

# It's Your Neighbourhood

February 20, 2018

The City of Victoria is seeking your input on the proposed changes to 1303 Fairfield Road and amendment to the Official Community Plan.

The City is considering an application to amend the Official Community Plan (OCP) Bylaw for 1303 Fairfield Road to change the urban place designation from Small Urban Village to Large Urban Village. This amendment would only apply to the subject property and would accommodate a proposed rezoning application for a four-storey mixed-use building with a 1.84:1 floor space ratio. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

The OCP currently identifies the site as being located in the Small Urban Village urban place designation, which envisions floor space ratios up to approximately 1.5:1 and mixed-use buildings up to approximately three-storeys. For sites adjacent to arterial or secondary arterial roads, increased floor space ratios and height up to approximately 2.0:1 and four-storeys are envisioned. However, Fairfield Road and Moss Street are not classified as arterial or secondary arterial roads; therefore, the subject site does not meet the location criteria to qualify for additional density and height under the Small Urban Village designation.

Detailed information on this proposal is available at [www.victoria.ca/devtracker](http://www.victoria.ca/devtracker). Launch the tracker and search for the property by address.

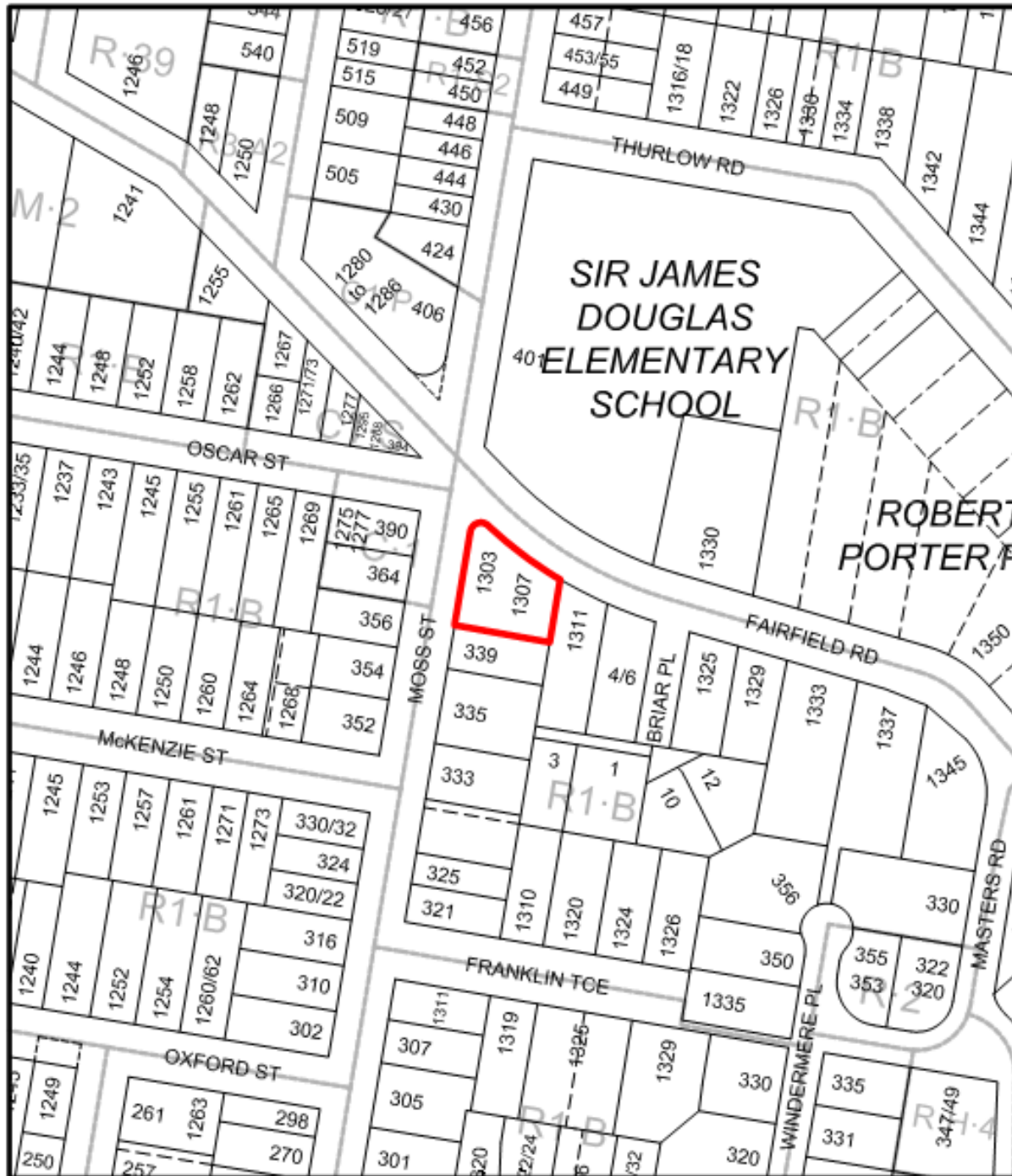
Please provide your questions and feedback on this proposal by end of day, Tuesday, March 13, 2018 to:

Alec Johnston, Senior Planner  
P: 250.361.0487  
E: [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

All input received will be shared with City Council for their consideration prior to the public hearing. Once a date for the public hearing has been set, notice will be posted on the property and at [www.victoria.ca/publicnotices](http://www.victoria.ca/publicnotices).

We look forward to hearing from you.

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1303 Fairfield Road  
Rezoning No. 00558

