

7. Urban Villages

Neighbourhood urban villages areas provide walkable shops and services, encourage a neighbourhood social life and provide different housing options. Retaining and strengthening the urban village areas in Fairfield will contribute to the vitality and viability of businesses, and add character to the neighbourhood.



Goals:

1. **Retain and strengthen neighbourhood 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**

This plan seeks to maintain and strengthen Fairfield's existing urban villages through the development of appropriately scaled and designed mixed use buildings, enhanced public spaces and streetscapes, improved transportation options, diverse housing options and continued support for local businesses. The quality design of new buildings and their relationship with public spaces and other buildings will be a key consideration in assessing development proposals in the urban villages.



Urban Villages

Ross Bay Village (Fairfield Plaza)

7.5. Land Use + Urban Design Policies

7.5.1. Support the redevelopment of the Fairfield Plaza site and the adjacent gas station as a mixed-use commercial centre that provides amenities and services for the surrounding neighbourhoods.

7.5.2. Support the development of mixed-use buildings up to 11.0m in height (approx. 3 storeys) surrounding a central plaza space, except up to 14m (approx. 4 storeys) on the southeast corner of the village (west of St. Charles Street)

7.5.3. Ensure mixed-use buildings are designed to accommodate commercial uses on the ground floor

7.5.4. The building on the southwest corner of the village site should be designed to accommodate a mid-sized grocery store on the ground floor along with residential units above. Building design should also consider commercial loading.

7.5.5. Support the location of townhouse and row house development on parcels that are located directly adjacent to the village as a means of providing a transition from the village to the surrounding lower-scale traditional residential area.

7.5.6. Ensure that buildings provide ground floor windows, entrances and seating areas that are directly oriented to the central plaza space in order to support vitality within the plaza space.



Fig 23. Ross Bay Village Concept Diagram

7.5.7. New buildings should consider use of building elements and building designs that complement the surrounding area.

7.5.8. Consider opportunities for improved cross walks and well-designed pedestrian connections between the village and the surrounding area including Ross Bay Cemetery and Hollywood Park.

7.5.9. Ensure that the central plaza space is directly accessible from several well-defined and visible entrances

7.5.10. Locate parking below grade where possible to maintain a pedestrian oriented plaza space and to encourage walkability within the site.



Fig 24. Conceptual illustration looking at plaza space and potential grocery store from Fairfield Road



Fig 25. Ross Bay Village concept from bird's eye view