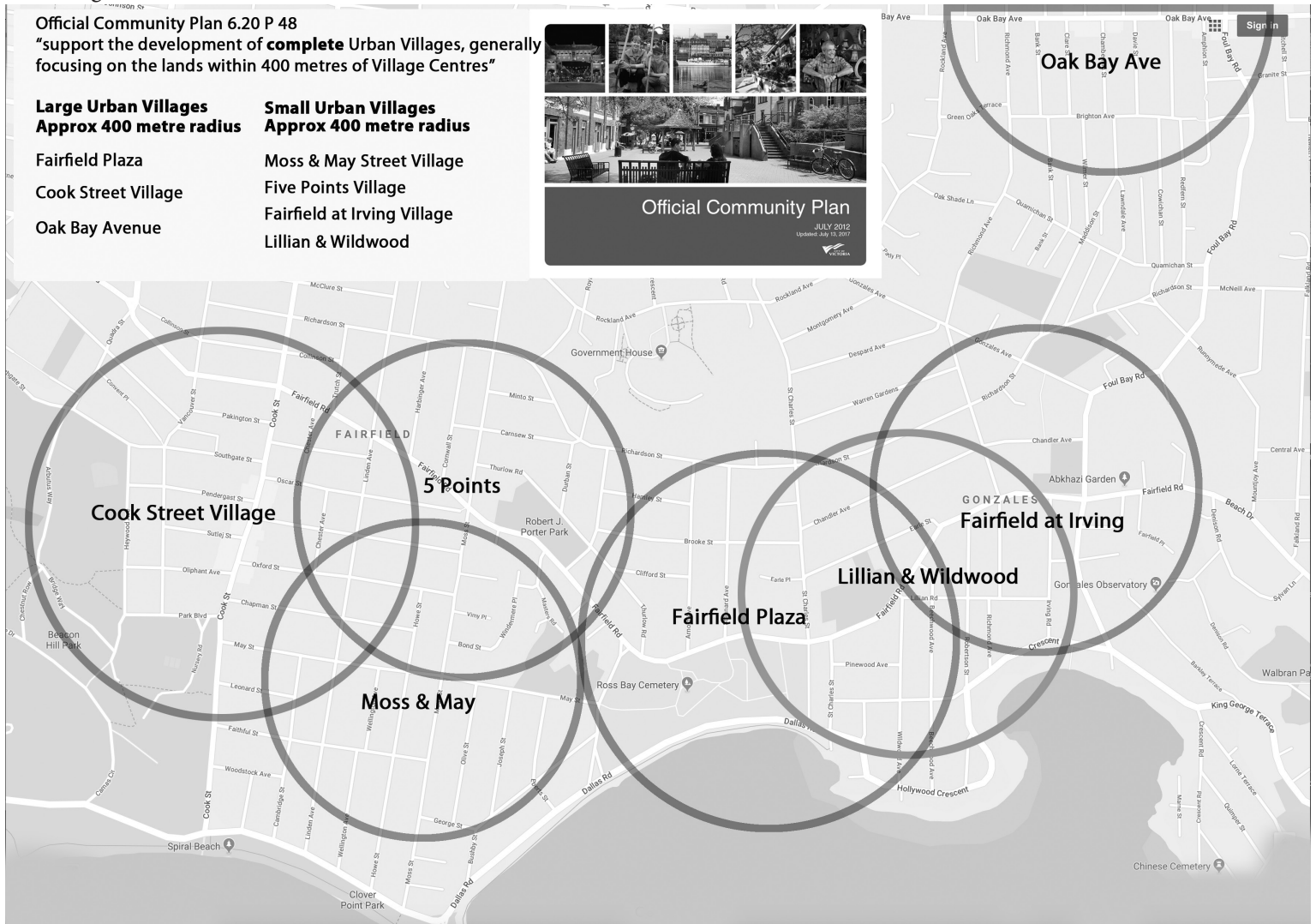


IMPACT OF BEING DESIGNATED A LARGE OR SMALL URBAN VILLAGE

Compiled by the Fairfield Plaza Neighbourhood Group, with support from Gonzales Neighbourhood Association, this brochure demonstrates the implications of a designation of a Small or a Large Urban Village in the Official Community Plan (OCP). The OCP requires that local area plans support the development of **complete** Urban Villages within 400 metres of Village Centres (OCP 6.20).



The quotes below demonstrate that the real estate industry and the City understand and use of the clause (6.20 OCP) to achieve higher density urban developments than traditional residential areas are accustomed to.

Aryze Development letter to Council:

Conformity to Official Community Plan

We believe that our proposal complements and supports Victoria's Official Community Plan (OCP) and its vision. A new, low-rise multi-family development in this location will support the goal of 40% of new population growth by 2041 that will take place within town centres and urban villages throughout the city. **As our site is located only 300 metres** from the Hillside/Shelbourne intersection, it is ideally located to support this objective, and do so in a way that enhances the City's sustainability goals.

Abstract president Mike Miller said "We believe in high-quality design. **We are going to use guidance from staff and guidance from the official community plan to make the final decisions on the application.**"

VicNews July 16, 2017 – Fort Street and Pentrelew Place development

Abstract president Mike Miller said "**We're within 400 metres of downtown.** So we really are in the hub of everything. Millar said his proposal not only meets the aims expressed in the official community plan..."

Times Colonist Sunday 8 April 2018 – Fort Street and Pentrelew Place development

The Fairfield Plaza Neighbourhood Group, and Gonzales Neighbourhood Association encourage Fairfield and Gonzales residents to understand the designation and impact of large or small urban villages in the OCP to the traditional residential areas surrounding them.

How the City of Victoria is reimagining your neighbourhood.

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

6.20 P 48 Official Community Plan

Prepare local area plans for James Bay Village, **Cook Street Village**, **Five Points Village**, **Moss Street Village**, Ross Bay Village (**Fairfield Plaza**), **Fairfield at Irving Village**, Fernwood Village, Haultain Corners Village, Selkirk Village, Burnside at Harriet Village and Quadra at Tolmie Village to support the development of **complete** Urban Villages, generally focusing on the lands within 400 metres of Village Centres

Designation	Built Form	Place Character Features	Uses	Density
Small Urban Village	<p>Single and attached buildings up to two storeys.</p> <p>Low-rise multi-unit buildings up to approximately three storeys including rowhouses and apartments, freestanding commercial and mixed-use buildings.</p> <p>Mixed-use buildings up to approximately four storeys on arterial and secondary arterial roads.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Variable landscaping, boulevard and street tree planting.</p> <p>Rear yard off-street parking.</p> <p>Public green space or square.</p>	<p>Low-rise multi-unit residential and mixed-use.</p> <p>Commercial.</p> <p>Home occupations.</p> <p>Live/work.</p>	<p>Total floor space ratios ranging up to approximately 1.5:1.</p> <p>Total floor space ratios up to approximately 2:1 along arterial and secondary arterial roads.</p>
Large Urban Village	<p>Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Regularly spaced boulevard and street tree planting, wide sidewalks.</p> <p>Off-street parking underground, at the rear or otherwise screened.</p> <p>Central public green space or square.</p>	<p>Low to mid-rise multi-unit residential and mixed-use.</p> <p>Commercial, including visitor accommodation.</p> <p>Live/work.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 2.5:1 may be considered in strategic locations for the advancement of plan objectives.</p>
Town Centre	<p>Low-rise, midrise and highrise multi-unit buildings up to approximately 10 storeys including rowhouses, apartments, freestanding commercial and mixed-use buildings.</p> <p>In Mayfair Town Centre, buildings up to approximately 12 storeys in the western half of the Mayfair Shopping Centre site, and along the west side of Douglas Street south of Speed Street.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>Three to five storey building facades define the street wall.</p> <p>Regularly spaced street tree planting, wide sidewalks, and central public green space or square.</p> <p>Parking underground, at the rear or otherwise screened.</p>	<p>Low, mid and high-rise multi-unit residential and mixed-use.</p> <p>Commercial, including office, destination retail, and visitor accommodation.</p> <p>Live/work.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally up to 2:1.</p> <p>Notwithstanding the above, for Mayfair Town Centre, total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 3:1 may be considered for the advancement of plan objectives.</p>

Small Urban Villages and Large Urban Villages Floor Space Ratios are the same.

