

8. Urban Villages

Urban villages provide walkable shops and services, encourage a neighbourhood social life, create a sense of place and provide different housing options. More housing near Urban Villages gives residents easy access to shops and services for daily living, and supports businesses with more customers nearby.



Other Relevant Policies & Bylaws

- Official Community Plan
- Development Permit Area Designations and Guidelines

Goals:

1. Strengthen and diversify the mix of businesses in urban villages
2. Improve the walkability, bikeability and public realm in and around urban villages
3. Support new housing within a 5 minute walk of urban villages

This plan aims to transform the area in and around Westside Village from a car-oriented commercial area to a vibrant, walkable heart of the neighbourhood. The plan also supports the long-term viability of Craigflower Small Urban Village by expanding the footprint and adding new housing. It also designates new Small Urban Villages near Catherine Street and Edward Street and along Esquimalt Road to reflect existing uses.

The quality design of buildings and their relationship with the existing urban form, in terms of appropriate density, massing, and height will be a key consideration in assessing development proposals in urban villages - as will good circulation, pedestrian and cycling linkages and a high quality public realm.

Legend

- Large Urban Village
- Small Urban Village



Map 12. Urban Villages

Urban Villages

Craigflower Small Urban Village

Intent:

Support and expand Craigflower Village as a local-serving gathering place by adding more business and people nearby, and maintaining the village look and feel. Encourage a mix of affordable and market rate housing as feasible.

8.1. Land Use Urban Design Policies

8.1.1. Support the retention and improvement of the heritage building at 414-424 Craigflower Road, which forms the core of the village, with any redevelopment encouraged to retain the original building. (Note that this property has existing zoning which allows for development up to 12 metres, or 3-4 storeys in height),

8.1.2. Support infill development of 3 storeys in the 400 block on the south side of Craigflower Road.

8.1.3. Ground-floor uses fronting Craigflower Road may be residential, commercial or live-work uses, with pedestrian-friendly streetscapes and storefronts, residential entries or porches/patios built to the back of sidewalk. Upper floor uses facing Craigflower Road, and all uses fronting Raynor Park should be residential to add housing to the village and transition to the park.

a) For larger developments (multiple lots) or development at the corner of Craigflower and Raynor Avenue, some ground-floor commercial use is encouraged along Craigflower Road.

b) If live-work units are included fronting Craigflower Road, the ground-floor “work” portion of the unit should be designed to be able to operate and be leased separately

than the residential portion. Flexible ground-floor spaces designed to function as either commercial spaces or residential spaces are supported.

c) Development should establish a second, residential building frontage along Raynor Park, with entrances, windows, and patios, porches or balconies fronting onto the park.

8.1.4. Circulation and parking should be internal to the site, or underground, and should minimize impacts on the frontages facing Craigflower Road and Raynor Park.

8.1.5. To support the development of the village, ground-floor commercial uses within the village are not required to have on-site parking.

8.1.6. Support expansion of the village to the north (between 502 and 530 Craigflower) in a way which creates a gradual transition to the surrounding residential neighbourhood by:

a) Encouraging the adaptive re-use of single-detached houses for commercial or mixed-use purposes, including the lifting of homes and the addition of new commercial spaces at grade, up to a total of three storeys. Redevelopment may be considered, if the built form of new commercial uses supports the original single-detached pattern of the area.

b) Encouraging additional housing (e.g. rowhouses) or live-work units to the back of the lots facing side streets.

c) Locate parking at the rear and/ or underground so as to not dominate the overall development.



Urban Villages

Craigflower Small Urban Village (cont'd.)

At 405 Craigflower Road, up to three storeys is supported for future redevelopment. Consider consolidation with properties across Russell Street, and incorporating the Russell Street right of way, if on-site non-market housing is provided. (cross reference policy 5.1.5).

- a) The value of non-market housing should be equivalent to the value of the land transferred.
- b) Commercial uses should front Craigflower Road, contributing to the urban village.

8.2. Public Realm Policies

8.2.1. Include pedestrian-focused public realm improvements through redevelopment along Craigflower Road to encourage walkability. This may include wider sidewalks, new benches, lighting, landscaping, street trees, wayfinding and other features.

8.2.2. Consider the addition of on-street parking on the east side of Craigflower Road, in order to slow traffic, support businesses, and buffer pedestrians from traffic. Retain trees. Consider relocation of sidewalk to east side of trees on park land.

8.2.3. Establish picnic tables, benches and public art in Banfield Park directly across from the village to create an enhanced public gathering space which visually relates to the village.

8.2.4. Consider improvements to the crossing at Raynor Avenue and Pine Street, including distinctive and textured pavement, and a potential signalized crossing at Raynor if warranted.

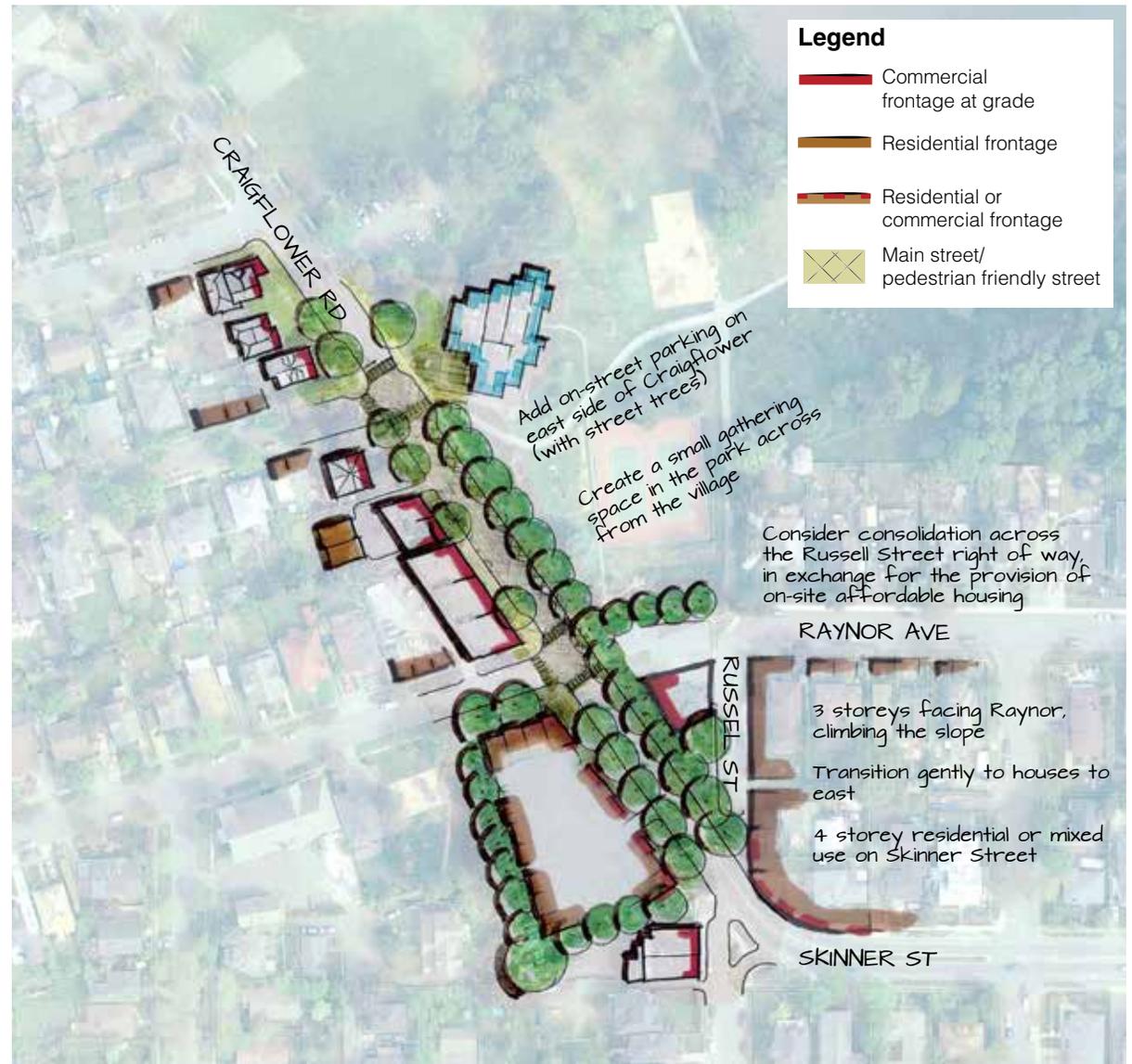


Figure 27. Concept diagram of Craigflower Village area

Urban Villages

Catherine Street at Edward Street Small Urban Village



Intent:

The designation of this Small Urban Village reflects the potential to maintain and intensify the existing “commercial corners” compatible with the neighbourhood context.

8.3. Land Use and Urban Design Policies

- 8.3.1. Support mixed use, residential or live work buildings up to 3 storeys in height and 1.5 Floor Space Ratio.
- 8.3.2. Support mixed use buildings on sites that have existing commercial uses.
- 8.3.3. Mixed use buildings should have active, storefront-type uses built up to the sidewalk in order to enhance animation and vibrancy in the Village

8.4. Public Realm Policies

- 8.4.1. Support the design of the laneway as a “woonerf”, a shared pedestrian and vehicle space fronted by housing or shops, supporting placemaking in the village.

Urban Villages

Westside Large Urban Village



Intent:

Strengthen Westside Village by supporting businesses with people living nearby, establishing a 'main street' for the Village, and healing busy intersections.

8.5. Land Use and Urban Design Policies

8.5.1. Encourage a mix of uses such as residential, local commercial, retail, restaurant, and community services, with residential uses above commercial uses;

8.5.2. On lots on north side of Bay Street between Wilson Street and Tye Road, encourage mixed use development up to 6 storeys, supporting the following objectives:

a) At the corner of Tye Road and Bay Street, development should be designed and oriented to create a gateway signaling entry to the Vic West neighbourhood. A building exceeding six storeys may be supported here.

b) At the corner of Wilson Street and Bay Street, development is encouraged to accommodate large format ground-oriented retail;

c) Building frontages along the east side of Alston Street should be no more than 3-4 storeys to maintain a sensitive transition to the neighbourhood, taking advantage of the grade changes from east to west.

d) New buildings should have active, storefront-type uses along Bay Street and Langford Street in order to enhance animation and vibrancy in the Village. This may include artisan- or light-industrial frontages (e.g. with garage doors) along Langford Street.

e) New development should support an overall vision of creating an internal public pedestrian or local street network (see figure 28).

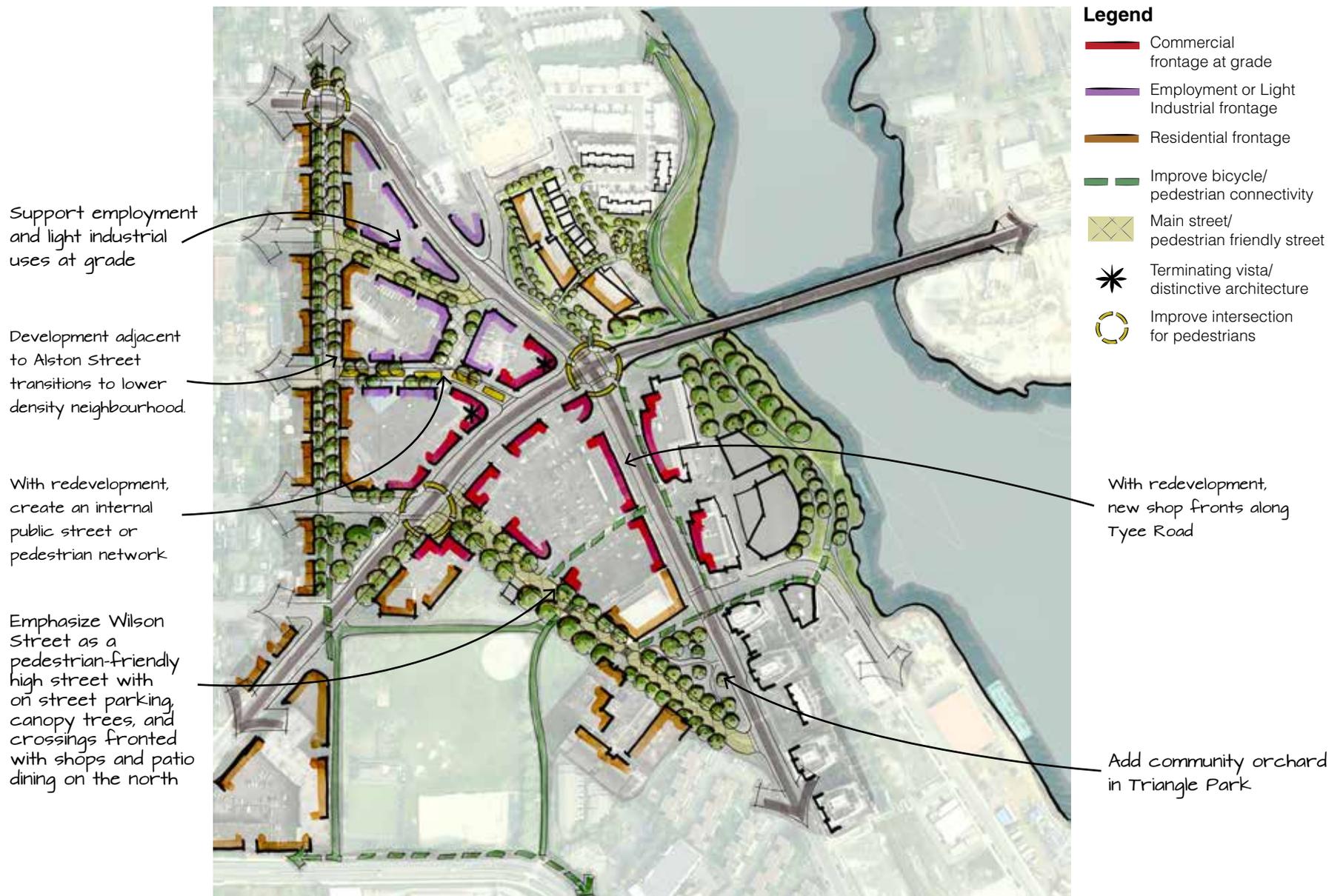


Figure 28. Concept diagram of Westside Village area

Urban Villages

Westside Large Urban Village (cont'd.)

8.5.3. On the Westside Shopping Centre site, support new development up to six storeys and 2.5 Floor Space Ratio, with the following objectives:

- a) Emphasize Wilson Street as the primary street for gathering, with a series of smaller storefronts, active land uses at grade, space for patio seating, high quality pedestrian realm and amenities (e.g. lamps, seating, landscape and street trees).
- b) Develop Tyee Road as a commercial main street with active uses and multiple storefronts at grade along Tyee Road. Consider a range of uses including retail but also food services, personal and medical services, and limited professional services.
- c) Enhance the pedestrian quality of the frontage along Bay Street, regardless of use
- c) Maintain and improve the pedestrian connection through the site from Wilson Street to Tyee Road
- d) The site may include one or more towers consistent with heights found in the surrounding context, but the overall site should maintain a mid-rise (3-6 storey) character with appropriately scaled street walls.
- e) Where on-site non-market housing is provided, density up to 2.75 Floor Space Ratio may be considered.

8.5.4. On the DaVinci Centre site, support new development up to 6 storeys and 2.5 Floor Space Ratio, with commercial or community-serving uses on the ground floor, with the following objectives:

- a) Create an attractive interface with the park, establishing visual connectivity and, as appropriate, entrances or active uses facing the park.
- b) Encourage buildings sensitively designed to minimize shading on active use areas of Vic West Park, and on Wilson Street as a main street.
- c) Establish active uses along Wilson Street that reinforce its role as a commercial main street.

8.5.5. Through redevelopment of sites surrounding Langford Street between Alston Street and Tyee Road, support the development of an employment area and spaces for light industries, artisans and “makers”, with a new street network to improve connectivity to and from the Village and to support future employment uses, through the following strategies (see also Policy 7.2.2):

- a) Spaces designed to accommodate light industrial employment uses at grade (e.g. with tall floor-to-ceiling heights, and loading bays) are encouraged in the Langford-Alston-Tyee triangle and along the south side of Langford Street, with general commercial uses above (or residential uses south of Langford Street).

{insert photo/conceptual example}

8.5.6. Explore partnership opportunities for a new community facility in or near Westside Village to promote neighbourhood development and meet the social, recreational or other programming needs of residents.

8.5.7. In the areas designated Large Urban Village, densities of up to 1.5 floor space ratio are generally supported. Densities up to 2.5 floor space ratio may be supported with the provision of public amenities. With the provision of on-site affordable housing, an additional 10% density (up to 2.75 total floor space ratio) may be supported.

8.6. Public Realm Policies

8.6.1. Include pedestrian-focused public realm improvements to Wilson Street to create a ‘main street’ environment for the Village. This may include elements such as large tree trees, additional street crossings representing natural places people desire to cross, wider sidewalks, special paving, on-street parking, benches and pedestrian-scale lighting;

8.6.2. Maintain on-street parking on Wilson Street, and manage it to provide short-term parking for businesses and park users.

8.6.3. Improve the Wilson Street-Bay Street intersection for pedestrians to encourage walkable connections between residential neighbourhood and Westside Village.

8.6.4. Include pedestrian-focused public realm improvements on Bay Street to better connect both sides of the street and improve pedestrian comfort.