

# It's Your Neighbourhood



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August 30, 2019

## **The City of Victoria is seeking your input on the proposed Fairfield Neighbourhood Plan and related Official Community Plan amendments:**

### Official Community Plan Bylaw, Amendment Bylaw (No. 30) 19-031:

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Urban Place Designations and Development Permit Areas in order to implement directions in the Fairfield Neighbourhood Plan, including:

- a) Policy directions on height and/or density of buildings in the Urban Residential, Small Urban Village, Large Urban Village, and Core Residential designations;
- b) Change the Urban Place Designations for the following properties:
  - i. 1303, 1307 Fairfield Rd. (from Large Urban Village to Small Urban Village);
  - ii. Fairfield Plaza - 1516, 1520, 1540, 1584, 1590, 1594, 1600 Fairfield Rd. (from Large Urban Village to Small Urban Village)
  - iii. 139, 214 Moss Street (from Traditional Residential to Small Urban Village);
  - iv. 1270, 1272, 1274 and a portion of 1300 May Street (from Traditional Residential to Small Urban Village); and
- c) Incorporate design guidelines for the Fairfield neighbourhood

## **Overview of OCP Amendments**

### **Map 1 (Schedule A): Fairfield (excluding the Northwest Area, which is shown in Map 2)**

The proposed OCP Amendments, with corresponding numbers shown in Map 1, include:

#### **1. Cook Street Village**

- Specify that a built form up to 4 storeys may be considered in this Large Urban Village
- Amend Development Permit Area 5: Large Urban Villages to replace the Cook Street Village Design Guidelines (2003) with the Cook Street Village Design Guidelines (2019), and to apply the Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012) to Cook Street Village

#### **2. Five Points Small Urban Village (Fairfield Road and Moss Street)**

- Specify that development up to 4 storeys and 2:1 floor space ratio may be considered within this Small Urban Village on lots fronting on Fairfield Road, for the advancement of plan objectives;
- Change the Urban Place Designation of 1303 and 1307 Fairfield Road from Large Urban Village to Small Urban Village
- Include Five Points Village in Development Permit Area 6A: Small Urban Villages, and apply the Revitalization Guidelines for Corridors, Villages and Town Centres (2017, as amended)

#### **3. Moss and May Small Urban Village:**

- Add the following sites to Moss at May Small Urban Village:
  - 139, 214 Moss Street; 1270, 1272, 1274 May Street, and a portion of 1300 May Street (from Traditional Residential to Small Urban Village);

- Include Moss and May Village in Development Permit Area 6A: Small Urban Villages, and apply the Revitalization Guidelines for Corridors, Villages and Town Centres (2017, as amended)

#### **4. Ross Bay Village (Fairfield Plaza Village)**

- Change the name of this village to “Fairfield Plaza Village”
- Change the Urban Place Designation from Large Urban Village to Small Urban Village
- Specify that within this Small Urban Village, building forms of 3 to 5 storeys and densities up to 2:1 floor space ratio may be considered for the advancement of plan objectives
- Include Fairfield Plaza Village in Development Permit Area 6A: Small Urban Villages and adopt the Revitalization Guidelines for Corridors, Villages and Town Centres (2017, as amended)

#### **5. Traditional Residential Areas:**

- Specify that buildings up to 2.5 or 3 storeys may be considered as indicated in the Fairfield Neighbourhood Plan. (The neighbourhood plan considers infill housing up to 2.5 storeys in most places, and up to 3 storeys along Fairfield Road.)

#### **6. Urban Residential Areas:**

- Specify that commercial uses at grade may be considered in locations identified in the Fairfield Neighbourhood Plan

### **Map 2 (Schedule B): Fairfield Northwest Area**

Adjust densities and design guidelines within the corresponding numbered areas as indicated on Map 2:

1. Identify a density of 2:1 floor space ratio up to approximately 5:1 floor space ratio in these two blocks
2. Change the anticipated density range from the current range (2:1 – 3.5:1 floor space ratio) to a lower range (1.2:1 – 2.5:1 floor space ratio)
3. Change the anticipated density range from the current range (2:1 – 3.5:1 floor space ratio) to a lower range (1.5:1 – 3:1 floor space ratio)
4. Change the anticipated maximum density which may be considered, from approximately 2:1 floor space ratio, to approximately 2.5:1 floor space ratio, for the advancement of plan objectives.
5. Revise guidelines for Development Permit Area 14: Cathedral Hill, to:
  - a. Specify that where taller buildings are considered, additional height up to two storeys may be considered where additional setbacks of upper portions of buildings are provided, to achieve building separation and livability
  - b. Encourage building massing and form which maintains sunlight access to Pioneer Square and the Provincial Law Courts Green
  - c. Encourage mitigation of wind impacts of taller buildings
  - d. Include landscaped amenity space between residential buildings and public sidewalks

#### Official Community Plan Bylaw, Amendment Bylaw (No. 29) 19-030:

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Chapter 6: Land Management and Development in order to clarify the intent of local area plan study areas and policies related to Urban Villages.

The following changes to the Official Community Plan are proposed:

- Amend policies concerning local area planning (policies 6.19-6.21) to remove statements focusing local area planning within 400 metres of Large Urban Villages and Town Centres
- Amend policies concerning urban villages (6.15, and Figure 9) to indicate that the elements considered in a complete urban village would be related to the geographic extent of that village
- In regard to the density range considered in Urban Residential Areas (Policy 6.23), add a cross-reference to existing Policy 6.3, which states that OCP policies, local area plans, other city policies, and site-specific conditions be considered in determining an appropriate density

For further inquiries on how a particular property will be affected, contact Community Planning at 250-361-0353.

Anyone interested in the proposal is entitled to provide their comments at the Opportunity for Public Comment which will be held at:

**City Council Meeting**

**Date: Thursday, September 12, 2019**

**Time: 6:30 p.m.**

**Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC**

In order for your written submission to be published on the agenda for the opportunity for public comment it must be submitted to [publichearings@victoria.ca](mailto:publichearings@victoria.ca) by 2 p.m. on the day of the meeting.

Please note that all correspondence submitted will form part of the public record and will be published in the meeting agenda. Your address is relevant to Council's consideration of this matter and will be included as part of the public record. If you choose to share your phone number and email address with us and wish that it not be disclosed, please let us know and we will ensure it remains confidential.

The online Council agenda, including relevant documents and information will be available on the City of Victoria's website at <http://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html> on September 6, 2019. A paper copy of the Council agenda is also available for viewing at the Ambassador's Desk. Relevant documents and information may also be inspected at Legislative Services, City Hall, 1 Centennial Square, Victoria, B.C. from the Monday prior to the meeting, up to and including the date of the Opportunity for Public Comment, from 8 a.m. to 4:30 p.m., from Monday to Friday, excluding public holidays.