



# FAIRFIELD

## COOK STREET VILLAGE

### GUIDELINES

Published 1985

The Cook Street Village Guidelines set out the standards for design and development for properties within Development Permit Area 13, Lower Cook Street.

The intent of creating these guidelines is to:

- Reinforce and enhance the character of Cook Street Village and the adjacent Beacon Hill Apartment District.
- Realize the aesthetic and economic potential of these areas.

#### **For More Information**

For further information on development applications, please contact the City of Victoria Planning and Development staff located on the 2<sup>nd</sup> floor of City Hall. The Planning Technicians and Planners will advise you on how to make an application. The business hours of Planning and Development are 8:30 a.m to 4:30 p.m. Monday to Friday, except statutory holidays.

City of Victoria  
Planning &  
Development  
#1 Centennial Square  
Victoria, B. C. V8W 1P6  
Phone (250) 361-0382  
Fax: (250) 361-0386

## FAIRFIELD – COOK STREET VILLAGE

### GUIDELINES FOR BUILDINGS, CANOPIES, AWNINGS & SIGNS

1985 (UPDATED TO 2003)

#### INTRODUCTION

- 1 These guidelines are meant to assist in the improvement of the 'physical environment' of Cook Street between Oscar and Leonard Streets.

Because it is a designated Development Permit Area under the *Official Community Plan*, all exterior changes requiring a City permit are subject to design approval. These guidelines are intended to assist applicants in the approval process.

- 2 Before commencing a design please contact the Planning Division for information about application forms and approval schedules. A brochure entitled *Advisory Design Guidelines for Buildings, Signs and Awnings* is available and provides a glossary of general terms used by the City's Advisory Design Panel.
- 3 Please note the guidelines do not replace the requirements of statutory regulations such as Building Codes, Zoning and Sign Bylaws.
- 4 Cook Street Village extends along five blocks of Cook Street. The north half (Oscar to Oliphant) has a commercial character anchored by two major food stores and a variety of small businesses. Its "CR-3M" zoning provides for the option of commercial, residential or mixed use. The south half (Oliphant to Leonard), flanks Beacon Hill Park and is residential in use and zoning. Its southern boundary is marked by Hampton Court, one of the City's most distinguished heritage apartments.
- 5 The review of the Fairfield neighbourhood's development policies, initiated in mid-1982, involved numerous meetings of the Advisory Planning Commission, Study Committee and Council. A major re-zoning program was concluded in July 1983.

At its May 3, 1984 meeting, Committee of the Whole endorsed the revised text for the *Suburban Neighbourhoods* report Fairfield policies, including:

*The various policies for the Cook Street Village and apartment areas should be advanced by means of design guidelines and special controls as are available to Council.*

The guidelines were prepared in consultation with the City Engineering Department and the Advisory Design Panel.

#### SPECIAL CONDITIONS

- 1 Parking arrangements are fair to poor. With few exceptions, e.g., Oxford Foods, existing parking lots are inconvenient, poorly laid out or inadequately landscaped. Driveways are uncoordinated; many have a negative impact on the Cook Street boulevards and sidewalks.
- 2 Although many of the buildings are ripe for major upgrading/redevelopment, there is no strong commercial design theme consistent with Fairfield's heritage.
- 3 "T" intersections on Cook Street provide prominent streethead sites and vista lines from the side streets of the surrounding neighbourhood into the Village.

**AN ACCEPTABLE PERMIT APPLICATION WILL INCLUDE THESE CONSIDERATIONS:**

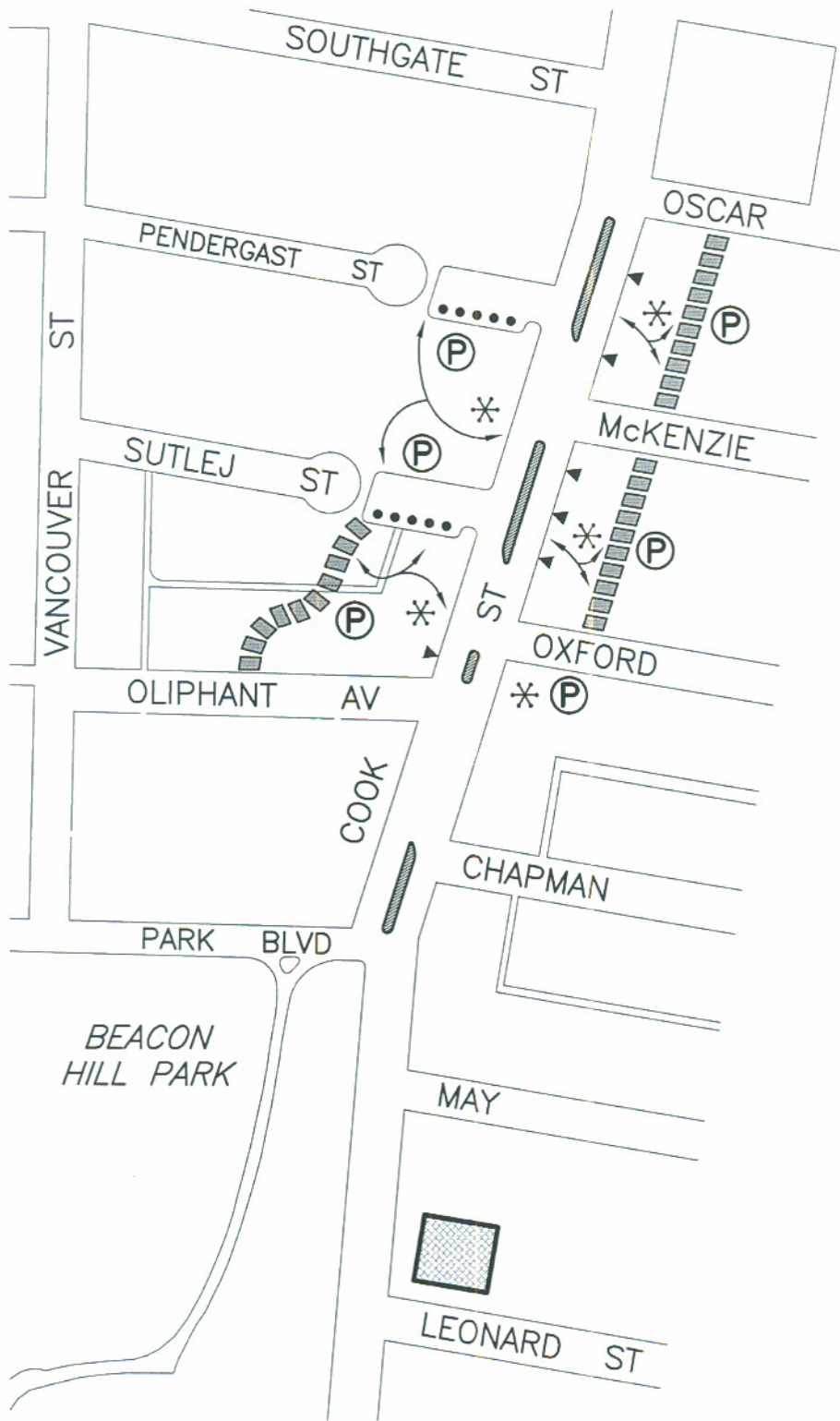
Design should respond to local features:

- (a) traditional cladding materials;
- (b) bay/oriel windows;
- (c) pitched, rather than flat roofs;
- (d) attractive treed boulevards;
- (e) opportunities should be taken to emphasize 'streethead' vistas; and
- (f) varied building setbacks.

**THE COMMERCIAL ZONE**

Businesses in each block are encouraged to plan cooperatively:

- (a) parking and loading should be in rear yards, well screened from adjacent residences;
- (b) to improve the continuity of the Cook Street Village boulevards, driveway access to rear parking and loading areas should be by way of shared driveways to side streets;
- (c) customer parking areas should be 'pooled' for maximum convenience and linked to Cook Street by mid-block walkways;
- (d) along sidewalks and walkways, provide features attractive to pedestrians such as shopfronts, open markets, outdoor restaurant seating areas and canopies;
- (e) at pedestrian intersection points, allow room for open plazas or splayed corners.



### COOK STREET VILLAGE GUIDELINES - Fairfield

**LEGEND**

- DRIVEWAY DELETION
  - RAISED MEDIAN
  - WALK WAYS
  - 90° STREET PARKING
- PARKING LOTS ACCESS AND SCREENING IMPROVEMENTS
  - WALK WAYS
  - HERITAGE BUILDING

Note:  
Streetscape changes undertaken as per the "Cook Street Village - Strategies to Protect and Enhance the Existing Streetscape Elements - 2001"

DATE: November 27, 2003

SCALE: NOT TO SCALE