in 2012 OCP
- Policies focus on built environment (childcare and community facilities, housing, other amenities)
- Community partnerships necessary to achieve program goals.

13. Emerging Plan Directions: Placemaking, Arts, Culture

Placemaking Arts and Culture Goals	<ol style="list-style-type: none">1. Honour Fairfield’s First Nations history and culture2. Create great public spaces where people can gather3. Celebrate Fairfield through public art and community events4. Encourage community-led placemaking5. Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.
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Emerging Directions

- Engage Songhees and Esquimalt First Nations to determine opportunities for recognizing and building awareness of the Lekwungen People’s use of the land, history and culture in Fairfield.
- Introduce public art into urban village areas and other to-be-identified locations
- Incorporate permanent or temporary public art into neighbourhood trails, parks and other open space. Identify locations through park improvement planning.
- Partner with arts organizations to encourage art installations in public spaces.

Analysis of Placemaking, Arts and Culture Directions

- Consistent with direction of 2012 OCP placemaking and arts and culture directions, as well as emerging directions from Create Victoria
- Focus on animating public spaces and celebrating First Nations history and culture

14. Emerging Plan Directions: Heritage

Heritage Goals	<ol style="list-style-type: none"> 1. Conserve the historic character of significant buildings and streets 2. Celebrate and interpret the heritage of the neighbourhood
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Emerging Directions

- Work with property owners to encourage designation of properties of historic merit.
- Encourage heritage designation during rezoning applications involving heritage resources.
- Consider neighbourhood-specific tools to support the retention and re-use of heritage and character properties (e.g. addition of floor space, creativity in site design, new forms of housing) (more analysis needed)
- Work with community partners to build awareness and celebrate Fairfield's historic buildings, streets, landscapes and other special places, and ways to conserve them.
- Establish Heritage Conservation Areas at South Cook Street/ Dallas Road, Trutch Street, Durban and Kipling Streets, and Memorial Crescent to guide development in these areas and conserve historic character. Undertake additional engagement with homeowners and the community during the draft plan engagement stage, confirm HCA boundaries, and develop specific exemptions/guidelines that address homeowner concerns and establish clarity around permit requirements.
- Advocate to provincial government to review existing heritage tools to encourage greater flexibility while supporting heritage conservation.

Analysis of Heritage Directions

- **Consistent with OCP direction** to explore HCA for South Cook Street and Dallas Road (21.6.8), and explore Heritage Conservation Areas through local area planning (8.9).
- In response to community input, a broad approach to heritage conservation is proposed, including encouraging designation of individual properties, incentives, education, regulations and HCAs.
- While there is strong support from the general community for HCAs, support for HCAs from homeowners is mixed and ranges from support to strong opposition.



Proposed Heritage Conservation Areas

15. Emerging Plan Directions: Environment and Sustainability

Environment and Sustainability	<ol style="list-style-type: none">1. Protect coastal ecosystems2. Promote and encourage sustainable building design and green infrastructure3. Support more food production in public spaces
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Coastal Ecosystems

- Develop and implement future management strategies for the restoration of coastal bluff ecosystems
- Develop future management strategies to enhance migratory bird habitat
- Encourage public education and interpretation strategies in public waterfront spaces

Sustainable Buildings and Infrastructure

- Continue to consider capacity of infrastructure to meet future housing and commercial growth
- Incorporate green infrastructure as part of utility, transportation and other infrastructure improvements.
- Include rainwater management and sustainable design features as part of improvements in parks and other City property.
- Encourage property owners to incorporate rainwater management and sustainable design features into new multi-unit developments.
- Identify neighbourhood-specific initiatives to encourage green buildings and design (e.g. requirement for permeable driveways; community-led initiatives)

Food Systems

- Identify suitable locations for community gardens, including allotment gardens, native plantings, pollinator gardens or orchards, to be developed in partnership with community
- Identify other opportunities to integrate food production into public places and private development
- Support community initiatives to create allotment gardens and more places to grow and get food close-to-home

Analysis of Environment and Sustainability Directions

- Consistent with 2012 OCP
- Includes focus on urban food production and distribution
- Additional work on green buildings and other sustainability initiatives to be undertaken through City-wide community energy and sustainability initiatives

