

CALUC Meeting Report Thursday March 15th, 2018

1303 Fairfield Rd.

Developer: Unity Urban Properties
Architect: Name ?

Intro: A special neighbourhood meeting hosted by the FGCA CALUC at the Cook St. Activity Centre was held for the purpose of neighbourhood feedback re: 1303 Fairfield Rd. Development Application

Approximately 100 people in attendance.

Background:

To “rezone” property from small urban village to a large urban village. Fairfield Rd is a collector, therefore the definition of Small Urban Village for Development Permit Application 1303 Fairfield Road is a maximum of 3 storeys. The requested change of designation to large Urban Village requiring an Official Community Plan Amendment would allow the requested 4 storeys. The new building would have a floor space ratio FSR 1.84

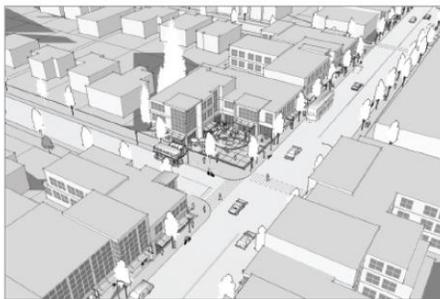
Definition of a Large Urban Village:

"Large Urban Village consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub."

Generally speaking, the large urban village designation envisions higher density and height than the Small Urban Village designation.

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

Figure 9A: Guidelines for Complete Town Centres and Urban Villages – Conceptual Illustrations



Small Urban Village – Overview



Large Urban Village – Overview



Small Urban Village – Street View



Large Urban Village – Street View

Definition of a Small Urban Village

Small Urban Village

"Small Urban Village consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations, serving as a local transit service hub."

More specific policies describing the use, built form, and character of the two types of villages can be found in Figure 8 of the OCP on page 40. Figure 9 on page 49 describes the types of services and amenities that could be accommodated in each type of Village.

http://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/Re-placed/OCP_Sec6_Jul2017_web.pdf

Key Neighbourhood Feed on proposed amendment to the OCP to change 1303 Fairfield Rd to Large Urban Village

Not in Favour of the OCP Amendment:

The vast majority of those present who were opposed to the amendment to the OCP, but for different reasons.

Some people wanted the building to be saved and renovated. "Work together with community so there is a legacy we all can be proud of."

Small Urban village is the appropriate designation for this area, based on the criteria for Small versus Large Urban villages.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

Others felt the proposal was wrong and precedent setting to amend the OCP to create a Large Urban Village designation for only one parcel of land.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

This would undermine the public confidence in the OCP.

Why couldn't say "Thank you very much and bring back a proposal that fits a small urban village."

"It's in the OCP, Live within the Official Community Plan."

"Spot changes consequences for the whole city."

"That building is not an urban village does not fit the OCP."

This will set a precedent, should other properties within this or other Small Urban Villages wish to achieve a higher density and/or height than otherwise permitted, thereby overriding the Official Community Plan and Local Area Plans developed in collaboration between the City and residents.

The notation in the OCP amendment that this would apply only to this particular parcel of ,and, it would heavily influence the surrounding neighbourhood.

The proposed development should be reduced in scale and height, to better fit with and be more respectful of the neighbours, and the neighbourhood.

And some were opposed because they opposed more densification of the neighbourhood

In Favour of the OCP Amendment:

There were a few who supported the amendment because it would allow the UNITY development to proceed which would allow some additional rental housing, some commercial space and to a couple of people, whose priority was the United Church congregation, it would create a new sanctuary, and gathering space for the United Church congregation.

Note: The adjacent neighbour, spoke and mentioned that he had only 2 meetings with the developer and they didn't go very well. "They didn't consider his concerns re: back yard privacy, light and space."