

BYLAWS

5. Bylaw for OCP Amendments for the Gonzales Neighbourhood Plan

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw be given first and second reading:

- a. *Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 21) No. 18-003*

Carried

For:

Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe

Opposed:

Councillors Madoff and Young

DRAFT



Council Report

For the Meeting of December 14, 2017

To: Council **Date:** December 6, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Proposed Gonzales Neighbourhood Plan and Associated Official Community Plan Amendment Bylaws

RECOMMENDATION

1. That Council consider first and second readings of Official Community Plan Amendment Bylaw (Bylaw No. 18-003) concerning Urban Place Designations and Development Permit Areas in the Gonzales Neighbourhood at the December 14, 2017 Council meeting and a public hearing date be set;
2. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
3. That Council consider approval of the Gonzales Neighbourhood Plan, 2018, at the same Council meeting at which the above Bylaws are considered and allow public comment.
4. That upon approval of the Gonzales Neighbourhood Plan, 2018, that Council rescind the Gonzales Plan, 2002.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with the proposed Gonzales Neighbourhood Plan, 2018 for consideration of approval (Attachment 1), and associated Official Community Plan bylaw amendments for consideration of 1st and 2nd readings. The plan has been created over the last eighteen months with participation from the community, Council and staff. Council provided feedback on the draft Gonzales Neighbourhood Plan on July 13, 2017, considered the proposed Official Community Plan (OCP) amendments on September 21, 2017 and directed staff to undertake one last round of public consultation on the proposed amendments.

Engagement results showed support for most of the proposed changes, with specific concerns related to some topics. Staff have responded by making minor changes to the proposed OCP amendments, along with accompanying changes to the draft neighbourhood plan. The changes include:

- revisions to townhouse development permit area guidelines and plan policies for clarity;
- revisions to the Queen Anne Heights/Gonzales Hill/ Foul Bay Road policies to reinforce the open space objectives for this area;
- new policies to consider the needs of people with mobility challenges in planning for public

- spaces and neighbourhood transportation; and
- not proceeding with implementing the proposed Heritage Conservation Areas (HCAs) at this time in response to feedback from homeowners.

PURPOSE

The purpose of this report is to seek Council's approval of the proposed Gonzales Neighbourhood Plan, 2018, and introduce an Official Community Plan amendment bylaw for consideration of 1st and 2nd reading to align with the proposed neighbourhood plan.

BACKGROUND

The draft Gonzales Neighbourhood Plan, proposed Official Community Plan (OCP) amendments and proposed consultation came before Council on September 21, 2017 where the following resolutions were approved:

1. Consider consultation under Section 475(1) and 475(2) of the Local Government Act and direct staff to undertake consultation with those affected by the proposed amendments to the Official Community Plan through online consultation, a public open house, and a meeting with owners of property within proposed heritage conservation areas, concurrent with public review of the proposed Gonzales Neighbourhood Plan.
2. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
 - a. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, the School District Board, the Council of Oak Bay, Island Health Board of Directors; and
 - b. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.
3. Direct staff to prepare Official Community Plan amendment bylaws following consultation to adjust urban place designations, adjust development permit area boundaries and guidelines, and create a new heritage conservation area in accordance with feedback received on the proposed Official Community Plan amendments.
4. Direct staff to create Development Permit Area Guidelines for the Small Urban Villages at Fairfield Road, Wildwood Avenue and Lilian Street.
5. Direct staff to develop appropriate tools to make secondary suites permissible in the neighbourhood.
6. Refer the proposed Gonzales Neighbourhood Plan to the meeting of Council at which the above Official Community Plan amendments Public Hearing is held, for consideration of final approval.
7. Following approval of the proposed Gonzales Neighbourhood Plan, rescind the Gonzales Neighbourhood Community Plan (2002).

PUBLIC FEEDBACK

Staff sought input on revisions to the draft plan (Attachment 2) and proposed OCP amendments (Attachment 3) as per Council direction. A summary and compilation of the engagement results is attached (Attachment 4).

Engagement results showed support for most of the proposed OCP amendments and revisions to the draft plan, with specific concerns related to some topics. Key points include:

- Many people indicated **support for the engagement process, proposed revisions and the content of the plan**. They felt the plan balances new housing and services, while maintaining the character of the neighbourhood.
- Some **expressed concern regarding additional housing/density and associated impacts** on neighbourhood character, parking and traffic management in traditional residential areas, particularly for townhouses and along Fairfield Road.
- Others are **concerned the plan is not ambitious enough**, particularly for new housing types, and future housing for families and people with lower incomes
- There was a **mix of support from homeowners and the community for the proposed HCAs** and revised guidelines. Key concerns included property owner rights, impact on property values and insurance, and lack of financial compensation or access to heritage grants.
- There was support (63% survey/ 82% open house) for **new apartment buildings and townhouses along a portion of Fairfield Road**, with a new development permit area and guidelines. Some concern was expressed regarding parking, traffic impacts and potential change in character.
- There was support (59% survey/ 73% open house) for **designating a new small urban village at Fairfield Road/Wildwood Avenue/Lillian Road**, with a new development permit area and guidelines. Concerns included building heights (both too tall, and not tall enough), traffic impacts and impacts on adjacent properties.
- There was mixed support (48% survey/ 92% open house) for **adding properties at Fairfield Road and Irving Road into the small urban village designation and into a new development permit area** (most concerns related to appropriateness of small urban village designation, rather than the proposed development permit area).
- There was mixed support for **new development permit area guidelines for townhouses** (44% survey respondents/ 74% open house). Many comments relate to general appropriateness of townhouses, and not specifically to proposed content of guidelines. Concerns include potential change in character, particularly for townhouses in more than one row. Others were concerned that the proposed guidelines are too prescriptive and should be more flexible.
- There was strong support for correcting the **urban place designation for Glengarry Hospital**.
- Concern was expressed that the plan needs to **do more to support people with restricted mobility** (e.g. parking for scooters, better access to Gonzales Beach)
- There was a lack of clarity regarding intent of revised **policies and design guidelines for Queen Anne Heights/ Gonzales Hill/ Foul Bay Road**
- There was a lack of clarity regarding **policies and geographic boundaries related to townhouses**
- Continued concern regarding protection and enhancement of the **urban forest**, and protection of natural **habitat at Gonzales Beach**
- A suggestion was made that the plan should provide a **status update** on actions recommended in 2003 Gonzales neighbourhood plan.

CHANGES AND CONSIDERATIONS

After considering all of the feedback received, staff have made minor changes to the proposed OCP amendments which were first presented to Council on September 21, 2017, along with accompanying changes to the draft Gonzales Neighbourhood Plan. Further, staff do not recommend proceeding with the proposed heritage conservation areas (HCAs) through the neighbourhood plan process. These changes, and their rationale, are detailed as follows:

1. In response to mixed support for the proposed heritage conservation areas from homeowners, staff recommend not proceeding with HCAs through the neighbourhood plan. As directed by Council on July 13, 2017, staff had revised the heritage conservation area boundaries and guidelines to address earlier concerns from owners; support for the revised guidelines was mixed and homeowner feedback is presented in Attachment 4 – part E. Staff recommend that the Upper and Lower Foul Bay areas and Redfern Street area be identified as potential candidates for heritage conservation areas in the future, if there is community support and leadership. This change is reflected in the proposed neighbourhood plan. This is consistent with Council's direction regarding heritage conservation areas as part of the Fairfield neighbourhood plan.
2. In response to an oversight identified in the 2012 Official Community Plan, staff have revised the urban place designation for the Glengarry Hospital site from "Traditional Residential" to "Public Facilities, Institutions, Parks and Open Space". This is consistent with other Island Health properties. This oversight was identified in late September 2017 and was included in community and Island Health consultation.
3. In response to community feedback on the proposed Guidelines for Townhouses and Rowhouses, staff have made the following revisions:
 - a) revised map and guideline text to clarify that townhouses in Queen Anne Heights/Foul Bay Road/ Gonzales Hill area would be considered only if the plan's objectives for the retention of open space can be met.
 - b) added design guideline content specific to the Queen Anne Heights/Foul Bay Road/ Gonzales Hill area, to reinforce the open space and natural areas objectives and policies for the area.
 - c) added additional conceptual diagrams of possible townhouse site layouts.
 - d) enhanced guidelines regarding rear yards, and building separation from adjacent properties; added guideline content addressing siting, design and landscaping for sites that have significant natural features.
 - e) removed previous map from guidelines, as geographic area is described in the plan.
 - f) broadened development permit guidelines for permeable pavement in townhouses to include consideration of other forms of on-site stormwater management. This change is recommended in response to additional discussion with Engineering and Public Works staff, who advised that permeable pavement may not be a suitable treatment for all sites depending on soil conditions, and may in fact exacerbate stormwater impacts.
4. In response to feedback from the community and planning staff regarding townhouse policies in the plan, staff have made the following revisions:
 - a) revised plan and associated guidelines to refer just to "townhouses", rather than "townhouses and rowhouses". Rowhouses are a sub-type of townhouses.
 - b) revised Map 6 (Traditional Residential Housing Sub-Areas) to clarify blocks within Area 3 which are suitable for townhouses in more than one row.
 - c) corrected conversion error for townhouse width (proposed plan stated "36 metres/ 100 feet"; changed to "30 metres/ 100 feet").
 - d) clarified that 9 metres rear setbacks are desired for all townhouses in two rows, not just those along Fairfield road (5.14.1.e).
5. In response to feedback from the community and planning staff regarding policies related to Queen Anne Heights/ Foul Bay Road/ Gonzales Hill Areas, staff revised the following:

- a) revised last bullet in policy 5.3 (Queen Anne Heights/ Foul Bay Road/ Gonzales Hill Areas) to clarify that townhouses and attached housing are considered in this area only if they further the plan's policies for open space and natural areas.
 - b) reworded 5.5.7. – 5.5.8. (Queen Anne Heights/ Foul Bay Road/ Gonzales Hill Areas) for clarity.
- 6. In response to feedback from community and staff, staff have revised plan policies related to townhouses, duplexes, triplexes/fourplexes and small lot houses to clarify support for the retention and re-use of existing houses when these forms of housing are considered for heritage designated or registered properties, and for houses of heritage merit.
- 7. In response to community feedback regarding more support in the plan for those with mobility challenges, staff have made the following revisions:
 - a) added new policy 3.1.6. (Active Transportation Network) to consider the needs of people using mobility scooters and other mobility aids as part of improvements to active transportation routes, streetscapes and public spaces.
 - b) revised policy 4.1.8. (Parks and Open Space Network) to consider needs of people using scooters and other mobility aids as part of parks and open space improvements.
- 8. In response to community feedback, a new paragraph was added at the beginning of the Action Plan to acknowledge the status of the implementation actions recommended in the 2003 neighbourhood plan.

Staff have carefully considered all feedback and do not recommend additional changes to the OCP amendments or proposed neighbourhood plan beyond those outlined here. In revising the draft plan, staff feel the proposed plan strikes a careful balance between accommodating future housing needs and types, maintaining neighbourhood character, supporting transit and local businesses, supporting the urban forest and preparing for a future population that is less reliant on vehicles.

The urban place designation amendments proposed to the Official Community Plan are minor in nature and consistent with the infrastructure needs identified in the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan.

OPTIONS & IMPACTS

Accessibility Impact Statement

A design guideline that encourages accessibility in open space design was added to the Design Guidelines for Intensive Residential – Townhouse and Rowhouse on the recommendation of the Advisory Design Panel. New policies to encourage the consideration of the needs of people with mobility challenges in planning for neighbourhood transportation and park improvements have been added to the proposed plan.

2015 – 2018 Strategic Plan

This milestone in the Gonzales Neighbourhood Plan process supports Strategic Plan, Objective 3: Strive for Excellence in Planning and Land Use, which contains actions and outcomes to undertake local area planning focused on urban villages and transportation corridors.

Impacts to Financial Plan

Some initiatives related to the proposed Gonzales Neighbourhood Plan will have associated capital and operating costs. The funding status of identified implementation actions is outlined in the Action Plan in Chapter 11 of the proposed plan. Implementation of the plan will need to be balanced with available resources and other City priorities. The actions may be accomplished through a combination of funding sources, including City capital programming, amenity contributions from development, senior government grants and other partnerships.

Official Community Plan Consistency Statement

While the draft Gonzales Neighbourhood Plan contains policy directions that are in line with the broad growth objectives and policies of the OCP, some amendments to the OCP are required to align the two plans given the finer grain of detail that emerged out of the neighbourhood plan process and to implement the urban design and heritage objectives.

CONCLUSIONS

Consideration of the proposed OCP amendments concurrent with approval of the Gonzales Neighbourhood Plan will ensure the two documents are in alignment immediately, which will provide more clarity for the public, landowners and developers seeking to submit development proposals to the City, and for staff in providing development advice to applicants.

Respectfully submitted, ~



Kristina Bouris
Senior Planner
Community Planning

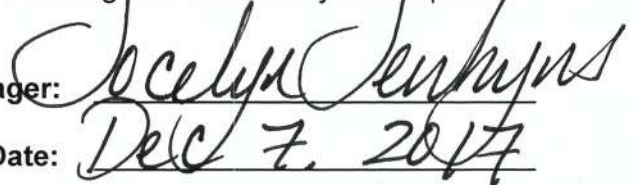
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Jonathan Tinney
Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:


Dec 7, 2017

List of Attachments

- Attachment 1: Gonzales Neighbourhood Plan, 2017
- Attachment 2: Summary of Revisions to Draft Gonzales Neighbourhood Plan (October 2017)
- Attachment 3: Proposed OCP Amendments Summary Map (October 2017)
- Attachment 4: Engagement Summary and Feedback on Proposed OCP Amendments and Revisions to Draft Plan
- Attachment 5: Minutes from Heritage Advisory Panel Meeting, September 12, 2017
- Attachment 6: Minutes from Advisory Design Panel, August 26, 2017

Gonzales

Neighbourhood Plan

December 2017 **PROPOSED PLAN FOR ADOPTION**



Publishing Information

Title: Gonzales Neighbourhood Plan

Prepared by: City of Victoria
Sustainable Planning and Community Development Department

Status: Proposed Plan for adoption - December 2017

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The City of Victoria acknowledges that
the land and water of the Gonzales
neighbourhood is the traditional
territory of the Lekwungen people.

With thanks

The new Gonzales Neighbourhood Plan has been shaped by the participation of many residents, businesses and other stakeholders. The City of Victoria is appreciative of the contributions made by all members of the community.

The City of Victoria would like to recognize and extend special thanks to the Gonzales Neighbourhood Plan Working Group for their guidance and support for community engagement during the creation of this plan:

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Key Moves in the Plan

1 Add housing that fits the neighbourhood's character

2 Make it easier to leave the car behind

3 Create community "living rooms"

4 Celebrate neighbourhood heritage



5 Protect existing neighbourhood commercial corners

6 Enhance Gonzales Beach

7 Protect neighbourhood ecosystems

Key Moves in the Plan



1

Add housing that fits the neighbourhood's character

What we heard

New housing diversity should be encouraged while maintaining the low rise feel of Gonzales. More housing for renters and families is needed. A variety of housing types, such as townhouses and more secondary suites would be suitable in Gonzales. As properties redevelop, the trees and natural environment of the neighbourhood should be retained.

How the plan addresses what we heard

In most of the residential area, the plan introduces new housing types and styles that complement the low-rise feel of Gonzales and encourages more rental housing, more mortgage-helpers and more affordable forms of family-friendly housing, such as townhouses and rowhouses.

The plan proposes to:

- Allow secondary suites in small lot houses, and in duplexes on large lots.
- Allow duplexes on standard-sized lots throughout Gonzales (currently only allowed on large lots)
- Support rowhouses on wider lots throughout Gonzales.
- Encourage townhouses between Fairfield Road, Richmond Road, Richardson Road and St. Charles Street, and near Glenlyon Norfolk School to take advantage of nearby transit, schools and shopping areas.

- Introduce new design standards for townhouses, rowhouses and other multi-unit housing to fit in with surrounding streets.

Along Fairfield Road, the plan envisions more people living in small apartment buildings and townhouses to support frequent transit and nearby urban villages and parks:

- Create opportunity for small apartment buildings (up to 3 storeys) and townhouses along Fairfield Road between St. Charles Street and Foul Bay Road

In the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area (see p. 43), the priority is for housing that minimizes additional impact on tree canopy and green spaces:

- Encourage types of housing and siting that limit disturbance to green space
- Continue to discourage subdivisions in this area to retain green spaces and the large lots

For more information on this Key Move:

See Chapter 5 – Housing (page 39-50) as well as Appendix B – Design Guidelines for the policies and design guidelines that support this vision.



2

Make it easier to leave the car behind

What we heard

Gonzales should move away from being a car-centered neighbourhood. Cycling and walking connections and transit services should be improved. Safety and accessibility improvements and slower traffic are needed at key locations.

How the plan addresses what we heard

The plan seeks to create better and safer connections to allow for greater mobility choice by:

- Improving walking/cycling routes and develop new ones to better connect neighbourhood destinations to the broader city.
- Identifying key intersections and "hot spots" to make walking and cycling more comfortable and safer
- Working with BC Transit to improve bus service

For more information on this Key Move:

See Chapter 3 – Transportation and Mobility (page 23-30) for transportation policies and improvements that support this vision.



3

Create community "living rooms"

What we heard

There is a strong desire for more public spaces in Gonzales. There is an opportunity to transform parks and other facilities into social gathering places or "community living rooms".

How the plan addresses what we heard

This plan seeks to create and strengthen neighbourhood gathering places by:

- Planning for new features at Pemberton, Hollywood and Gonzales Beach Parks that encourage people of all ages to gather, such as benches, games, public art and picnic tables
- Working with the School District and others to create indoor community space in Gonzales

For more information on this Key Move:

See Chapter 4 – Parks, Open Space and Urban Forest (page 31-37) for the parks policies and improvements that support this vision, as well as Chapter 9 – Community Facilities (page 63-65) for policies on community gathering places.

Key Moves in the Plan (cont'd)



Celebrate neighbourhood heritage

What we heard

Many places in the neighbourhood have strong heritage value, and there is a desire to protect the historic character of special homes and streets.

How the plan addresses what we heard

This plan seeks to conserve the special historic character of Gonzales by:

- Encouraging new types of housing, such as a main house + secondary suite + garden suite, for new heritage designated properties

For more information on this Key Move:

See Chapter 7 – Heritage (page 57-59) for the policies that support this vision.



Protect existing neighbourhood commercial corners

What we heard

Neighbourhood "commercial corners" should be enhanced and strengthened over time, so that residents can gather and access shops and services for their daily needs.

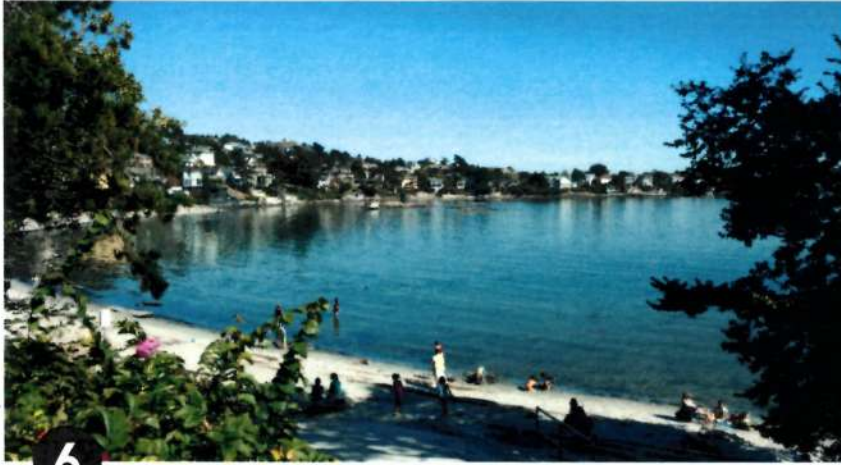
How the plan addresses what we heard

The plan proposes supporting existing commercial areas with new housing options and public space improvements by:

- Designating a new small urban village at Fairfield Rd and Lillian St/Wildwood Ave to support businesses and mixed use buildings along the frequent transit route
- Enhancing the urban village at Fairfield Rd and Irving Rd
- Improving village public spaces including wider sidewalks, street trees, seating and lighting
- Preparing a detailed plan for Oak Bay Avenue Village in 2017

For more information on this Key Move:

See Chapter 6 – Urban Villages (page 51-55) for more policies related to urban villages.



Enhance Gonzales Beach

What we heard

Gonzales Beach is a treasure for the neighbourhood and whole region, and it needs improved visitor facilities, better access and a healthier shoreline ecosystem.

How the plan addresses what we heard

The plan suggests improvements for a future Gonzales Park plan, such as:

- Improved pedestrian and cycling connections to the park
- Improved ramp and trail access
- Enhanced visitor facilities such as washrooms and bike parking
- More features to encourage community gathering
- Strategies for restoration of coastal bluffs and support for migratory birds

For more information on this Key Move:

See Chapter 4 – Parks, Open Space and Urban Forest Section 4.2 (page 34) for policies and suggested improvements to achieve this vision.



Protect neighbourhood ecosystems

What we heard

The urban forest is an important part of Gonzales. The neighbourhood's green space should be maintained as new houses are built. Green design should be incorporated into new development.

How the plan addresses what we heard

The plan proposes stewardship and protection of private and public lands, including:

- Restoring natural areas in parks
- Requiring permeable driveways and parking areas for all new housing
- Protecting remnant natural areas in Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area (see p. 43) by encouraging careful house design and conservation covenants

For more information on this Key Move:

See Chapter 4 – Parks, Open Spaces and Urban Forest Section 4.7-4.9 (page 35-36) for natural areas in parks policies; Chapter 5 – Housing Section 5.3 (page 42) for housing and urban forest policies for Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area; Chapter 8 – Infrastructure and Green Buildings (page 61-62) for permeable driveways and stormwater management policies.

1. Introduction

Gonzales, located in the southeast corner of Victoria, is a mostly residential neighbourhood with primarily single family homes. Gonzales has the highest percentage of children living in the neighbourhood.



The Gonzales Neighbourhood Plan was launched in April 2016 in collaboration with the community to ensure future growth and change is shaped by those who know the neighbourhood best. This plan builds on the foundation of the previous Gonzales Neighbourhood Plan (2003), which provided a framework to shape the physical, economic and social development of the neighbourhood while preserving and enhancing the existing sense of community and neighbourhood quality in Gonzales.

The neighbourhood is special because of the quiet, tree-lined streets, diverse and attractive detached houses with gardens, a variety of park spaces (from Gonzales Hill to Gonzales Beach), small neighbourhood stores and services, commercial stores and businesses along Oak Bay Avenue and nearby, a concentration of stores and services at Fairfield Plaza which serve residents in and beyond the neighbourhood. A number of larger institutions, schools, nursing homes and churches, also serve



residents and others. The community wants these features maintained as they contribute to a feeling of wholeness for the neighbourhood.

The 2003 plan contained over 80 recommendations regarding housing; institutions and community facilities; commercial; parks, recreation and open space; transportation; and, heritage, environment and neighbourhood features. The original plan has led to several made-in-Gonzales initiatives, such as:

- A new residential zone that encourages open space through house size, setback, and front yard parking provisions unique to Gonzales
- The first legal secondary suites in Victoria (which since has become city-wide policy)
- A requirement for all residential driveways to have permeable surfacing
- Limits on certain types of subdivision to retain the large lot character in Queen Anne Heights/ Foul Bay Road/Gonzales Hill Area.



These and many others have been carried over to this new plan. The new plan also introduces new policies that address emerging issues in the neighbourhood, such as housing choice and affordability for owners and renters, climate change, retaining the urban forest, better options for walking and cycling, and neighbourhood public places.

As Victoria and Gonzales continue to grow, this neighbourhood plan is intended to guide growth in a way that meets the needs of the Gonzales community, Victoria as a whole, and the region over the next 20-30 years.

Neighbourhood Vision Statement

“

In 2041 Gonzales will be a diverse, welcoming, safe and resilient neighbourhood steeped in beauty and nature. It will be filled with connected people of all ages, vibrant community places, and strong local businesses.

Neighbourhood Plan Goals

The following neighbourhood plan goals were developed based on community input.

Topic	Goals	Chapter
Transportation & Mobility	<ol style="list-style-type: none"> 1. Make walking and cycling safe, connected and comfortable 2. Improve public transit servicing and connectivity to other parts of the city 3. Manage traffic to improve safety and neighbourhood livability 4. Manage parking to support business vitality and housing affordability 	3
Parks, Open Space & Urban Forest	<ol style="list-style-type: none"> 1. Enhance parks as public gathering places for the neighbourhood 2. Refresh park facilities to attract diverse ages and activities 3. Improve waterfront access and visitor facilities at Gonzales Beach Park 4. Maintain and enhance Gonzales' urban forest and native ecosystems on private and public land 5. Protect coastal ecosystems 6. Use public lands to help adapt to climate change 	4
Housing	<ol style="list-style-type: none"> 1. Encourage more housing diversity and choice while maintaining the low-rise character of the neighbourhood and streets 2. Create opportunities for more affordable home ownership 3. Create livable, long-term rental housing 4. Encourage new housing for families with children 5. Protect historic homes 6. Retain the urban forest and historic character in Queen Anne Heights/ Foul Bay Road/Gonzales Hill area 	5
Urban Villages	<ol style="list-style-type: none"> 1. Retain and strengthen small neighbourhood commercial areas 2. Strengthen the design, retail mix and walkability of Oak Bay Avenue Village 	6
Heritage	<ol style="list-style-type: none"> 1. Retain the historic character of streets, buildings and other important sites 2. Encourage the adaptive re-use of properties of heritage merit as an incentive to promote heritage conservation 	7
Infrastructure & Green Buildings	<ol style="list-style-type: none"> 1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses 2. Use stormwater management to restore ecological processes 3. Encourage, promote, and facilitate the development of green buildings and low carbon housing stock 	8
Community Facilities	<ol style="list-style-type: none"> 1. Create more places for residents to gather 2. Create more public and private childcare and eldercare options 3. Encourage existing institutions to minimize impacts on surrounding neighbourhood 	9
Arts, Culture & Placemaking	<ol style="list-style-type: none"> 1. Encourage public art and placemaking that celebrate Gonzales' identity 2. Support creative entrepreneurs 	10

What is a Neighbourhood Plan?

By 2041, the City of Victoria is expected to have grown by 20,000 people. The City's Official Community Plan provides high level guidance for where and how those people should live, work, shop and play in the city. The neighbourhood plan translates this guidance to the local level, including:

- What kind of housing is desirable? Where should housing, shops and services be located? And what should they look like?
- How will people move around in the neighbourhood?
- How can parks and public spaces be improved?
- What will future residents and businesses need?

The neighbourhood plan will largely be accomplished through private development. The City uses a neighbourhood plan with other related policies, guidelines and regulations to evaluate the impact and suitability of public and private projects and initiatives related to land use, development, infrastructure, parks, community facilities and transportation. Private and public projects will be reviewed for their ability to help achieve the plan's vision and goals.

The City also uses a neighbourhood plan as a guide in preparing operating and capital budgets, planning work priorities and determining public improvements.

The neighbourhood plan will be implemented over a 20-30 year time frame, although regular monitoring will take place throughout the life of the plan.

The Gonzales Neighbourhood Plan provides more certainty about the community's vision for the area – for developers, for the City and for residents.



Gonzales Plan Process



2. Neighbourhood Context

Plan Area

Gonzales is a neighbourhood of approximately 4,175 residents, representing 5% of the City's population.

The neighbourhood is almost entirely residential, and has the highest percentage of families with children (15% of the neighborhood), the highest percentage of home ownership (70%) and the lowest density in the City.

Within Gonzales there are businesses and apartments (along its northern, Oak Bay Avenue boundary) and a number of institutions including Margaret Jenkins School, Glenlyon-Norfolk School and Glengarry Residential Care Facility.

The rich inventory of heritage homes on tree-lined streets, its waterfront including the picturesque Gonzales Bay, and proximity to downtown and cycling pathways make Gonzales a popular place to live, work and visit.



Map 1: Gonzales Neighbourhood Plan Area

Moments in the History of Gonzales



Archaeological sites dating from before European contact have been identified across the neighbourhood, including Gonzales Hill, Queen Anne Heights and Gonzales Beach.



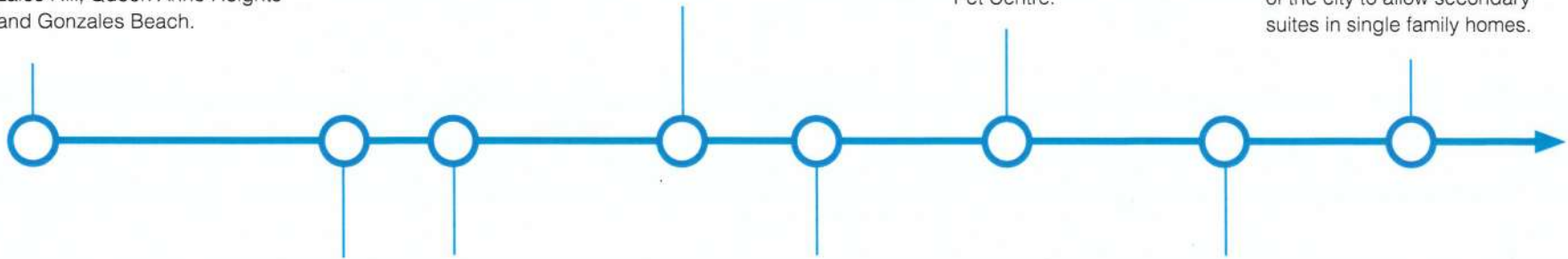
1909: Streetcar No. 6 begins service to Gonzales and Fairfield.



1959: Hollywood Grocery opens shop at the corner of Lillian and Fairfield Road. Now Hollywood Pet Centre.



2003: Neighbourhood plan created for Gonzales. The neighbourhood becomes the first area of the city to allow secondary suites in single family homes.



1855: Isabella Ross becomes first female landowner in the colony of British Columbia when she purchases 99 acres from Hudson's Bay Company, later subdivided into the first lot parcels of Gonzales neighborhood.



1860: J. D. Pemberton builds his estate home Gonzales, named after Spanish explorer Gonzalo Lopez de Haro.



1920: The Fairview Greenhouses are constructed at 1650 Earle Street. Demolished in the 1950's.



1986: The Norfolk House School for Girls merges with Glenlyon Preparatory School for Boys, forming Glenlyon-Norfolk School.

Neighbourhood Features

Some of the unique features of Gonzales are shown here.



Neighbourhood parks and green feel



Pemberton Park popular for organized sports and children's play area



Quiet, tree-lined streets are walkable and bikable



Fairfield Plaza is on the western border of Gonzales



Local neighbourhood commercial areas



Historic, older homes



Gonzales Beach popular with neighbours and whole city



Gonzales Hill



École Élémentaire Margaret Jenkins Elementary School

Neighbourhood Snapshot

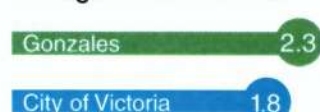
In 2017, the neighbourhood is almost entirely residential with a significantly higher proportion of single family homes as compared with the City of Victoria as a whole. It has the highest percentage of families with children (15%), the highest percentage of home ownership (70%) and the lowest density in the City.



Median Age



Average household size



% Total households that have children at home



% Households that are one-person households



Low-income Households



Median Household Income

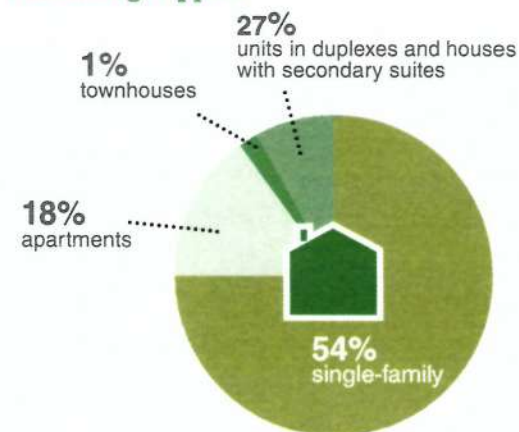


Average number of children at home for households with children



Source: Statistics Canada Census and National Household Survey, 2011

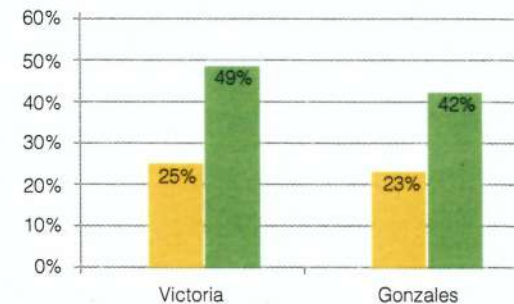
Housing Types



Housing Affordability

Percentage of residents spending more than 30% of income on housing

Owner
Renter



Source: Statistics Canada National Household Survey, 2011

Rental vs. Ownership



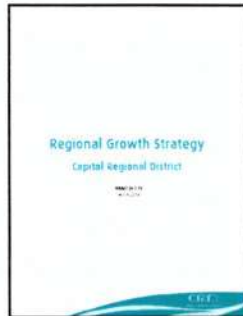
of Gonzales housing units are rented



of City of Victoria housing units are rented

Policy Context

This plan is to be read in conjunction with the following city-wide plans and policies, which guide planning, priority-setting and funding at the neighbourhood level:



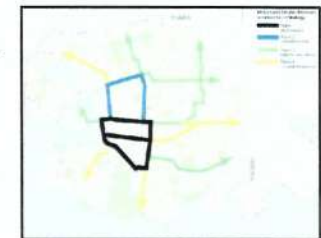
Regional Growth Strategy – guides regional decision-making on transportation, population growth, settlement patterns and other regional planning issues.



Official Community Plan – contains city-wide objectives and specific direction for areas of growth to guide neighbourhood planning.



Transit Futures Plan – prepared by BC Transit, identifies key corridors and improvements for Rapid, Frequent and local transit.



Bicycle Master Plan – identifies future active transportation network and priorities.



Parks and Open Spaces Master Plan – identifies key needs and priorities for next 25 years.



Pedestrian Master Plan – identifies priorities and guidelines for sidewalk network completion.



Arts and Culture Master Plan – identifies the City's vision, role and initiatives for supporting local arts and culture.

3. Transportation and Mobility



Goals

1. Make walking and cycling safe, connected and comfortable
2. Improve public transit servicing and connectivity to other parts of the city
3. Manage traffic to improve safety and neighbourhood livability
4. Manage parking to support business vitality and housing affordability

Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboarding. The City of Victoria recognizes that active transportation provides important health, social, environmental and economic benefits.

Making it easier to use active transportation for daily trips is a priority for Gonzales. To increase the share of people cycling and walking, routes should feel comfortable for

everyone and connect to form a network that provides direct and convenient access to important destinations – like work, schools, parks, shopping areas and routes to other neighbourhoods.

The plan also supports better access to transit, and efficient use of the road network through traffic and parking management.

Other Relevant Policies & Bylaws

Several City-wide policies guide transportation planning, priority-setting and funding at the neighbourhood level:

- Official Community Plan
- Pedestrian Master Plan
- Greenways Plan
- Bicycle Master Plan
- All Ages and Abilities Active Cycling Network
- Pavement Management Plan
- Zoning Regulation Bylaw Schedule C – off-street parking requirements
- Subdivision and Development Servicing Bylaw – road widths, on-street parking
- Streets and Traffic Bylaw – on-street parking

Neighbourhood Active Transportation

Intent:

Make walking and cycling safe, connected and comfortable.

3.1. Active Transportation Network

3.1.1. Complete gaps and support north-south and east-west active transportation connections to important destinations such as schools, parks, shopping areas and the City-wide All Ages and Abilities network (see Map 2).

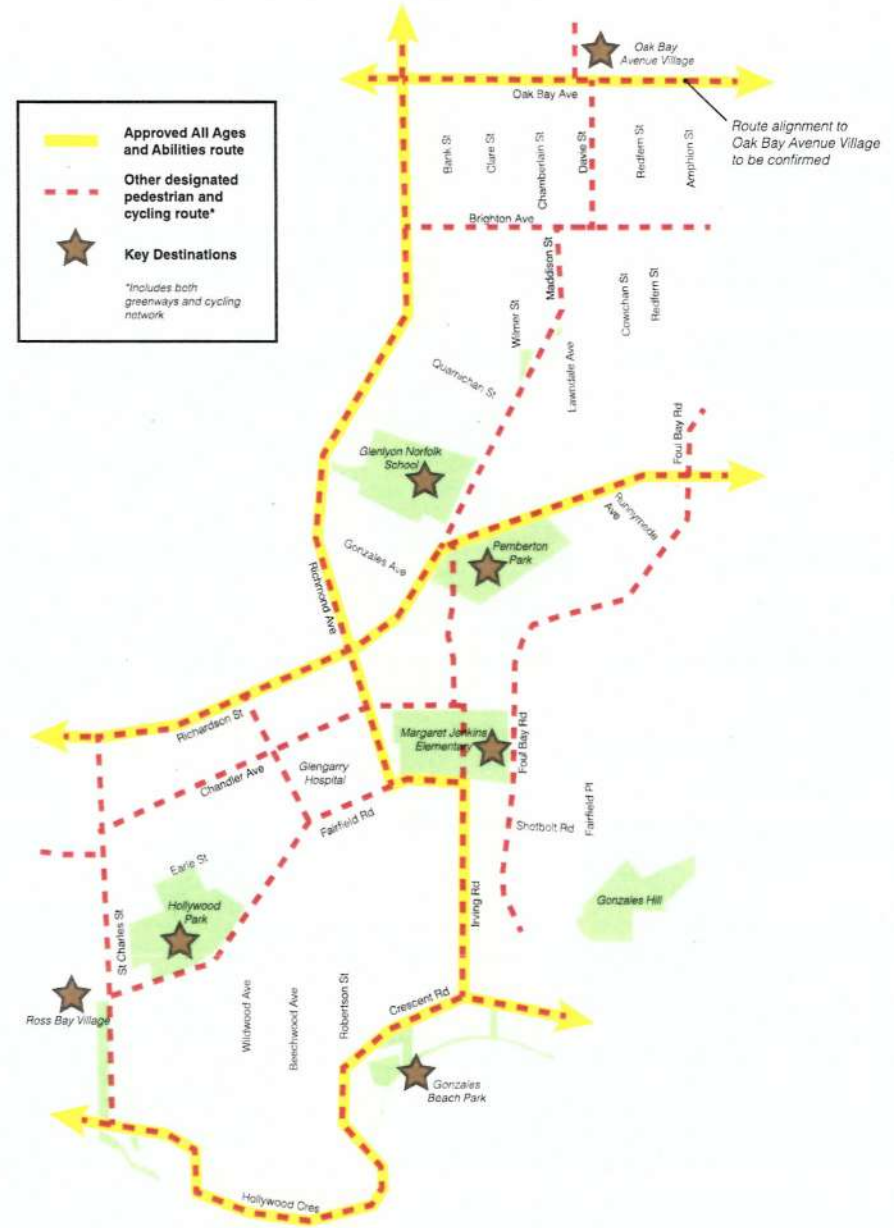
3.1.2. Complete gaps in the neighbourhood sidewalk network to the standards, and at locations, outlined in the Pedestrian Master Plan and Greenways Plan.

3.1.3. Where redevelopment occurs on local streets, curb-to-curb widths will generally not be increased (unless needed for cycling and pedestrian routes), but additional right-of-way may be sought to accommodate landscaped boulevards supporting canopy trees, and pedestrian improvements.

3.1.4. Include pedestrian and cyclist-focused public realm improvements in urban villages to encourage walkability and bikeability. This may include new benches, lighting, landscaping, street trees, wayfinding, bicycle parking and other features.

3.1.5. Consider alternative cross-section design for local streets that currently lack curb and gutter. Ensure safe spaces for pedestrians, while considering opportunities for softer, rural character through features such as native landscaping, street trees, bioswales, reduced paving or related design features.

3.1.6. Consider the needs of people using mobility scooters and other mobility aids as part of improvements to active transportation routes, streetscapes and public spaces.



Map 2: Neighbourhood Active Transportation Network

Neighbourhood Active Transportation (cont'd)

3.2. All Ages and Abilities Routes

3.2.1. Develop an All Ages and Abilities route on Richardson Street as a shared road facility, by adding features such as signage, paint markings and other traffic calming features to reduce traffic volumes and speeds.

3.2.2. Develop a pilot project to test possible alignment for an All Ages and Abilities route to Oak Bay Avenue Village that balances concerns regarding parking removal and traffic integration while providing a direct and convenient connection to major destinations in and around Oak Bay Avenue.

3.2.3. Develop an All Ages and Abilities (AAA) route along Irving Road and Richmond Road that connects Gonzales Beach with Oak Bay Avenue Village.

3.2.4. Develop an All Ages and Abilities route along Crescent Road and Hollywood Crescent, linking Ross Bay with Gonzales Beach and the District of Oak Bay.

3.3. Other Neighbourhood Active Transportation Routes

3.3.1. Complete the following priority neighbourhood-oriented pedestrian and cycling routes with wayfinding, crossings and other features to create seamless connections and reduce barriers for active transportation:

- a. Gonzales Beach to Oak Bay Avenue Village Connector, linking Gonzales Beach with Oak Bay Avenue Village and Jubilee Hospital
 - i. See Policy 4.8.3. regarding design guidance for Maddison Lane.
- b. School to School Connector, linking École Margaret Jenkins School with Sir James Douglas School

c. Brighton Connector, along Brighton Avenue from Oak Bay border to Richmond, to connect to the Pemberton Trail in Rockland and the waterfront in Oak Bay.

3.3.2. Link the neighbourhood-oriented pedestrian and cycling routes to the All Ages and Abilities Network through wayfinding and other design features.

3.3.3. Look for opportunities to showcase public art, green infrastructure and community-led placemaking opportunities along pedestrian and cycling routes. Add features such as benches and water fountains to improve comfort and enjoyment.

3.3.4. In developing urban forest succession management strategies, ensure continuous street trees where possible along pedestrian and cycling routes to beautify the experience for users.



Example of shared road All Ages and Abilities route from Vancouver, BC. (City of Vancouver)



Example of shared road All Ages and Abilities Route from Portland, Oregon. (bikeportland.org)

All Ages and Abilities (AAA) bicycle routes are designed to provide an inviting and low stress cycling experience. They can appeal to a broader spectrum of the population, such as children and seniors, by establishing a safer and more comfortable environment for riding bicycles. On busy streets, it means routes with physical separation from vehicles. On shared streets, it means routes which have low vehicle speeds and traffic volumes. Shared street routes are often shared with on-street parking, vehicles and bicycles.

Neighbourhood Active Transportation (cont'd)

3.4. Neighbourhood-identified Priority Active Transportation Improvements

3.4.1. Brighton Avenue Route: Complete a continuous pedestrian and cycling route between Oak Bay and Rockland. Add wayfinding. Complete a new sidewalk on Brighton Avenue between Richmond and Clare Streets. Add a new crossing at Brighton Avenue and Richmond Avenue. Widen street end trails to accommodate cyclists. Evaluate the need for crossing improvements. Design of Brighton Avenue improvements should consider design objectives from the Greenways Plan. Where right-of-way is limited, green infrastructure may take priority over on-street parking in order to achieve the desired character of this route.

3.4.2. Gonzales Beach to Oak Bay Avenue Route (via Pemberton Park and Maddison Avenue): Complete a continuous pedestrian and cycling route. Add wayfinding. Widen the path across Ecole Margaret Jenkins School property and Pemberton Park to comfortably accommodate pedestrians and cyclists. Design of Maddison Lane should consider guidance in Policy 4.8.3.

3.4.3. Chandler Street: Complete a continuous cycling route (as a shared road facility) and pedestrian route between the Ecole Margaret Jenkins School and Sir James Douglas School. Add wayfinding. Evaluate the need for other improvements for pedestrian and cyclist safety and comfort. Assess the need for a crossing improvement at the Chandler Street and Foul Bay Road intersection.

3.4.4. Richardson Street: Build a shared road All Ages and Abilities route. Evaluate road conditions for improvements for

pedestrian and cyclist safety and comfort at major intersections, sidewalk completion, and reduced speeds along the corridor.

3.4.5. Fairfield Road between St. Charles Street and Foul Bay Road: Evaluate road conditions for improvements for pedestrians and cyclist comfort and safety, including intersection visibility and crossings. Key locations with community safety concerns include Fairfield Road at Richmond Avenue, Fairfield Road at Lillian Street/ Wildwood Avenue, Fairfield Road at St. Charles Street, and the area in front of Ecole Margaret Jenkins School.

3.4.6. St. Charles Street between Richardson Street and Fairfield Road: Evaluate road conditions for improvements for pedestrian and cyclists comfort and safety, including visibility, crossings, vehicle speed and intersection improvements.

3.4.7. Crescent Road and Hollywood Crescent: Improve cycling facilities and wayfinding as part of the construction of waterfront All Ages and Abilities Route from James Bay to Fairfield.

3.4.8. Entrance to Gonzales Beach Park: Improve pedestrian access to Gonzales Beach Park along Ross Street, Robertson Street and Crescent Street. Assess the need for crossing improvements at Richmond Avenue and Crescent Road, Robertson Street and Crescent Road, and/or Beechwood Avenue and Ross Street. Add end-of-trip facilities for cyclists.

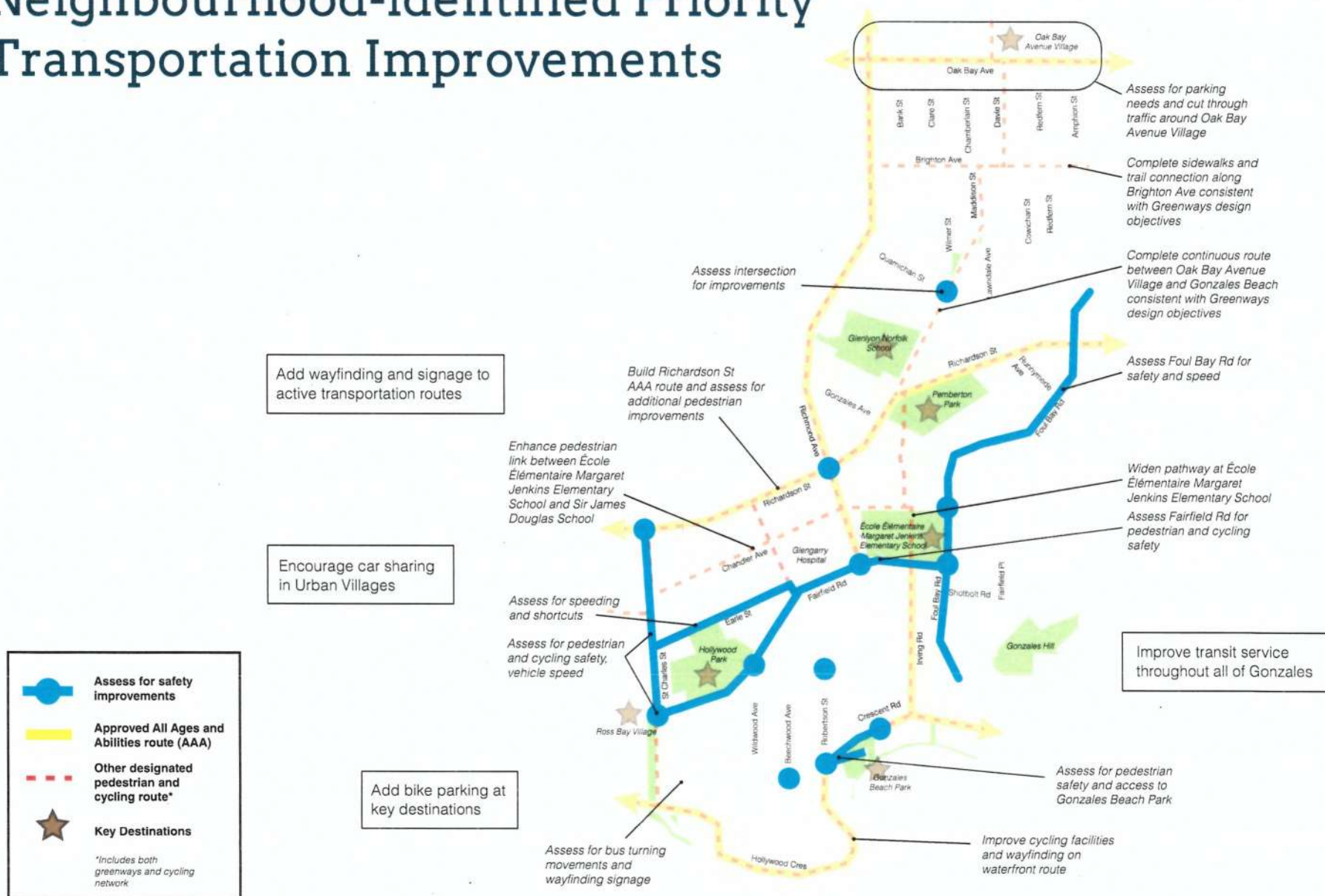
3.4.9. Quamichan Street at Maddison Street: Assess the need for a crossing improvement, considering pedestrian traffic generated by nearby schools.



3.4.10. Ross Street/St. Charles Street/ Hollywood Crescent: Assess vehicle classification, volume and speed on Ross Street and Hollywood Crescent. Improve wayfinding signage for tour buses. Evaluate intersection of St. Charles Street and Ross Street for turning movements.

3.4.11. Fairfield Road/Earle Street to Richardson Street: Through redevelopment, establish a new north-south mid-block trail connection from Richardson Street to Fairfield Road/Earle Street.

Neighbourhood-identified Priority Transportation Improvements



Map 3: Summary of Neighbourhood-identified Priority Transportation Improvements

Traffic Management

Intent:

Manage traffic to improve safety and neighbourhood livability.

3.5. Road Network

- 3.5.1. Design and manage the road network to direct through traffic to arterial and collector routes, and to discourage cut through traffic on local roads.
- 3.5.2. Street classification shall comply with the Official Community Plan, or other guidelines for street standards as approved by Council.
- 3.5.3. By way of development approvals, continue to require and negotiate space and rights- of-way to achieve City standards for arterials, secondary arterials, collector roads, local roads, All Ages and Abilities routes and other active transportation routes.

3.6. Neighbourhood-identified Priority Traffic Management Improvements

- 3.6.1. Residential Streets South of Oak Bay Avenue Village:** Evaluate road conditions for speeding traffic, short-cutting and other community concerns as part of Oak Bay Avenue Village plan.
- 3.6.2. Foul Bay Road at Quixote Lane:** Add signage to indicate hidden intersection
- 3.6.3. Earle Street:** Evaluate road conditions for speeding traffic and short-cutting.
- 3.6.4. Lillian Road at Robertson Street:** Evaluate safety of intersection.
- 3.6.5. Enforcement:** Encourage Victoria Police department to focus enforcement activities to slow down traffic and encourage vehicle driver and cyclist compliance with stop signs and crossings at the following locations:
 - a. Foul Bay Road between McNeill Avenue and Crescent Road
 - b. Ross Street/ Crescent Road between St. Charles and Richmond Avenue
 - c. St. Charles Street between Fairfield Road and Richardson Street
 - d. Fairfield Road (between St. Charles Street and Foul Bay Road)
 - e. Richardson Street at Richmond Avenue

Transportation and Mobility

Transit Network

Intent:

Improve public transit servicing and connectivity to other parts of the city.

3.7. Transit Network

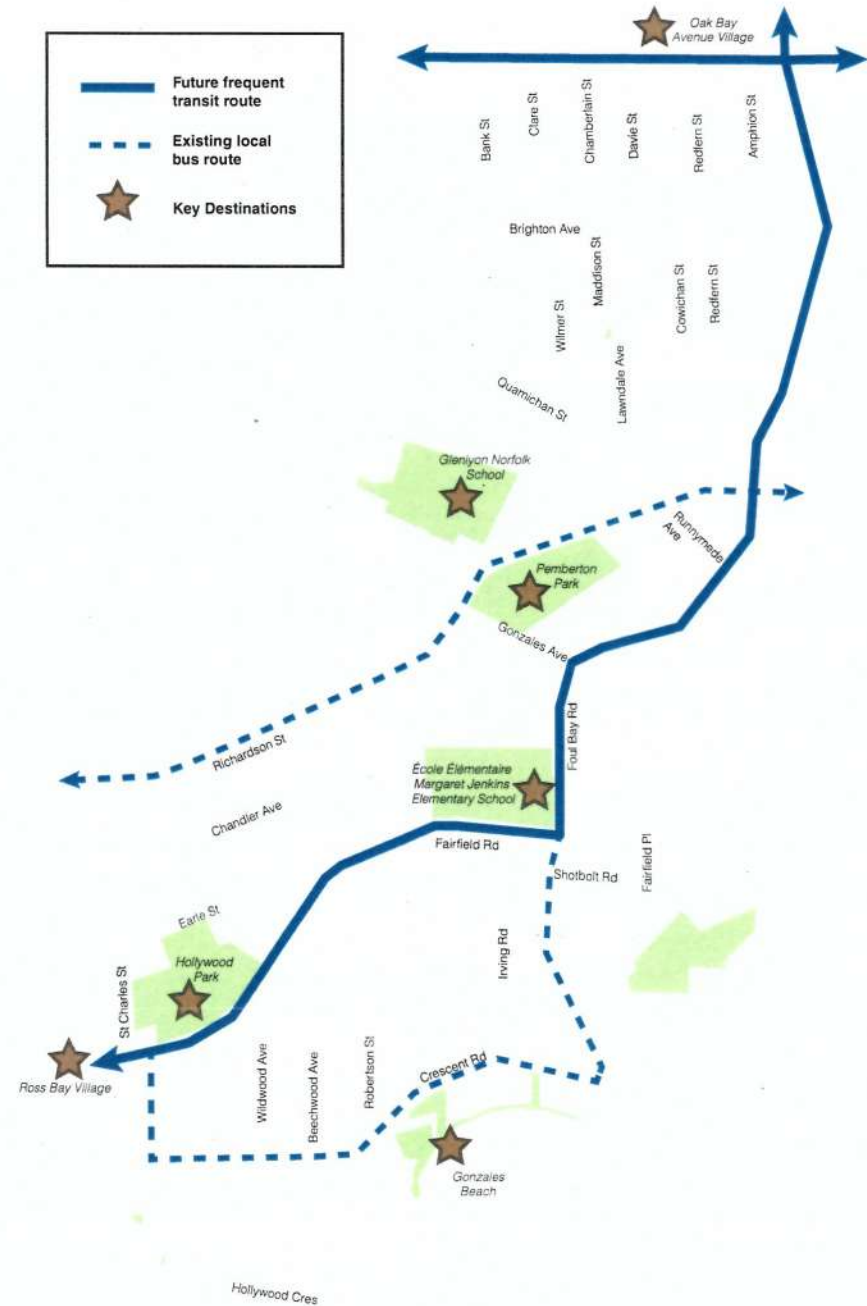
3.7.1. Maintain transit routes as shown on Map 4: Neighbourhood Transit Network.

3.7.2. Work with BC Transit to improve transit services to north and central Gonzales with more frequent and extended hours of service, and more direct route connections between James Bay and Oak Bay.

3.7.3. Improve passenger waiting areas at transit stops with shelters, benches, lighting and bicycle parking along frequent transit routes on Fairfield Road and Foul Bay Road, as part of City-wide bus shelter improvement planning.

3.8. Priority Transit Improvements

3.8.1. Discuss improvements to transit services and facilities in Gonzales with BC Transit.



Map 4: Neighbourhood Transit Network

Parking

Intent:

Manage parking to support business vitality and housing affordability.

3.9. Vehicle Parking Management

3.9.1. Ensure a sufficient combination of on-street and off-street parking around village centres to support business vitality while working towards the long-term goal of reducing car dependency of urban villages.

3.9.2. Periodically review parking needs around village centres and explore new approaches to parking management, as required.

3.9.3. Encourage businesses and institutions in the neighbourhood to make their on-site parking available, when it is not required, to meet the needs of other properties.

3.9.4. During the development process, consider reductions in parking for multi-unit housing to support greater housing affordability (see 5.8.5).

3.10. Bicycle Parking Management

3.10.1. Prioritize end-of-trip cycling facilities such as secure and weather-protected bike parking at neighbourhood destinations including urban villages, neighbourhood parks and Gonzales Beach.

3.11. Car Sharing and Low-Carbon Vehicles

3.11.1. Make at least one on-street location available for car sharing in or near each large and small urban village, to reduce single vehicle dependency.

3.11.2. Partner with private industry to provide electric-vehicle charging locations in Oak Bay Avenue Village, such as retail locations, existing parking lots and under-utilized land.

3.12. Priority Parking Improvements

3.12.1. Assess on-street parking needs for business and residents and recommend management strategies as warranted during Oak Bay Avenue Village planning.

4. Parks, Open Space and Urban Forest



Goals

1. Enhance parks as public gathering places for the neighbourhood
2. Refresh park facilities to attract diverse ages and activities
3. Improve waterfront access and visitor facilities at Gonzales Beach
4. Maintain and enhance the urban forest and native ecosystems
5. Protect and restore coastal ecosystems
6. Use public lands to help adapt to climate change

There is a desire for public places in Gonzales where residents can gather and connect with each other, year-round. Without the plazas or hardscaped areas of more urban neighbourhoods, there is an opportunity to look at new design and facilities in Gonzales parks that encourage parks as outdoor neighbourhood "living rooms". Features such as picnic areas, clustered benches, and playful public art can be integrated into the Gonzales neighbourhood fabric to add interest, mark special places, provide moments of rest, and connect neighbours.

The urban forest provides important ecosystem services such as cleaner air and water, habitat for wildlife and improved rainwater absorption and gives Gonzales its character and sense of place. Gonzales makes an important contribution to the city's tree canopy including coastal bluff ecosystems and significant areas of native Garry Oak, especially in the Queen Anne Heights, Lower Foul Bay Road and Gonzales Hill areas. The plan aims to retain and increase urban forest on both private and public lands, through restoration efforts, replanting and development practices.

Other Relevant Policies & Bylaws

- Official Community Plan
- Parks and Open Space Master Plan
- Greenways Plan
- Urban Forest Master Plan
- Park Management and Improvement Plans
- Tree Preservation Bylaw



Gonzales Hill Regional Park



Hollywood Park



Gonzales Beach Park



Gonzales Beach



Maddison Green



Gonzales Beach is important habitat for Bufflehead Ducks



Pemberton Park



Hollywood Park



École Élémentaire Margaret Jenkins Elementary School

Parks, Open Space and Urban Forest

Neighbourhood Parks

Intent:

Enhance parks as public gathering places for the neighbourhood.

Refresh park facilities to attract diverse ages and activities.

Improve waterfront access and visitor facilities at Gonzales Beach Park.

4.1. Parks and Open Space Network

4.1.1. Engage Songhees and Esquimalt Nations to determine interest and appropriate recognition of sites of interest in parks, beaches and archaeological sites.

4.1.2. Protect and maintain the existing parks and open space network identified on Map 5: Parks and Open Space Network.

4.1.3. Design and refresh amenities in neighbourhood parks and open spaces to meet the needs of a range of ages, abilities and activities.

4.1.4. Enable neighbourhood parks to serve as "community living rooms" by adding amenities and programming that encourage social gathering, year-round.

4.1.5. Improve recreational access and visitor facilities for waterfront parks.

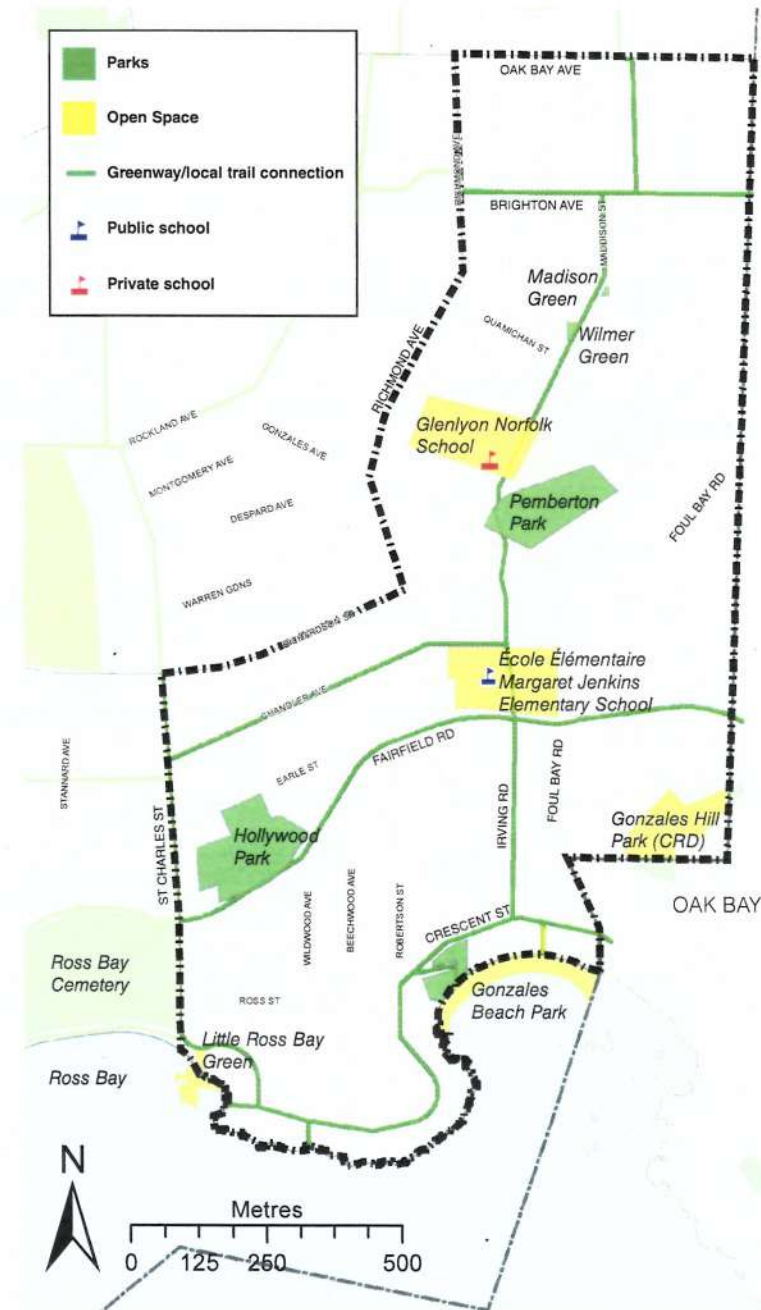
4.1.6. Continue to work with recreation service providers to offer programming in neighbourhood parks and facilities.

4.1.7. Encourage the animation of neighbourhood parks through arts and cultural installations, public events and interactive public art.

4.1.8. Improve access and create a more enjoyable experience for a wide variety of ages, abilities and travel modes to Gonzales parks through the addition of new crossings as well as accessibility and public realm improvements such as improved pathways, street trees, seating, bike racks, lighting and wayfinding.

4.1.9. Use interpretive signage in parks for educational opportunities, and to connect people to the human and natural history of the neighbourhood.

4.1.10. Support urban ecological systems, wildlife habitat and stormwater management practices in all parks, in accordance with the Parks and Open Spaces Master Plan.



Map 5: Neighbourhood Park and Open Space Network

Park Improvements

4.2. Gonzales Beach Park and Access Points

4.2.1. Create a park improvement plan for Gonzales Beach and waterfront access points in collaboration with Oak Bay and Federal and Provincial partners. Improvements may include:

- a. Recognizing Gonzales beach's importance as part of the Victoria Harbour Migratory Bird Sanctuary, assess shoreline health and needs of migratory waterfowl, and recommend management strategies.
- b. Create a strategy for continued restoration of the coastal bluff vegetation.
- c. Improve ramp, stair and path access to the beach for people with mobility issues, strollers or carrying watercraft, and address drainage issues along the pathway.
- d. Enhance visitor facilities, such as upgraded washrooms, increased bicycle parking, a rinse station for washing watercraft and feet; water fountain; and relocated picnic tables.
- e. Improve wayfinding signage to Gonzales Beach for pedestrians, cyclists and vehicles.
- f. Improve pedestrian safety and comfort across Ross and Robertson Streets.
- g. Enhance the "street level" of the park and create a community gathering place that capitalizes on the views and treed, shady areas. Suggested improvements from residents include play features, bocce court, wheelchair accessible picnic tables, public art, community notice board and public barbeque facilities.

h. Consider re-orientation of parking and removal of the stub street (Ross Street) to increase park and green space.

i. Consider opportunities for other visitor amenities, including commercial uses (e.g. food service) and/or adjacent rezoning, as part of park improvement planning.

4.2.2. Update and assess erosion control and shoreline protection measures for Gonzales shoreline.

4.3. Hollywood Park

4.3.1. Add picnic tables and clusters of benches to encourage gathering.

4.3.2. Make improvements to sports fields, infrastructure and other amenities at Hollywood Park to improve condition, usability and accessibility (underway in 2017).

4.3.3. Explore opportunity for future allotment gardens and other food features, where residents and community organizations express an interest.

4.4. Pemberton Park

4.4.1. Develop a new park improvement plan to:

- a. Encourage new features such as picnic tables, clustered benches, outdoor board games and other elements to encourage social gathering
- b. Upgrade play opportunities for older children and/or youth. Through engagement, neighbourhood children suggested adventure play features, natural playgrounds and bicycle facilities.
- c. Enhance the multi-purpose path through Pemberton Park to comfortably accommodate pedestrians and cyclists

d. Protect and improve the natural areas of the park.

e. Continue to practice good stewardship and reduce maintenance requirements by planting and encouraging the growth of native vegetation, where appropriate.

f. Explore opportunities for future allotment gardens and other food features, where residents and community organizations express interest.

4.5. Little Ross Bay Green

4.5.1. Add clustered benches to encourage community gathering.

4.6. Waterfront Access Points

4.6.1. Improve wayfinding and habitat restoration at public beach accesses from Foul Bay Road to Little Ross Bay.



Harlequin Duck

Urban Forest and Native Ecosystems

Intent:

Preserve and enhance Gonzales' urban forest and native ecosystems on public and private land.

4.7. Trees and Native Ecosystems in Public Parks

4.7.1. Identify tree replacement strategies as part of park improvement plans and other capital projects and service renewals. Select species that are resistant to climate change impacts and native species, where possible.

4.7.2. Restore and expand native ecosystems and natural areas in Pemberton Park, Gonzales Beach Park and at public waterfront access points.

4.7.3. Continue to preserve and manage Maddison Green and Wilmer Green as Garry Oak meadows.

4.7.4. Identify suitable locations for community orchards in parks and open space, where residents and community organizations express interest in stewardship agreements.

4.8. Boulevards and Street Trees

4.8.1. Recognize the role that boulevard and street trees play in establishing neighbourhood character and sense of place.

- a. Consider urban forest quality and diversity, consistent with the Urban Forest Master Plan, when replacing or planting street trees.
- b. Use best management practices to extend the life of street trees.
- c. Stagger the replacement of older street trees, where possible, to minimize impacts to neighbourhood character
- d. Select species that maximize urban forest benefits and have the resilience to deal with emerging climate change impacts, applying the concept of "the right tree in the right place."

4.8.2. In Small Urban Village areas, add new street trees, where possible, with adequate soil volumes as part of public realm improvements.

4.8.3. Implement improvements to Maddison Lane, such as permeable road surfacing and increased native landscaping to enhance and protect its rural ambience. Identify opportunities for stormwater management as part of underground utility upgrades.

4.8.4. Encourage driveway access to be designed to support new and existing trees on the boulevard and in front yards.



4.9. Trees and Native Ecosystems on Private Lands

4.9.1. When additions to existing buildings or new buildings are proposed, consider granting variances, if required, to retain significant trees, landscape or native ecosystem features.

4.9.2. During the development process, encourage property owners in Queen Anne Heights/Foul Bay Road/Gonzales Hill area to register covenants protecting significant trees and other natural features. Where possible, encourage the protection of groups of trees and native understorey.

4.9.3. Support the retention of the tree canopy, native ecosystems and large open spaces on private property in the Queen Anne Heights/Foul Bay Road/ Gonzales Hill area through housing policies outlined in sections 5.3 and 5.5.

4.9.4. Encourage the owners of property on Gonzales Hill to preserve Garry Oak meadows and other natural features.

4.9.5. Encourage institutions, including School District 61 and Island Health, to plant trees and restore native ecosystems.

4.9.6. Develop pilot projects in Gonzales through the implementation of the Urban Forest Master Plan to increase tree canopy on private property, such as providing free or subsidized trees for homeowners.



Figure 1: Gonzales tree canopy

Parks, Open Space and Urban Forest

Coastal Restoration

Intent:

Protect and restore coastal ecosystems

4.10. Coastal Restoration:

4.10.1. Through the development process, encourage private landowners to retain and enhance coastal bluff ecosystem along the Gonzales Bay and Ross Bay shoreline, particularly within 15 metres of the high tide mark.

4.10.2. Through the development process, strongly discourage the installation of hard structural shore protection measures (e.g., riprap structures, lock block walls, concrete walls) to address shoreline erosion. Instead, the use of non-structural options is preferred, such as bio-engineering techniques, locating new buildings/structures farther from the shoreline, or installing on-site drainage improvements.

4.10.3. Develop management strategies to address the needs of migratory waterfowl at Gonzales Beach Park, located within the Victoria Harbour Migratory Bird sanctuary.

4.10.4. Develop management strategies for restoration of coastal bluffs in Gonzales Beach Park and other waterfront access points through park improvement plans, and as opportunities arise.

Parks, Open Space and Urban Forest

Adapting to Climate Change

Intent:

Use public lands to help adapt to climate change

4.11. Climate Change Adaptation and Mitigation

4.11.1. On public lands, use vegetation to shade impervious areas and buildings to reduce heat island effect.

4.11.2. Identify plants and ecosystems vulnerable to climate change and development management strategies to mitigate impacts, through implementation of the City's Parks and Open Space Master Plan.

4.11.3. As part of the park improvement planning for Gonzales Beach Park and waterfront access points, identify vulnerabilities to climate change impacts and develop mitigation strategies.

5. Housing



Goals

1. Encourage more housing diversity while maintaining the low-rise character of the neighbourhood and streets
2. Create opportunities for more affordable ownership
3. Create rental housing attractive for long-term residents
4. Encourage new housing attractive to families with children
5. Protect historic homes
6. Retain the urban forest and historic character in Queen Anne Heights/Lower Foul Bay/Gonzales Hill areas

Gonzales is characterized by its tree-lined residential streets, historic homes, landscaped front yards and generous backyards. While it appears to be mainly a single family neighbourhood in character, there are many secondary suites, heritage conversions and some garden suites. Duplexes, small apartment buildings and some townhouses add to Gonzales' housing mix. Most of the neighbourhood is designated as a Traditional Residential area, with the exception of Oak Bay Avenue Village and small commercial areas along Fairfield Road.

Gonzales has a significant population over the age of 65, as well as a high proportion of families with children living at home. The majority of residents own their home and there is a lower proportion of renters compared to the rest of the City. The need for infill development, renovation and replacement of housing are likely to continue, and the design and fit of new and old is an important neighbourhood concern.

This plan supports a mix of housing options for people of different income levels and household sizes and more choice for people to stay in the neighbourhood as they age. It encourages different ground-oriented housing options that fit into the neighbourhood's existing scale and character. This includes family-friendly townhouses and rowhouses in different parts of Gonzales, and low-rise multi-unit buildings near transit and urban villages on Fairfield Road. Housing options are intended to increase the supply and diversity of quality rental housing and make home ownership more affordable through expanded "mortgage-helping" suites. New housing is intended to complement the existing character of Gonzales through features such as generous open space in front and rear yards, and building design that encourages neighbourliness.

Other Relevant Policies & Bylaws

Several City-wide policies guide our priorities for housing diversity at the neighbourhood level:

- Official Community Plan
- Victoria Housing Strategy
- Rental Retention Strategy (upcoming)
- Design Guidelines
- Urban Forest Master Plan

While these approaches can increase the choice of housing and help meet housing need, affordable housing (defined as housing that costs no more than 30% of a household's gross annual income) for people with modest incomes will continue to rely on the support of or partnership with non-profit societies or government.

While diverse housing options are encouraged for most of the neighbourhood, this should be tempered in the Queen Anne Heights, Foul Bay Road and Gonzales Hill areas. These areas are characterized by large lots and significant Garry Oak meadows and other trees. Because of the significant contribution that this area makes to the tree canopy in both Gonzales and the whole city, retaining the surrounding trees and terrestrial ecosystems is a priority. Future housing in this area should intensify the existing buildings or footprint, rather than expanding into open space.



Housing

Principles for Housing in Traditional Residential Areas

Housing within the Traditional Residential areas is intended to provide a range of ground-oriented forms of housing supporting ownership and rental opportunities for different household sizes.



5.1. Guiding Principles for Housing in Traditional Residential Areas:

5.1.1. Maintain neighbourhood character of green, landscaped front and back yards with tree-lined streets.

5.1.2. Provide new housing attractive to a wide variety of people including families with children.

5.1.3. Provide opportunities for more affordable home ownership.

5.1.4. Provide more quality rental opportunities for a range of household sizes and types.

5.1.5. Support livability and access to outdoor space.

5.1.6. In the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill areas, retaining tree canopy and open space is a priority.

5.1.7. Encourage new development to complement historic buildings and streets.

Housing

Traditional Residential Housing Sub-Areas

Within its Traditional Residential areas, Gonzales contains a wide variety of lot sizes, configurations, topography and varying proximity to amenities such as transit, parks and commercial areas. Based on these conditions, Gonzales can be divided into three general sub-areas. Different conditions support different types of housing appropriate to each of these sub-areas.

5.2. Traditional Residential Area 1: Fairfield Road Corridor

Intent:

Create a mix of housing options attractive for rental and ownership for a range of income levels and household types including singles, couples, seniors and young families. Increase the number of residents living on Fairfield Road to support frequent transit and retail businesses in the urban villages.

5.2.1. Appropriate housing and other uses types in this area include:

- Low rise apartment building up to three storeys
- Townhouses in one row or more than one row (see Section 5.8)
- House conversion (of heritage house to multiple units)
- Triplex
- Duplex + secondary suite
- Single detached house + two secondary suites (with heritage designation)
- Single detached house + secondary suite + garden suite (with heritage designation)

5.3. Traditional Residential Area 2: Queen Anne Heights/ Foul Bay Road/ Gonzales Hill Areas:

Intent:

Support housing forms and siting in the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill areas in order to protect natural areas and the tree canopy. Maintain the historic, green, large lot character of these areas. Support heritage conservation.

5.3.1. Appropriate housing types in this area include:

- House conversion (of heritage house to multiple units)
- Triplex
- Duplex
- Duplex + secondary suites
- Single detached house + secondary suite
- Single detached house + garden suite
- Single detached house + two secondary suites (with heritage designation)
- Single detached house + secondary suite + garden suite (with heritage designation)
- Single detached house
- Other forms of ground-oriented attached housing such as townhouse that generally fall within previously disturbed areas and meet the policies in Section 5.5. may be considered.
- Further panhandle or small lot subdivision is not supported in these areas.

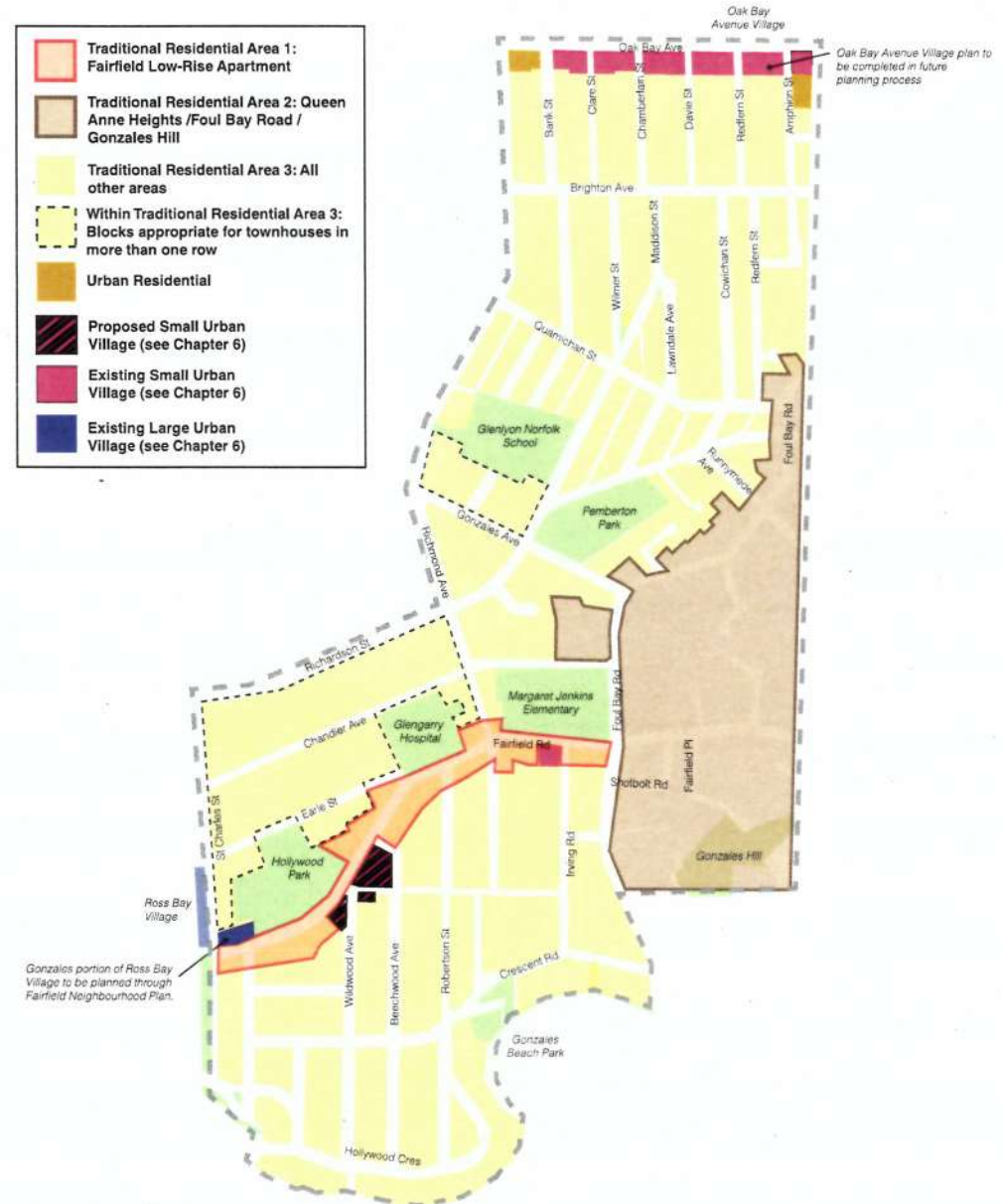
5.4. Traditional Residential Area 3: All Other Areas

Intent:

Expand options for diverse ground-oriented housing, including units attractive for families with children, while being compatible with the neighbourhood.

5.4.1. Appropriate housing types in this area include:

- Townhouses (Townhouses in more than one row in limited areas; see Section 5.8)
- House conversion (of heritage house to multiple units)
- Triplex
- Duplex
- Duplex + secondary suites
- Small lot house
- Small lot house + secondary suite
- Single detached house + secondary suite
- Single detached house + garden suite
- Single detached house
- Single detached house + two secondary suites (with heritage designation)
- Single detached house + secondary suite + garden suite (with heritage designation)
- Panhandle lot subdivision is generally not supported in these areas.



Map 6: Traditional Residential Housing Sub-Areas

5.5. Land Use Policies for Traditional Residential Area 2: Queen Anne Heights/ Foul Bay Road/Gonzales Hill

The following policies are intended to guide land development in these areas to support the intent in Section 5.3, and should be considered in conjunction with design guidelines developed pursuant to this plan.

- 5.5.1. Encourage thoughtful site planning to minimize disturbance to open space and the tree canopy.
- 5.5.2. Encourage new housing development to meet the relevant objectives for Traditional Residential Housing Types in this chapter. Where there is conflict between these objectives and the protection of natural areas, site planning should prioritize the protection of natural areas.
- 5.5.3. Support the conversion of existing buildings to multiple unit buildings (two or more units) as an alternative to the subdivision of large lots or to small lot rezonings.
- 5.5.4. Support rezonings for residential uses where retention of the urban forest on the site is maximized, such as conversion of existing building with careful additions or new buildings generally within the footprint of the existing building or previously disturbed area (eg. existing parking lot, tennis court, etc.).
- 5.5.5. For new developments, encourage property owners to register natural area covenants protecting trees, native ecosystems and landscape features.
- 5.5.6. Small lot house rezoning applications are not supported in this area.
- 5.5.7. The existing panhandle lot policies notwithstanding, new panhandle lot subdivisions and further fragmentation of existing panhandle lots into fee-simple or strata lots are not supported in the Queen Anne Heights/ Foul Bay/ Gonzales Hill area. City regulations should be updated to reflect this policy.
- 5.5.8. Subdivision into standard-sized (ie. R1-G) lots may be considered if the policies of Section 5.5 are achieved. Development Permit Area guidelines should be updated to implement this policy.
- 5.5.9. Support the conservation and designation of houses of heritage merit, including sensitive rehabilitation and careful additions.

5.6. Policies for Waterfront Properties

- 5.6.1. Townhouses and rowhouses are not supported on waterfront lots.
- 5.6.2. Subdivision into panhandle lots or small lots will not be supported on waterfront lots.
- 5.6.3. Design that retains views of the water between buildings from public streets and lands is encouraged.
- 5.6.4. With any rezoning which adds density, respect the Urban Form and Character Objectives for Infill Development (5.12) of this plan.
- 5.6.5. Adopt city-wide guidance for future development consistent with provincial guidance on sea level rise.

Housing

Traditional Residential Housing Types

This section describes the desirable characteristics for types of housing appropriate within the Traditional Residential Areas in Gonzales. This is not meant to be an exhaustive or prescriptive list, and creativity in design and site layout is encouraged, while respecting the intent and appropriate design guidelines.



Local example of a small apartment building

5.7. Small Apartment Buildings

Intent:

To provide opportunities for additional multi-unit living along a transit corridor in close proximity to existing urban villages.

5.7.1. Locations: Along Fairfield Road between St. Charles Street and Foul Bay Road

5.7.2. Density: 1.0 FSR

5.7.3. Height: Multi-unit residential buildings up to three storeys in height.

5.7.4. Properties of Heritage Merit: Where a house which is protected by heritage designation, listed on the City's Heritage Register, or is considered to have heritage value, see Section 7.3, Adaptive Reuse of Properties of Heritage Merit, for further policies.



Figure 2: Illustrative example of a street facing rowhouse, showing private driveway, and private frontyard and backyard.

5.8. Rowhouses and Townhouses

Intent:

To provide more housing options for residents seeking ground-oriented housing units with access to on-site open space, as an alternative to single detached homes.

5.8.1. Locations:

- a. Townhouses in a single row are supported throughout the neighbourhood
- b. Townhouse in more than one row are supported in the following areas:
 - i. in lots fronting onto Fairfield Road
 - ii. In the blocks bounded by Fairfield Road, Richmond Avenue, Richardson Street, and St. Charles Street
 - iii. in the blocks bounded by Gonzales Avenue, Maddison Street, Glenlyon Norfolk School, and Richmond Avenue



Figure 3: Illustrative example of street-facing townhouses, showing shared driveway and parking access.

5.8.2. Site Requirements:

- a. Townhouses in a single row with parking accessed from in front of individual units are supported on lots with a minimum width of 23 metres (75 ft). Row /townhouses with parking accessed from a rear lane or side are supported on narrower lots.
- b. Townhouses in more than one row are supported on lots with a minimum width of 30m (approx. 100 ft) and a minimum depth of 42 metres (approx. 137 ft) within the areas identified in 5.8.1.b. Consolidation of lots is supported to encourage good quality design for livability and open space.
- c. Variations on these criteria may be supported on lots of varying dimensions provided they meet all desired form and character objectives.

Housing

Traditional Residential Housing Types (cont'd)

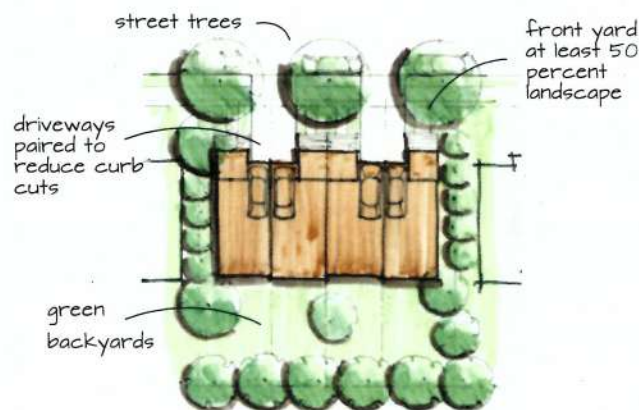


Figure 4: Illustrative example of street-fronting rowhouses showing front, rear and side setbacks that complement the development pattern of other houses on the street.

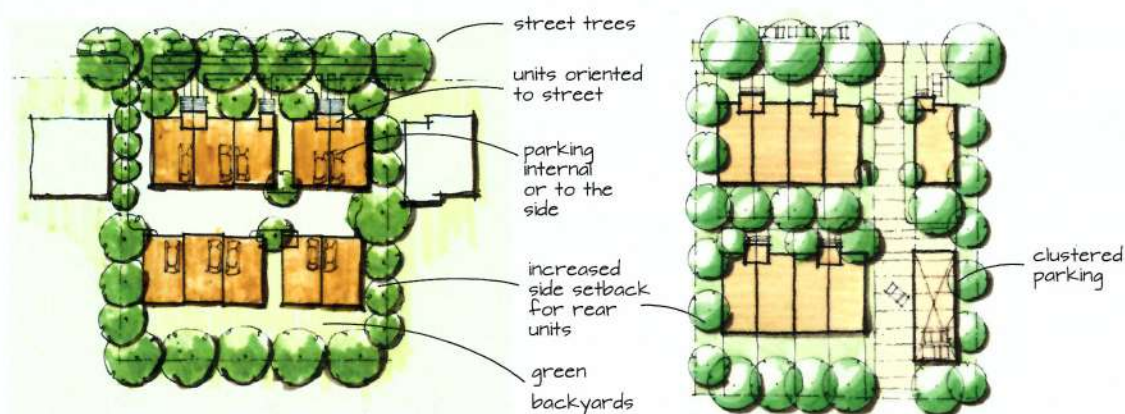


Figure 5: Illustrative examples of townhouses in two rows on a consolidation of two lots. Front, rear and side setbacks complement the development pattern of other homes on the street. Side setbacks for rear units are more generous to respect adjacent yards and buildings. At right, separation of parking from units can improve the relationship of units to open space and reduce the amount of the site designed around car movement.

5.8.3. Density:

- Up to approximately 0.75 floor space ratio (may be varied where below-grade habitable space is not included in a development, or for larger assembled lots whose site layout accommodates sufficient landscaped open spaces and setbacks).
- On Fairfield Road between St. Charles Street and Foul Bay Road: Up to 1.0 floor space ratio.

5.8.4. Height:

- 2 storeys where no habitable basement is present; or, 1 ½ storeys above a habitable basement, consistent with Gonzales residential zoning. Where the height of the buildings in the surrounding area exceed two storeys, additional height up to 2 ½ storeys may be considered if compatible with immediate neighbours.
- On Fairfield Road west of Foul Bay Road, up to 3 storeys.

5.8.5. Parking: Consider the reduction of on-site parking requirements to support quality site plans and unit livability, based on proximity to services and transit, and the availability of on-street parking.

5.8.6. Properties of Heritage Merit: Where a house which is protected by heritage designation, listed on the City's Heritage Register, or is considered to have heritage value, see Section 7.3., Adaptive Reuse of Properties of Heritage Merit, for further policies.

Housing

Traditional Residential Housing Types (cont'd)



Figure 6: Illustrative example of a duplex, with or without suite

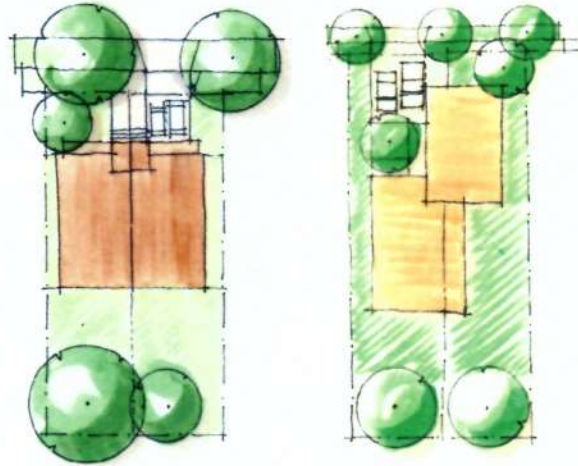


Figure 7: Illustrative examples of duplex units sited on a 15m wide lot to establish a façade fronting the street, maintain front and rear yard green space, support the urban forest, and minimize the prominence of parking and vehicle circulation on the site.

5.9. Duplexes and Triplexes

Intent:

Support more intensive forms of ground-oriented housing that are compatible with the single family character of the neighbourhood.

5.9.1. Locations: Triplexes, duplexes, and duplexes with secondary suites are supported throughout Gonzales in accordance with site requirements.

5.9.2. Site requirements:

a. Current *Neighbourliness Guidelines for Duplexes* notwithstanding, duplexes without suites are supported on lots of at least 460m² (5000 sq ft) in area and 15 metres in width.

b. Duplexes with suites are supported on lots of at least 555 m² (6000 sq ft) in area and 18 metres in width (for interior block lots) or 15 metres in width (for lots with two frontages, including corner lots and those with laneway access).

c. Triplexes are supported on lots with more than one frontage (including corner lots), of at least 555m² (6000 sq ft) and 18m width. These lot locations allow more flexibility for site designs to minimize pavement for on-site parking and vehicle circulation.

d. Development permit guidelines for duplexes will be updated to address duplexes on 15m wide lots and duplexes with suites, incorporating direction in 5.12, Urban Form and Character Objectives for Infill Development.

5.9.3. Density: Up to approximately 0.65:1 floor space ratio, limited by maximum building size consistent with zoning.

5.9.4. Height: 2 storeys where no habitable basement is present; or, 1 ½ storeys above a habitable basement, consistent with Gonzales residential zoning. Where the height of the buildings in the surrounding area exceed two storeys, additional height up to 2 ½ storeys may be considered if compatible with immediate neighbours.

5.9.5. Properties of Heritage Merit: Where a house which is protected by heritage designation, listed on the City's Heritage Register, or is considered to have heritage value, see Section 7.3., Adaptive Reuse of Properties of Heritage Merit, for further policies.

Traditional Residential Housing Types (cont'd)



Figure 8: Illustrative example of a small lot house

5.10. Small Lot House

Intent:

Support small lot homes to add compatible density, expand rental housing options and provide more diverse homeownership opportunities.

5.10.1. Small lot homes are supported consistent with the Small Lot Home Rezoning Policy, with the following exceptions:

- a. Small lot homes are supported on lots of at least 300m² in area
- b. Small lot homes in Gonzales neighbourhood may have a secondary suite.



Figure 9: Illustrative example of a heritage home converted into multiple housing units

5.11. Heritage Conservation and Retention

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative housing types that provide additional density and revenue opportunities to offset the cost of maintaining heritage buildings.

For policies, see Adaptive Reuse of Properties of Heritage Merit Section 7.2.

5.12. Housing Affordability

5.12.1. Encourage new housing initiatives that partner with other levels of government, agencies, private industry, community organizations and individuals to leverage expertise and resources.

5.12.2. Support private sector and community organizations to support and pilot innovative approaches that facilitate more affordable rental and ownership housing in Gonzales, such as alternative financing, community land trusts and innovative housing forms.

Housing

Urban Form and Character Objectives for Infill Development

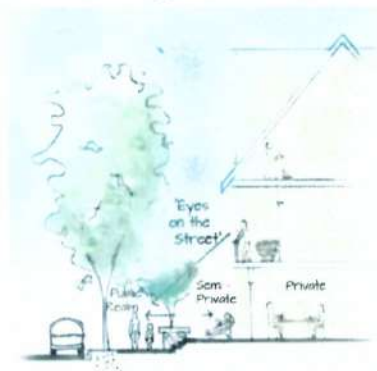


Figure 10. Front yard open space delineated yet visible from the public realm.



Figure 11. Example of duplex with legible front entries.

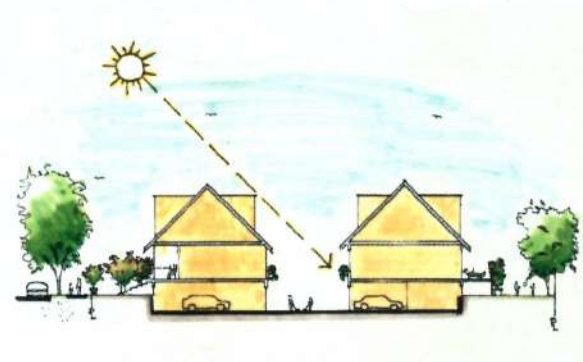


Figure 12. Cross section of a townhouse development, showing internal building separation.

The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in the Traditional Residential areas:

5.13. Urban Form and Character Objectives

- 5.13.1. To achieve street-fronting buildings that present a friendly face to the street.
- 5.13.2. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units
- 5.13.3. To site buildings in a manner which maintains Gonzales' pattern of green front yards, tree-lined streets, generous back yards, adequate separation between houses and respect for privacy and sunlight.
- 5.13.4. To encourage site planning which results in rear yards not dominated by parking.

- 5.13.5. To soften the appearance of and reduce runoff from driveways and parking areas
- 5.13.6. To encourage the conservation and adaptive reuse of heritage properties by supporting variations to form and siting.
- 5.13.7. To minimize impact of parking and vehicle circulation on the rear yard, by supporting front- and side-yard parking.
- 5.13.8. To site main buildings in the front of the lot, thereby supporting open space, landscape and accessory buildings in the rear.
- 5.13.9. To design driveway access to support canopied trees in the boulevard and front yard.

- 5.13.10. For the design and site planning of townhouses: to encourage a front row of townhouses facing the street; to discourage townhouses oriented perpendicular to the street; to provide for outdoor space; and to respect privacy where townhomes are oriented to the side lot line.
- 5.13.11. To encourage design and site planning that supports access to sunlight for living spaces and outdoor spaces.
- 5.13.12. To design parking areas to support pedestrian comfort, access to sunlight, and attractive entries to housing units.
- 5.13.13. To provide individual units with access to usable outdoor open space.

5.13.14. To support well-designed duplexes whether oriented side-by-side, front-to-back or up-down.

5.13.15. In front-to-back duplexes, to encourage designs which have legible front entries and which provide each unit with adjacent usable landscaped open space.

5.13.16. In the Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area, to respect existing topography, natural features such as rock outcrops, mature trees and plantings, and historic landscapes. To retain and incorporate existing and natural landscape features, as much as possible, in any proposed development.

5.13.17. To consider, through a future city-wide initiative, additional guidelines for minimizing stormwater runoff.

e. Rear setback for multi-unit development along Fairfield Road: 9 metres

f. Rear setback for townhouses in more than one row: 9 metres

g. Rear setback for all other forms: Greater of 9 metres or 30% of lot depth

5.14.2. Update the *Zoning Regulation Bylaw* so that single detached homes on panhandle lots and small lots in Gonzales cannot exceed the maximum size permitted on standard lots.

5.14. Considerations for Zoning

5.14.1. In order to support the Urban Form and Character Objectives for Infill Housing (5.12), consider the following recommended setbacks in developing zoning for duplexes, triplexes, rowhouses and townhouses:

a. Front setback: Approximately 6 metres

b. Side setback adjacent to another lot for buildings fronting a public street: 1.5 metres

c. Side setback for buildings not fronting a public street (e.g. townhouses interior to the lot): 4 metres

d. Side setback adjacent to a flanking street or public right-of way: 3.5 metres or consistent with existing character of the surrounding area.

6. Urban Villages



Goals

1. Retain and strengthen small neighbourhood commercial areas
2. Strengthen the design, retail mix and walkability of Oak Bay Avenue Village

Urban villages provide walkable shops and services, encourage a neighbourhood social life and provide different housing options. Retaining and strengthening the commercial areas in Gonzales will contribute to the vitality and viability of these locations, and add character to the neighbourhood. This plan supports the existing Small Urban Village at Fairfield and Irving, and adding a new Small Urban Village at Fairfield and Lillian/Wildwood, to reflect and strengthen the existing historic neighbourhood commercial corners here. It also supports the on-going development of the Large Urban Village along Oak Bay Avenue, which will be planned in detail in 2018, and future planning for Ross Bay Large Urban Village which straddles the border of Fairfield.

The quality of design of buildings and their relationship with the existing urban form, in terms of appropriate density, massing, and height of buildings will be a key consideration in assessing development proposals in urban villages - as will good circulation, pedestrian and cycling linkages and a high quality public realm.

Other Relevant Policies & Bylaws

City-wide policies and guidelines inform how we identify and plan for current and future urban villages:

- Official Community Plan
- Design guidelines

Urban Villages

Small Urban Villages



Figure 13. Illustrated design concept Fairfield at Irving Village

6.1. Fairfield at Irving Village

Intent:

This plan supports the on-going development of the Small Urban Village at Irving Road and Fairfield Road to retain and strengthen the commercial area and provide a community focal point across from Ecole Margaret Jenkins School. New development should reinforce the primary commercial role of the area. Public realm enhancements should support business viability and community gathering.

6.1.1. Encourage a mix of residential, commercial and public service uses to enhance the primary commercial role of the village, with residential uses above commercial uses.

6.1.2. New buildings should have active, storefront-type uses built out to the street.

6.1.3. Include pedestrian-focused public realm improvements through redevelopment to encourage walkability. This may include wider sidewalks new benches, lighting, landscaping, street trees, wayfinding and other features.

6.1.4. Locate customer parking at the rear and/ or underground so as not to dominate the overall development.

6.1.5. Consider lower parking requirements to support retail businesses or heritage conservation, where requested.

6.1.6. Work with BC Transit to provide covered bus shelters and bicycle parking to support frequent transit route.



6.2. Fairfield at Lillian/Wildwood Village

Intent:

This plan supports the development of a Small Urban Village at Fairfield Road, Lillian Street and Wildwood Avenue to retain and strengthen the circa 1911 historic mixed use area and provide a community focal point near parks and transit. Mixed use or residential buildings are encouraged, with sensitive transitions to the adjacent residential neighbourhood. New development is encouraged to complement and retain the modest historic commercial buildings and small groupings of worker's cottages built during the residential boom of 1908 to 1913, reflecting the extension of the streetcar.

6.2.1. Support low-rise mixed use or residential buildings up to 3 storeys in height in the Small Urban Village along Fairfield Road. Buildings south of Lillian Street should generally be limited to 2 1/2 storeys for compatibility with the surrounding neighbourhood. (Note: Some properties have existing zoning for up to 12 metres or 3-4 storeys).

6.2.2. Ground floor uses fronting Fairfield Road should be commercial, or a mix of commercial and residential. Uses fronting Lillian Street may be either commercial or residential.

6.2.3. Support the heritage designation and retention of the historic commercial building at 1702-1710 Lillian Road as a condition of rezonings which add density to this block.

6.2.4. Support the heritage designation, retention and adaptive re-use of the Montague Court townhouses as part of a rezoning and redevelopment which adds density to the site.

6.2.5. If redevelopment occurs, create a gradual transition in building massing and design for compatibility with residential properties across Beechwood Avenue and Lillian Street at Wildwood Avenue.

6.2.6. Include pedestrian-focused public realm improvements through redevelopment such as wider sidewalks, new benches, lighting, landscaping, street trees, wayfinding and other features.

6.2.7. Update zoning to encourage buildings built close to the sidewalk edge to improve the pedestrian experience.

6.2.8. Consider lower parking requirements to support viability of retail businesses or heritage conservation, where requested.

6.2.9. Refresh the existing public space at the corner of Fairfield Road and Wildwood Avenue to add features that promote informal community gathering such as benches and public art.

6.2.10. Work with BC Transit to provide covered bus shelters and bike parking to support the frequent transit route.



6.3. Oak Bay Avenue Village

Intent:

Support the long-term development of Oak Bay Avenue Village as a bustling commercial and residential area between Richmond Avenue and Foul Bay Road. Encourage a gradual transition to the surrounding neighbourhoods, and planning and land use that will support business vitality and active transportation. Detailed planning for this area will take place in 2018 as part of planning for the Fort Street and Oak Bay Avenue corridors.

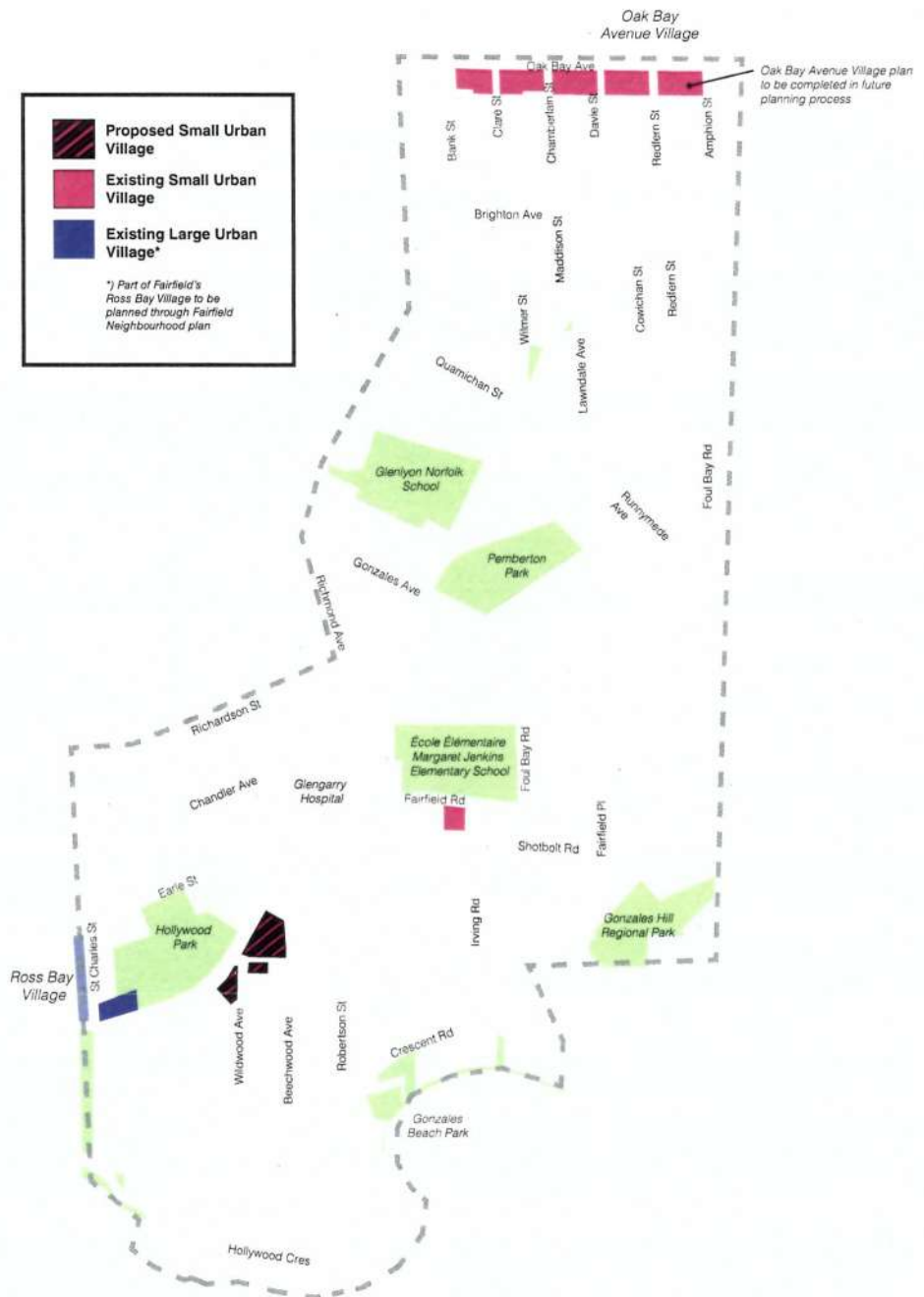
- 6.3.1. Develop policies to guide rezoning applications and strategic improvements to the public realm, transportation and infrastructure.
- 6.3.2. Establish a public gathering space in Oak Bay Avenue Village.
- 6.3.3. Assess traffic and parking management needs on surrounding residential streets.
- 6.3.4. Develop pilot alignment project for an All Ages and Abilities cycling route to Oak Bay Avenue Village.

6.4. Ross Bay Large Urban Village

Intent:

Support the long-term development of a Ross Bay Village as a 3-4 storey mixed use, walkable neighbourhood hub with supportive land uses, housing forms and active transportation planning in the surrounding area. Although a portion of Ross Bay Large Urban Village is located in Gonzales, more detailed planning for this area will take place in 2017-2018 as part of the Fairfield Neighbourhood Plan.

- 6.4.1. Develop detailed guidance for the east side of St. Charles Street as part of the planning for Ross Bay Village through the development of the Fairfield Neighbourhood Plan.
- 6.4.2. Continue to encourage Gonzales residents to participate in the long-term planning and development process for the future of Ross Bay Village.



Map 7: Gonzales Urban Villages

7. Heritage



Goals

1. Retain the historic character of streets, buildings and other important sites.
2. Encourage the adaptive re-use of properties of heritage merit as an incentive to promote heritage conservation.

Gonzales has a rich heritage legacy, with special places of historic value to the neighbourhood. The neighbourhood plan policies will complement city-wide Heritage initiatives to maintain and strengthen that legacy.

Other Relevant Policies & Bylaws

- Official Community Plan
- City of Victoria Heritage Register
- Heritage Bylaw

Heritage, cont'd.

7.1. Heritage Designated and Registered Properties

Intent:

Protect the historic character of significant buildings and important sites.

7.1.1. Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage Properties, identified on Map 8, including through the rezoning process.

7.1.2. Consider future additions of properties to the City's Register of Heritage Properties in consultation with property owners.

7.2. Historic Areas

Intent:

Recognize the special character of neighbourhood historic areas.

7.2.1. Facilitate citizen-initiated efforts to establish heritage conservation areas for areas of heritage merit in Gonzales.

7.2.2. Consider the following areas as potential candidates for future heritage conservation areas due to their heritage merit:

- a) The Upper and Lower Foul Bay Road area
- b) The Redfern Street area

7.2.3. Where a heritage conservation area is desired, work with the community and property owners to develop boundaries and area-specific guidelines.



Map 8: Heritage registered and designated properties in Gonzales

7.3. Adaptive Re-Use of Heritage Properties

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative housing types that provide additional density and revenue opportunities to offset the cost of retaining and maintaining heritage buildings.

7.3.1. Support single detached homes with a secondary suite and a garden suite, or with two secondary suites, where the house is subject to heritage designation (see Figure 14). Consider forms of housing, building massing and site layouts that support heritage conservation.

7.3.2. Encourage the retention and designation of properties of heritage merit as a condition of any rezoning that adds additional housing units as follows:

a. Where a building that is protected through heritage designation or listed on the heritage register exists, it should be retained and reused.

b. Where a building is considered to have heritage value, assessment for potential heritage merit and consideration of adaptive re-use is encouraged. (see 10.4)

7.3.3. Consider the relaxation of regulatory requirements to encourage heritage conservation (e.g. reduced parking requirements, variances to setbacks or site coverage) while encouraging development that supports the overall objectives in this plan.

7.3.4. Update the *House Conversion Regulations* to support the addition of habitable space through sensitive additions (e.g. lifting house, rear addition, or garden suite.)



Figure 14: Illustrative example of a heritage property with a secondary suite and a garden suite



Figure 15: Illustrative example of house conversion featuring three units.

8. Infrastructure and Green Buildings



As a primarily residential neighbourhood, Gonzales has the opportunity to be a leader in creating a low carbon housing stock. A vital aspect to any plan is to forecast infrastructure demands and ensure proposed land use changes can be accommodated in a sustainable manner.

Goals

1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.
2. Use stormwater management to restore ecological processes.
3. Encourage, promote, and facilitate the development of sustainable buildings and low carbon housing stock.

8.1. Infrastructure Upgrades

Intent:

Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.

8.1.1. Consider the capacity of utility networks, including water distribution, sanitary sewer and storm drainage, in reviewing development applications and other land use changes.

8.1.2. Continue upgrading the underground infrastructure in the Gonzales neighbourhood as directed by City-wide master plans for water distribution, sanitary sewer and storm drainage upgrades.

8.2. Stormwater Management on Public Lands

Intent:

Use infrastructure to mimic and restore ecological processes.

8.2.1. Continue to monitor stormwater outfalls emptying in Ross Bay and Gonzales Bay.

8.2.2. Work with property owners and institutions to identify options for mitigating stormwater impacts on sites with high impervious cover, and thereby reducing the stormwater utility costs for these properties.

Other Relevant Policies & Bylaws

- Sewer Master Plan
- Water Master Plan
- Stormwater Master Plan
- Rainwater Rewards Program
- Victoria Sustainability Framework
- City Climate Leadership Strategy and 100% Renewable Energy by 2050 Commitment
- Sustainability Checklist for New Construction (to be updated in 2017)
- City-wide education and incentive programs

8.2.3. Identify opportunities to incorporate green stormwater infrastructure or "green streets" as part of utility, active transportation and other street improvements. Potential locations include priority pedestrian and cycling routes, such as Maddison Street, and visible locations such as around urban villages.

8.2.4. Identify opportunities for stormwater management as part of public development projects or improvement on City-owned lands.

Infrastructure and Green Buildings, cont'd.

8.3. Stormwater Management on Private Lands

Intent:

Promote stormwater management practices on private property.

8.3.1. Extend the zoning requirement for permeable driveway surfacing to all driveway and parking areas on residential properties in Gonzales to soften the green appearance and reduce surface run-off.

8.3.2. Encourage private property owners to reduce impervious surfaces, particularly along the waterfront.

8.3.3. Encourage new developments to foster rainwater infiltration through the use of absorbent landscaping, swales, rain gardens, pervious paving, green roofs, infiltration trenches, and other appropriate methods.

8.3.4. Encourage property owners to seek stormwater rebates through the City's rainwater rewards program

8.4. Green Buildings

Intent:

Encourage, promote, and facilitate the development of sustainable buildings and low carbon housing stock

8.4.1. Encourage home owners and institutions to be leaders in reducing greenhouse gas emissions from housing, by participating in City-wide programs that support:

- a. the transition from heating oil-based home heating systems to either heat pump or natural gas systems, such as through rebate programs;
- b. home energy assessments and labels for new and existing homes;
- c. green building rating systems for new homes; and
- d. other green building, sustainable design and sustainability initiatives.

9. Community Facilities



Goals

1. Create more places for residents to gather
2. Create more public and private childcare and eldercare options
3. Encourage existing institutions to minimize impacts on surrounding neighbourhood

Gonzales has several existing institutions and community facilities that provide services to support the neighbourhood and wider city. These include schools, healthcare facilities and childcare providers. The plan encourages larger institutions to work collaboratively to help meet identified community needs such as facilities for community gathering, childcare and eldercare.

Community Facilities, cont'd.

9.1. Neighbourhood Gathering Places

Intent:

Create places for residents to gather

9.4.1. Work with the School District and Fairfield Gonzales Community Association to make Ecole Margaret Jenkins School and other facilities more broadly available for community programming, sports, indoor and outdoor gathering space and expanded childcare.

9.4.2. Work with Glenlyon-Norfolk school to explore opportunities to make school facilities and playing fields more broadly available for community programming, gathering space and community recreation.

9.4.3. Look at options for improved access to indoor community gathering space and programming for Gonzales residents through city-wide recreational facilities planning.

9.4.4. Incorporate new amenities in neighbourhood parks to encourage outdoor community gathering and social life, through park improvements and management plans. See section 5.2: Park Improvements for details.

9.2. Childcare

Intent:

Create more public and private childcare and eldercare options

9.2.1. Support the retention and addition of child and youth care spaces at Ecole Margaret Jenkins School.

9.2.2. Support daycare and eldercare as a use throughout the neighbourhood in accordance with zoning and appropriate to the scale of the surrounding area. Consider reduced parking requirements where requested.

9.3. Neighbourhood Institutions

Intent:

Encourage existing institutions to minimize impacts on surrounding neighbourhood

9.3.1. Apply the Guiding Principles for Institutional Rezoning for consideration in any rezoning application in Public Facilities, Institutions, Parks and Open Space lands identified in Map 10.

- a. New proposals should detail how the application will provide community benefits and amenities, (e.g. public use of playing fields, meeting rooms, infrastructure improvements etc.).
- b. There should be a demonstrated need for the rezoning to meet an institution's anticipated needs and planning alternatives should have been explored before any application for rezoning is made (e.g. joint use of playgrounds, innovative use of existing buildings and properties)
- c. Traffic, parking and green space impacts on residential neighbours should be minimized.
- d. The loss of houses should be minimized.
- e. The landscaping and green character of the neighbourhood should be reflected in site planning and design.
- f. The residential scale and character of the neighbourhood should be reflected in site planning and design.

10. Arts, Culture and Placemaking



Other Relevant Policies & Bylaws

- Arts and Culture Master Plan (underway – 2018)

Goals

1. Encourage public art and placemaking that celebrate Gonzales' identity
2. Support creative entrepreneurs

A vibrant, creative and diverse community weaves arts and culture into everyday life and helps create a strong sense of place. Opportunities for creative placemaking, including temporary and permanent public art opportunities in parks and other public spaces, can celebrate Gonzales' unique identity and reinforces the neighbourhood's human and natural heritage.

Arts, Culture & Placemaking, cont'd.

10.1. Neighbourhood Public Art and Placemaking

Intent:

Encourage art and placemaking initiatives that celebrate Gonzales' identity.

10.1.1. Engage Songhees and Esquimalt Nations to determine interest and appropriate recognition of places of interest in parks, beaches and archaeological sites.

10.1.2. Introduce public art into small urban village areas, parks and trails. Through public engagement, there was strong interest in public art that celebrates Gonzales' rich indigenous and post-settlement history, and natural history.

10.1.3. Partner with arts organizations to encourage art installations in neighbourhood public spaces, such as temporary pop-ups and artist-in-residence initiatives.

10.1.4. Establish a new public gathering place through future development in Oak Bay Avenue Village.

10.2. Support Creative Entrepreneurs

Intent:

Create/strengthen opportunities to showcase and feature neighbourhood artists and creators.

10.2.1. Through the Arts and Culture Master Plan (underway 2018), engage the arts community and non-profit groups in identifying opportunities, incentives and partnerships to create an incubator space including affordable gallery, studio and creative incubation spaces.

10.2.2. Through the Arts and Culture Master Plan, explore ways to link potential creative entrepreneurs, home-based studios and self-employed individuals to available resources for business assistance, skills sharing and access to spaces to make and sell goods.

10.2.3. Support community-led events that celebrate and recognize Gonzales artists and creators.

11. Gonzales Neighbourhood Action Plan

The action plan provides a high-level list of actions identified in this Plan. Implementation of this action plan must be balanced with available resources and other City priorities. The improvements may be accomplished through a combination of funding sources including City capital programming, amenity contributions from development, senior government grants, and partnerships with other public, non-profit or private entities.

Staff has reviewed the status of the policies and actions of the previous Gonzales Neighbourhood Community Plan (2002). Those that are still relevant have been carried forward into the policies and actions of this Plan.

Plan Monitoring

The action plan is to be used as a working document and should be reviewed periodically (every 3-5 years) with the community as part of monitoring and adaptive management of the plan, in order to consider changing circumstances, desires and progress made.

Short term actions	2017-2019	Year	Lead*	Funded?
Housing	Create guidelines for intensive residential and multi-unit development	2017 - concurrent , with plan adoption	SPCD	√
	Update zoning and guidelines for duplexes to implement the duplex policies of this plan (eg. duplex with secondary suite, duplex on 15 m wide lot)	2018	SPCD	√
	Create zoning to support ground-oriented infill development including townhouses, rowhouses, triplexes, fourplexes, and small apartments as described in this Plan, and extend the requirement for permeable pavement for driveway and parking areas for new development	2018	SPCD	√
	Revise Small Lot House Rezoning policy to support secondary suites in small lot homes in Gonzales	2018	SPCD	√
	Identify means to implement policies for Queen Anne Heights / Foul Bay Road / Gonzales Hill (e.g. zoning, tree preservation bylaw, development permit guidelines).	2018	SPCD	
	Revise zoning to ensure maximum house size for panhandle and small lots is no larger than what is permitted on R1-G zoned lots in Gonzales	2018	SPCD	√
Urban Villages	Amend the Official Community Plan to establish a new Small Urban Village at Fairfield at Lillian/Wildwood	2017 - concurrent with plan adoption	SPCD	√
	Develop guiding principles for future Ross Bay Large Urban Village	2017 - through Fairfield neighbourhood plan	SPCD	√
	Create guidelines for small urban village development at Fairfield at Lillian/ Wildwood.	2017 - concurrent with plan adoption	SPCD	√

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Topic	2017-2019	Year	Lead*	Funded?
Heritage	Develop neighbourhood plan policies for Oak Bay Avenue Village	2017-2018	SPCD	√
	Amend zoning to allow for a secondary suite and garden suite, or 2 secondary suites, on heritage designated properties	2018	SPCD	√
Transportation and Mobility	Add signage to indicate hidden intersection in 300 block of Foul Bay Rd at Quixote Lane	2017 - complete	EPW	√
	Assess street conditions on Earle Street for speeding and cut-through traffic and develop action plan, if warranted	2017	EPW	√
	Complete sidewalk and related improvements on Brighton Avenue between Davie and Clare Streets	2017	EPW	√
	Through the development of policies for Oak Bay Avenue Village, seek preliminary input from the community on an alignment pilot project for an All Ages and Abilities route to Oak Bay Avenue Village	2018	SPCD	√
	Complete sidewalk on Brighton Avenue between Clare Street and Richmond Street	2018	EPW	
	Create new pedestrian crossing at Brighton Avenue and Richmond Avenue	2018	EPW	
	Assess transportation conditions at the following locations and update Neighbourhood Plan and Action Plan with suggested improvements, as warranted:	2018 (through 2018 budget planning)	EPW	
	Lillian Road at Robertson Street, for pedestrian and cyclist safety			
	Foul Bay Road between McNeill and Crescent Road, for speeding traffic			
	Foul Bay Road at Fairfield Road intersection, for pedestrian and cyclist safety conditions and develop action plans, if warranted			
	Fairfield Road from Cook Street to Foul Bay Road, for intersection visibility, appropriateness, pedestrian crossings, and cyclist and pedestrian safety. Priority areas include intersections at Fairfield Rd at Richmond Avenue, Fairfield Road at Lillian Street/Wildwood Avenue, and Fairfield at St. Charles, and roads adjacent to Ecole Margaret Jenkins School.			
	St. Charles Street between Richardson Street and Fairfield Road, for visibility, crossings and intersection improvements			

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Topic	2017-2019	Year	Lead*	Funded?
Transportation and Mobility, cont.	Assess transportation conditions at the following locations and update Neighbourhood Plan and Action Plan with suggested improvements, as warranted:	2019 (through 2019 budget planning)	EPW	
	Quamichan Street at Maddison Street, for crossing improvement			
	Foul Bay Road at Chandler Street, for crossing improvement			
	Ross Street/St. Charles Street/Hollywood Crescent for vehicle classification, volume, speed, wayfinding signage and turning movements for tour buses			
	Work with Ecole Margaret Jenkins School to complete a north-south multi-use trail connection across school property	2019	PRF	Partial
Parks, Open Space and Urban Forest	Improve sports fields, infrastructure and some facilities at Hollywood Park.	2017	PRF	√
	Add signage to waterfront access on Hollywood Crescent	2018	PRF	√
	Update and assess erosion control and shoreline protection measures from Ogden Point to Gonzales Beach	2017-2018	EPW	√
	Develop and implement park improvement plan for Pemberton Park, including restoration plan for natural areas	2019	PRF	
	Add picnic tables and clusters of benches to Hollywood Park	2019	PRF	

Topic	Mid-term Actions (2019-2022)	Year	Lead*	Funded?
Transportation and Mobility	Build an All Ages and Abilities route on Richardson Street, including additional improvements for pedestrian safety and comfort at major intersections, and reduced speeds along the corridor. Implement improvements, as warranted	2019-2022 (to be requested through 2019 budget planning)	EPW	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Topic	Long-term Actions (2022+)	Year	Lead*	Funded?
Transportation and Mobility	Assess other priority pedestrian and cycling routes for needed improvements to encourage pedestrian and cycling comfort and safety, such as wayfinding crossings, traffic calming and other features. Develop implementation plan.	TBD	EPW, PRF	
	Implement wayfinding on key neighbourhood walking and cycling routes	TBD	EPW, PRC	
	Implement All Ages and Abilities route along Irving Road, Richmond Road, Crescent Road and Hollywood Crescent, as shown in the long-term All Ages and Abilities cycling network plan	TBD	EPW	
	Assess pedestrian conditions on Ross Street, Robertson Street and Crescent Street to improve pedestrian access to Gonzales Beach Park, and end-of-trip facilities for cyclists. Implement improvements, as warranted.	2022+ (concurrent with Gonzales Beach Park or All Ages and Abilities route improvements)	EPW, PRF	
Parks, Open Space and Urban Forest	Develop and implement park improvement plan for Gonzales Beach	2022+	PRF	
	Add clustered seating to Little Ross Bay Green.	2022+	PRF	
	Restore native ecosystem along waterfront access between 1661 and 1659 Hollywood Crescent.	2022+	PRF	

Topic	On-going Actions (Operational)	Year	Lead*	Funded?
Transportation and Mobility	Complete minor bicycle and pedestrian improvements as resources allow and as streets are resurfaced.		EPW	
Parks, Open Space and Urban Forest	Replant native ecosystems on public lands as part of park and infrastructure projects, as resources allow.		PRF	
Heritage	Continue to prepare or update Statements of Significance for properties listed on the City's Register of Heritage Properties, and for properties proposed to be added to the Register.		SPCD	√
Infrastructure and Green Buildings	Continue underground infrastructure upgrades consistent with City Master Plans.		EPW	
	Identify opportunities for stormwater management on public lands and streets as part of road resurfacing, active transportation projects and other opportunities, as resources allow.		EPW	
Arts, Culture and Placemaking	Integrate public art into the development of streetscapes, parks and waterfront access in the neighbourhood through existing public art programs		PRF	

* SPCD: Sustainable Planning and Community Development Department, EPW: Engineering and Public Works Department, PRF: Parks, Recreation and Facilities Department

Appendix A - Glossary of Terms

Adaptive Re-use: The process of re-using a building for a purpose other than which it was built for.

All Ages and Abilities Network (AAA): A city-wide connected grid of safe connected bicycle routes across the entire city. The All Ages and Abilities bike routes will consist of physically separated bike lanes as well as shared roadways and multi-use trails.

Apartment: A dwelling located in a multi-story, multi-unit building that accesses the ground via shared corridors, entrances and exits.

Attached Housing: Any form of housing where more than two individual dwellings are structurally attached including duplexes, townhouses, row-houses, and apartments, regardless of tenure.

Building Separation: The horizontal distance between two buildings.

Density: The number of dwelling units on a site expressed in dwelling units per acre (u.p.a) or units per hectare (u.p.ha) or Floor Space Ratio (FSR)

Duplex: A two-unit dwelling.

Dwelling Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Fee Simple: Private ownership of property with no strata-title ownership or obligations.

Rowhouse (Fee Simple): Three or more dwelling units, located side by side and separated by common party walls extending from foundation to roof, where each unit is privately owned with no strata-title ownership or obligations.

Floor Space Ratio (FSR): The ratio of the total floor area of a building to the area of the lot on which it is situated.

Fourplex: Four self-contained housing units sharing a dividing partition or common wall.

Frequent Transit: Transit service that provides medium to high density land use corridors with a convenient, reliable, and frequent (15 minutes or better) transit service all day long. The goal of the Frequent Transit network is to allow people to spontaneously travel without having to consult a transit schedule and is characterized by transit priority, right-of-way improvements, a high level of transit stop amenities, and corridor branding.

Green Building: (also known as green construction or sustainable building) refers to both a structure and the using of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Ground-Oriented Housing: A residential unit that has individual and direct access to the ground, whether detached or attached, including single-detached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in a single-detached dwelling.

Heritage Conservation: Includes, in relation to heritage, any activity undertaken to protect, preserve or enhance the heritage value or heritage character (including but not limited to character-defining elements) of heritage property or an area.

Heritage Designation: Bylaw to protect a heritage property that is formally recognized for its heritage value from exterior alterations, removal or demolition without the approval of City Council.

Heritage Property: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Heritage Register: A list of property that is formally recognized by the local government to have heritage value or heritage character.

Heritage Value: The historic, cultural, aesthetic, scientific or educational worth or usefulness of (heritage) property or an area.

House Conversion: The change of use of a building constructed as a single family dwelling or duplex, to create more housing units.

Housing (Dwelling) Unit: Any room or suite of rooms, intended for use by one household exclusively as a place of residence.

Infill Housing: Additional housing inserted into an existing neighbourhood through additional units built on the same lot, by dividing existing homes into multiple units, or by creating new residential lots through subdivision. In the Gonzales Neighbourhood, this term refers specifically to the addition of housing within the Traditional Residential areas, including duplexes, triplexes, rowhouses, townhouses and small lot houses.

Intensive: See intensification

Intensification: The development of a property, site or area at a higher density than currently exists through: a) redevelopment; b) the development of vacant and/or underutilized lots within previously developed area; c) infill development; and d) the expansion or conversion of existing buildings.

Low-Rise: A building four storeys or less in height.

Natural Areas: An area characterized primarily by vegetation, landscape and other natural features.

Mixed Use: Different uses in relatively close proximity either in the same building (e.g. apartments above a store) or on the same site or, when referring to an area or district, on an adjacent site (e.g. light industry adjacent to an office building).

Multi-unit: A building containing three or more dwelling units, also referred to as multi-family or a multiple dwelling.

Official Community Plan: An Official Community Plan (OCP) provides the longer term vision for the community through objectives and policies that guide decisions on planning and land use management, respecting the purposes of local government.

Open Space: Land that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events or aesthetic enjoyment that is generally publicly-accessible, and that is not a designated City of Victoria park. Open space includes private lands, public lands and City-held property.

Park: Land managed by the City of Victoria that provides outdoor space for unstructured or structured leisure activities, recreation, ecological habitat, cultural events, or aesthetic enjoyment, not including planted areas within street rights of way.

Placemaking: A holistic and community-based approach to the development and revitalization of cities and neighbourhoods that creates unique places of lasting value that are compact, mixed-use, and pedestrian and transit-oriented with a strong civic character.

Public art: Works of art in any media that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.

Rowhouse: An attached dwelling in its own legal parcel with a formal street address.

Sense of Place: The subjective experience of a place as having physical and social attributes that make it distinctive and memorable.

Setbacks: The shortest horizontal distance from a boundary of a lot to the face of the building.

Single Detached House: A detached building having independent exterior walls and containing only one self-contained dwelling unit.

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.

Small Lot House: A single detached house with a maximum floor area of 190m² located on a lot of at least 260m² in area.

Stormwater Management: The management and design of rain and runoff in urban areas, to reduce flooding, treat stormwater quantity and quality, and conserve rainwater as a resource.

Street-fronting: Buildings with entries, windows and front yard spaces oriented to face sidewalks and the street.

Streetscape: All the elements that make up the physical environment of a street and define its character, such as paving, trees, lighting, building type, style, setbacks, pedestrian amenities and street furniture.

Townhouse: Three or more self-contained dwelling units, each having direct access to the outside at grade level, where individual units share adjacent walls in common under a strata title. Stacked townhouses are located on top of each other, each with its own direct access to outside.

Traditional Residential: consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.

Tree Canopy: The layer of leaves, branches and stems of trees that cover the ground when viewed from above.

Triplex: Three self-contained housing units sharing a dividing partition or common wall.

Urban Forest: Sum total of all trees and their associated ecosystems, including understory biota and soils. Urban forest occurs both on public and private lands, including parks, boulevards, remnant ecosystems, residential yards, commercial and industrial lands and open spaces.

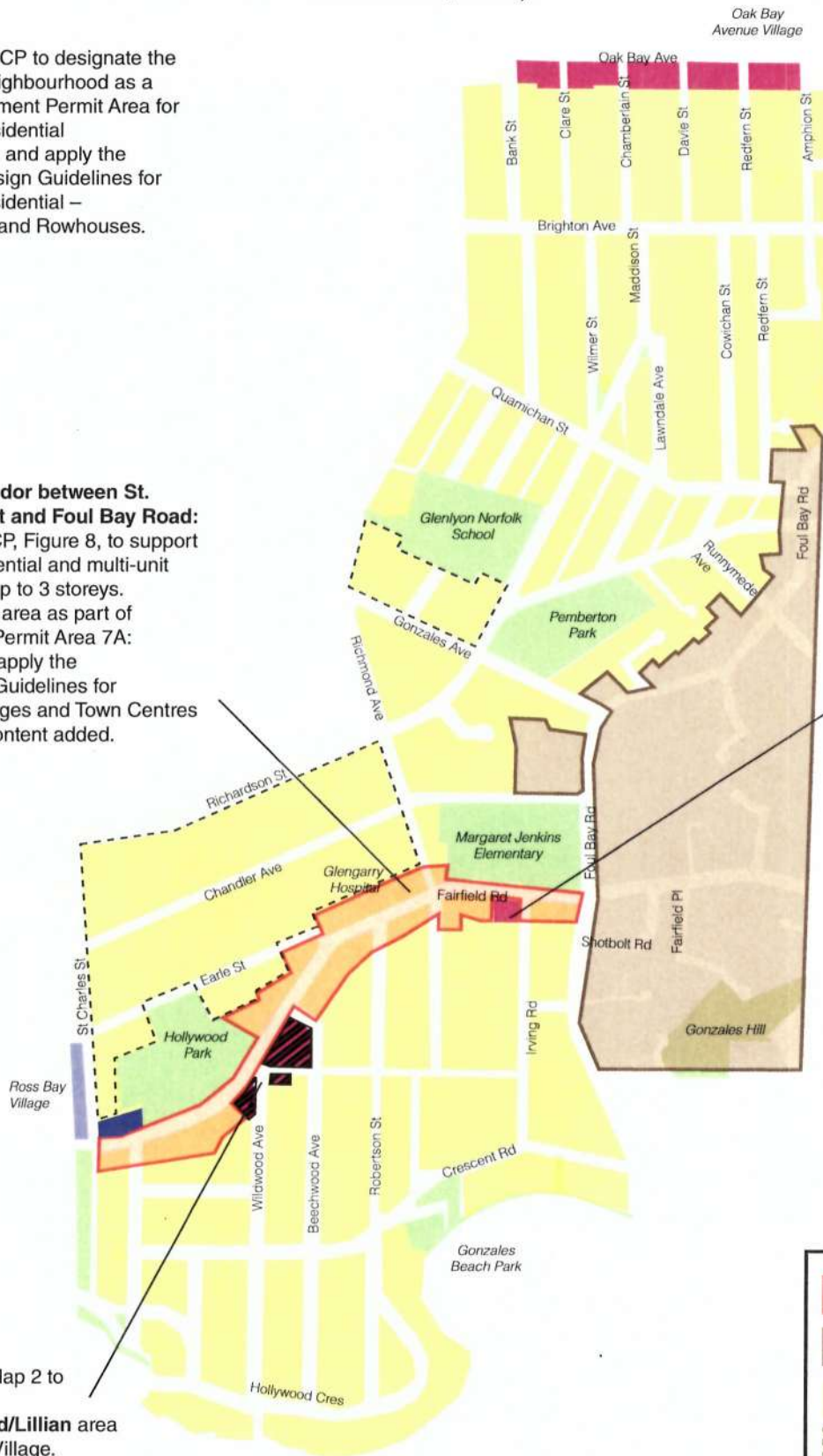
PROPOSED OFFICIAL COMMUNITY PLAN (OCP) AMENDMENTS (PRESENTED TO COUNCIL ON SEPTEMBER 21, 2017)

Amend the OCP to designate the Gonzales Neighbourhood as a new Development Permit Area for Intensive Residential development, and apply the proposed Design Guidelines for Intensive Residential – Townhouses and Rowhouses.

Fairfield Corridor between St. Charles Street and Foul Bay Road:
Amend the OCP, Figure 8, to support attached residential and multi-unit development up to 3 storeys. Designate this area as part of Development Permit Area 7A: Corridors and apply the Revitalization Guidelines for Corridors, Villages and Town Centres with specific content added.

Fairfield at Irving Village:
Amend the OCP to Designate this area as part of Development Permit Area 6A: Small Urban Villages and apply the Revitalization Guidelines for Corridors, Villages and Town Centres with specific content added.

Amend the OCP, Map 2 to designate the **Fairfield/Wildwood/Lillian** area as a Small Urban Village. Designate this area as part of Development Permit Area 6B: Small Urban Villages Heritage and apply the Revitalization Guidelines for Corridors, Villages and Town Centres with specific content added.



- | | |
|--|---|
| | Traditional Residential Area 1: Fairfield Low-Rise Apartment |
| | Traditional Residential Area 2: Queen Anne Heights /Foul Bay Road / Gonzales Hill |
| | Traditional Residential Area 3: All other areas |
| | Traditional Residential Area 3: Blocks appropriate for townhouses |
| | Proposed Small Urban Village (see Chapter 6) |
| | Existing Small Urban Village (see Chapter 6) |
| | Existing Large Urban Village (see Chapter 6) |

**Attachment 4:
Engagement Summary and Feedback on
Proposed OCP Amendments and Revisions to Draft Plan**

Part A: Engagement Summary



Gonzales Neighbourhood Plan

Engagement Summary:

Plan revisions and Official Community Plan Amendments

Community engagement on the proposed Gonzales neighbourhood plan was held between October 10 and October 29, 2017. The community was invited to attend an open house and complete an online survey on revisions to the draft plan and amendments to the Official Community Plan to align with the new plan. 60 people attended the open house and 69 survey responses were received. Homeowners in the three areas proposed Heritage Conservation Area were also brought together to gather input. The information about heritage conservation areas is summarized below.



***The following support levels combine “very” and “somewhat” supportive rankings.**

FEEDBACK ON REVISIONS TO THE DRAFT PLAN

Many people were pleased with the engagement process and the content of the plan. They felt that it struck a good balance of new housing and services, while maintaining the character of the neighbourhood. Some community members continue to have concerns about the plan and its impact to the ambience of the neighbourhood, traffic management and parking. Others were concerned that the plan does not go far enough in its support for new housing types, future housing for families and people with lower incomes. There was concern expressed that the plan does not do enough to support people with restricted mobility. Some expressed concern about not being made aware of the process early enough.

FEEDBACK ON PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENTS

Fairfield Corridor

We asked the community’s level of support for updating the Official Community Plan to support small apartment buildings and townhouses along Fairfield Road (between St Charles & Foul Bay Rd), establishing a new Development Permit Area, and adopting new design guidelines.

- 63% of survey respondents were supportive (22% not in support) and 82% of open house participants were supportive.

While the majority of people felt that this was an appropriate plan for this corridor, there were concerns about loss of character, green space, parking, and increased traffic, particularly in proximity to schools and parks. Suggestions included only allowing one row of townhouses, increasing the height limit and decreasing the height limit on buildings, and requiring that Council approve development applications (not staff).

Commercial Area at Fairfield Road/Wildwood Avenue/Lillian Road

We asked the community’s level of support for updating the Official Community Plan to designate this area as a small urban village, as part of Development Permit Area 6A and apply the revitalization guidelines for corridors, villages and town centres. 59% of survey respondents were supportive (17% not in support) and 73% of open house participants were supportive.

Some commented that this is an ideal location for housing on the upper floors. Concerns included impact to traffic and parking, tall buildings overshadowing neighbours and height limits being too tall or too restrictive. There was mixed feedback on the heritage value of Montague Court.



Fairfield Road at Irving Road

We asked the community's level of support for updating the Official Community Plan to add this area to Development Permit Area 6A and apply the revitalization guidelines for corridors, villages and town centres. This area is already designated as a small urban village in the Official Community Plan. 48% of survey respondents were supportive (26% not in support) and 92% of open house participants were supportive. While we heard support for the new development permit area, concerns included impact to traffic, overly restrictive policy and too small of an area to designate.

New guidelines for townhouse and rowhouse

44% of survey respondents were supportive (34% not in support) and 74% of open house participants were supportive of the new guidelines for townhouse and rowhouse. While we heard support for more family friendly housing, a few people were concerned about allowing two rows of housing. Others were concerned that the guidelines and neighbourhood plan policies for townhouses are too restrictive and should be more flexible. We heard that there needs to be good design tools to ensure they are built using high quality materials.

Correcting Urban Place Designation for the Glengarry Hospital

60% of survey respondents were supportive of correcting the Urban Place Designation for the Glengarry Hospital and 100% of open house participants were completely supportive. There were a few concerns raised about what type of future development could happen on the site.

Heritage Conservation Areas

The City hosted a meeting with the homeowners in the proposed Gonzales Heritage Conservation Area, including new homeowners from the expanded boundaries on Redfern. The 24 neighbours in attendance engaged in a very passionate discussion about their shared love of the neighbourhood and character of the homes, as well as their individual rights as property owners.

Each homeowner was supplied with a form to take home and return. Of the 15 forms that were received, 4 were very supportive, 4 somewhat supportive, 1 not very supportive and 6 not at all supportive of establishing a Gonzales Heritage Conservation Area. The online survey results were also split with 42% supportive and 49% not supportive. 71% of open house participants were in support.

Feedback in support of the Heritage Conservation Area included protecting the character and history of the area. Concerns included limiting property owner rights, impacting property values and insurance and property tax costs. Several people felt that homeowners in a Heritage Conservation Area should be able to access funding for upgrades.

Some homeowners in the expanded Redfern Street boundaries were upset at being included late in the process and were concerned that it was impacting relationships between neighbours.

Attachment 4:
Engagement Summary and Feedback on
Proposed OCP Amendments and Revisions to Draft Plan

Part B: Survey Report

Proposed Gonzales Neighbourhood Plan

Q1 Do you have any comments on the proposed revisions to the draft plan?

Answered: 41 Skipped: 28

#	RESPONSES	DATE
1	Make sure that it is clear that homeowners have the right to refuse Heritage Conservation measures on their own houses.	10/29/2017 10:53 AM
2	Good, except: Historic Montague court is an optimum location for a new mixed use development. These buildings are not stunning examples of architectural significance. Do not restrict new development on this site.	10/28/2017 7:53 PM
3	I have lived in this neighbourhood since 1996 and the engagement efforts I have experienced by the City to be involved in this neighbourhood plan are to be commended. I have 2 comments to the proposed revisions. 1 - I am confused on page 8 where it's stated "Consider townhomes at Fairfield Road & Quamichan " as the two streets don't meet? Hmm. 2 - those people who argue that density from suites/multi use dwellings is going to create parking nightmares need to understand that many young people who rent those suites in walkable neighbourhoods like ours, often don't have cars. Due to the walkability of the neighbourhood, unless their place of work/study is really far away, bike lanes and bus routes, not to mention safe streets, can get you from A-B quite easily. We have had 3 tenants in our one-bedroom suite and 2 have had cars, and the 5 plex of suites beside us has 3 cars. These complainers need to understand that not everyone has a car, and in fact apartment buildings are being designed with NO parking, and car/bike sharing is being promoted.	10/27/2017 1:39 PM
4	The plan, particularly as revised, fails to deliver on the commitment to encouraging more, new family-oriented development in the neighbourhood. It is way too restrictive / conservative in its overall orientation.	10/26/2017 2:06 PM
5	I am glad that design guidelines have been indicated. Front yard parking could affect on street parking. Include better pedestrian crossing at St Charles and Fairfield Rd. Actually it is 2 corners as it is not a "T" but a "Z".	10/25/2017 4:39 PM
6	Heritage Conservation areas should be scraped as this should be a voluntary designation not enforced on homeowners. Unfair to exclude houses built after 1940 if you have a house built prior to this that requires substantial upgrades,	10/25/2017 1:07 AM
7	All ages all abilities is the catchword used in the transportation and mobility improvements, yet all amenities and services are entirely focused on pedestrians and cyclists and public transit. There is no mention of design or planning enhancements to accommodate people with restricted mobility. We need smooth and unobstructed sidewalks that accommodate mobility scooters, walkers and wheelchairs. The plans make room for lots of bike racks, but where do I park my mobility scooter at the commercial centres, the park, community gathering places, or the beach? Why are there no level paved trails and viewing platforms at the top of stairs or ramps to the beaches at Gonzales Bay, Ross Bay, Little Ross Bay or Clover Point so those with disabilities can fully engage and enjoy their neighbourhood too? Don't overlook the fact that we have a long term care facility in the neighbourhood whose residents like to get outside and participate in neighbourhood activities as well. Often able bodied persons fail to appreciate or recognize the many barriers and obstructions faced by those with mobility challenges unless they have spent a day in our wheelchairs.	10/24/2017 5:51 PM

Proposed Gonzales Neighbourhood Plan

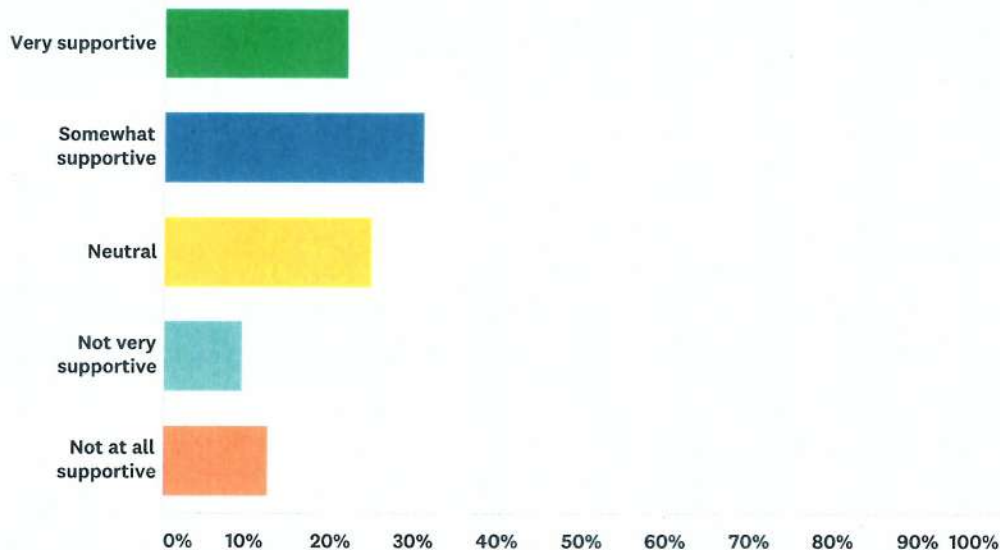
8	As we live beside the Hollywood Pet Hospital, we are concerned about development that could take place at this site. Although zoned commercial with the potential of a 3-4 story structure beside us, there seems little concern for our needs - light and space between us and any development. Therefore, what are the easements, set backs etc. that would protect our space and investment. As well, parking in front of our house is problematic for on street parking as it is not designated "Residential" and at the north end of Wildwood Ave. is often full with those who work at the mall, shop at the "court", visit the pet clinic, stay in the apartments to the west of our property or on the weekend from those attending baseball (summer) or soccer (winter). It is interesting that the pressure for parking is on the north side of Fairfield Rd. and on Wildwood as Pinewood and St. Charles are Residential only parking streets. For future any future development, parking will have to be addressed.	10/24/2017 4:52 PM
9	Sounds good.	10/23/2017 8:07 PM
10	Yes. More encompassing heritage protection, beyond "zones" and language about landscape.	10/23/2017 6:43 PM
11	sound sensible	10/23/2017 5:19 PM
12	The open house highlighted some "housekeeping" for the Glengarry facility but we see no reference to changes in this recent draft. Concerned that plan equates eldercare services and childcare services however these are distinctly different in terms of user needs and infrastructure. Suggest keeping it separate. We are concerned that the Glengarry facility may be repurposed in the same way that Mount Edwards facility has been without neighbourhood support.	10/23/2017 5:19 PM
13	Montague Court ... important to retain history for the neighbourhood.	10/23/2017 4:42 PM
14	It looks good except they haven't addressed blasting for new developments that changes the water tables for the trees and causes fractures in a seismically sensitive area. The rock is 6 million years old and should be conserved.	10/23/2017 4:26 PM
15	Overall I support the revised plan, though I think there are still too many obstacles in the way of town house development.	10/23/2017 2:08 PM
16	no attention to low income housing	10/23/2017 1:46 PM
17	Please track issues you have said are out of scope and referred to other departments or planning processes. The people have spoken and there should be some accountability	10/23/2017 11:50 AM
18	no	10/23/2017 11:30 AM
19	Very pleased to see how the neighbourhood feedback has been incorporated into the draft.	10/23/2017 11:30 AM
20	We're strongly opposed to the heritage conservation areas.	10/23/2017 4:26 AM
21	Heard the city is adding whole streets to the heritage conservation areas and I don't want my house added.	10/21/2017 10:17 PM
22	No to HCAs.	10/20/2017 9:06 PM
23	It is very much appreciated that the views of residents and home-owners in the Gonzales neighbourhood have been taken into consideration.	10/18/2017 9:46 AM
24	yes	10/17/2017 12:30 PM
25	I have comments regarding the fact that I have lived on Pinewood Avenue for 12 years and I was not informed in a useful manner about any of this. The more disturbing fact is that I am an Architect and the neighbour behind me on Fairfield Road is an Architect and we knew nothing about this nor we were asked to be part of the process. The City really should be reaching out to Architects that live in these communities to be getting their input and feedback.	10/17/2017 9:50 AM
26	Yes	10/16/2017 9:32 AM
27	Yes, several back yard lanes exist in Gonzales neighbourhood and these have not been noted nor addressed in the draft planning document. There is unique potential for garden suites in addition to pedestrian walkways that should have been assessed and highlighted for discussion and feedback. In speaking with residents along these lanes they see the potential for land use which has not been brought forward for discussion. Ps...The townhomes on Chandler and Foul Bay have not been highlighted on plans and in description...this is a unique enclave that should be addressed as an example of existing town homes in the Gonzales area.	10/15/2017 11:42 AM
28	• Generally a very good plan • Appreciate that changes have been made to respond to some of the concerns/feedback expressed by Gonzales neighbourhood	10/15/2017 11:40 AM

Proposed Gonzales Neighbourhood Plan

29	No to forced Heritage Designations.	10/14/2017 9:55 PM
30	Do not want my home of 40 years to be under heritage coverage	10/14/2017 8:54 PM
31	It is a great idea to allow legal secondary suites in duplexes that qualify for safety and fire codes.	10/13/2017 2:30 PM
32	Panhandle lots in Queen Anne Heights area should not be subject to any limitation beyond what is in the current zoning.	10/13/2017 2:12 AM
33	The Heritage Conservation Area should not be forced on current owners. It would be far better to put in place that when one of the homes is sold the purchaser knows that they will need to conform to the rules of the Heritage Conservation Area. Current owners have generally maintained their homes with very little exterior change aside from repairs, paint & minor details. They purchased them as they liked them and the area - unlike companies that only see the potential to get zoning they want pushed through so they can tear down and increase the land coverage to make money. All the homes in the Redfern St. suggested area are not cedar shingle siding. They are a combination of cedar shingles, stucco, concrete siding, concrete shingles, long boards, etc.	10/12/2017 9:30 PM
34	Would like to see the Heritage Conservation plan not be put in place for current owners but a clause be put into any future sales that there are restrictions being placed from the point of sale on re being a Heritage Conservation Area. Current owners have bought their homes because they like the way the home is now & where it is located. External changes have been minimal and rarely are more than repairs, paint, siding, etc. Not all the homes in the Redfern suggested area are cedar shingles. They are a mix of cedar shingles, stucco, cement siding, plank siding, etc.	10/12/2017 9:19 PM
35	Yes. See later answers.	10/12/2017 4:54 PM
36	in support of them	10/12/2017 2:28 PM
37	So far, I like the improvements as they seem to reflect the concerns expressed by residents.	10/12/2017 11:10 AM
38	I am happy with them	10/12/2017 9:33 AM
39	No	10/12/2017 8:31 AM
40	Make the heritage conservation areas an optional program. There is a reduction in current and future increases in resale value that the city is ignoring and failing to compensate in any way. There are so many things wrong with this and the city is disregarding so many individuals personal property rights. It is a shame. This survey is a sham and just an exercise to tick a box to avoid a lawsuit. It is so transparent that it is pathetic.	10/11/2017 6:47 PM
41	Would like stricter guidelines about building design to combat proliferation of box like structures that have infiltrated this area. These are single family homes bad are ruining the heritage of our area. Developers such as Abstract just build condo properties that are carbon copies of each building with no regard to character of neighbourhood.	10/11/2017 6:20 PM

Q2 How supportive are you of Official Community Plan amendment for the Fairfield Corridor between St. Charles Street and Foul Bay Road?

Answered: 64 Skipped: 5



ANSWER CHOICES

Very supportive
Somewhat supportive
Neutral
Not very supportive
Not at all supportive
TOTAL

RESPONSES

Very supportive	21.88%	14
Somewhat supportive	31.25%	20
Neutral	25.00%	16
Not very supportive	9.38%	6
Not at all supportive	12.50%	8
TOTAL		64

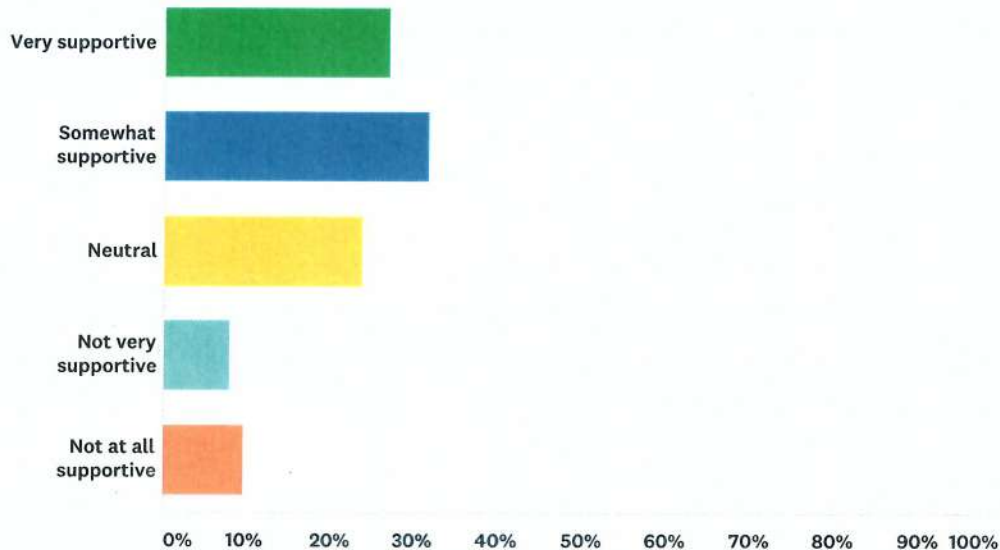
#	COMMENTS	DATE
1	As long as Fairfield remains a treed street with a mix of development, I think it's good. There should be only one row of town houses so the next block's back yards so not compromised.	10/29/2017 7:04 PM
2	Without details it is very hard to be for or against. Can anyone tell me with any degree of accuracy what affect the amendment will have on traffic?	10/27/2017 4:32 PM
3	The original plan makes more sense - changes affect the area without giving much additional living space.	10/27/2017 3:47 PM
4	Height limit is too restrictive; 4 stories would be fine.	10/26/2017 2:07 PM
5	only problem I see is possibility of 4 stories. Not a fan. Really require developers to protect existing trees on property and the boulevard. Tree do not have to be "protected " trees. All trees should be considered for retention.	10/25/2017 4:48 PM
6	it is ironic that the City wants to enforce Heritage Conservation Areas on some homeowners but at the same time is proposing changes, such as along Fairfield, which over time will result in the loss of existing structures and heritage value.	10/25/2017 1:13 AM
7	I would be much more supportive if there were more "housing options" for renters - young and old who do not make "professional" wages, which comprise many unserved people in our community.	10/24/2017 4:55 PM

Proposed Gonzales Neighbourhood Plan

8	Would encourage you to ensure some green space and adequate parking for all Buildings to keep my support high	10/23/2017 5:22 PM
9	This will increase traffic around schools and parks and an old-age care home. In most part, it isn't commercial, but traditional residential and character will be irrevocably altered.	10/23/2017 11:52 AM
10	This area isn't suited to single bedroom or two bedroom units.	10/23/2017 11:39 AM
11	Encourage units with 3+ bedrooms.	10/23/2017 4:32 AM
12	The need for additional housing in and near urban centres is fully recognized and although there may be some apartment buildings in this area, there is a potential that over time development will force all the existing single family dwellings out of this area. That would be a real shame! I for one certainly wouldn't want to be boxed in between two apartment buildings if I had a single family home along that strip.	10/18/2017 10:07 AM
13	This is not a suitable corridor for density. There are schools and parks along this road and the increased density means increased traffic and danger to children that are very abundant in this area. The fabric of this area is single family housing. There are also PLENTY of secondary suites in the neighbourhood to support rental. As an Architect I'm appalled that you think that a section of street near a park, cemetery and school are appropriate places to increase density for those that don't even live or participate in the local community! We need to support FAMILIES in this neighbourhood, not increase transient renters! This will be so dangerous for that section of land.	10/17/2017 9:56 AM
14	Oversight and approval should be by Council (not staff); concerned about interface/buffer and impact on neighbouring properties and their privacy/light.	10/15/2017 11:47 AM
15	Yes this needs special consideration with a separate plan developed like you are the city will be undertaking on Oak Bay Ave.	10/15/2017 11:45 AM
16	The people that own homes along that stretch of Fairfield or adjacent to it should have the most say as to what changes if any are made. They have probably bought there due to the current nature of the neighborhood and that there aren't many apartment buildings that far from the town centre.	10/12/2017 9:33 PM
17	This should be a question that is discussed with those that live along that portion of Fairfield or adjacent to it as it will affect them directly. Most of them probably live there because there are not a lot of apartment blocks.	10/12/2017 9:24 PM
18	Supportive if it means that additional population can be accommodated while maintaining the character of less-busy streets.	10/12/2017 4:57 PM
19	comments stated under "what we heard" make sense to me.	10/12/2017 2:29 PM
20	This area must be left as small height village. Any development will erode the trees, shrubs, and urban plantings. Just look at the two multi-story apt buildings that are currently in this area and their lack of green surroundings.	10/12/2017 11:12 AM
21	The facade of the buildings should be consistent with the architecture of the neighborhood.	10/12/2017 7:49 AM
22	There is a definitely need more housing options in our community. The Fairfield Corridor seems to be an appropriate area for small apartment buildings and townhouses.	10/11/2017 8:50 PM
23	Make sure that any development plans include lots of parking. I read something about council reducing the amount of parking in future developments because renters don't use as much parking. Parking will get used. If there is not enough parking people will just park on the street. Encourage developers to create mostly 3-4 bedroom units. One bedroom units may be more profitable but 3-4 bedroom units these are what are needed if families are to live in the city. The developers will still make money and council will have done the city a great service. To conclude - lots of parking. Only 3-4 bedroom units. Encourage townhouses built with attractive, high quality exteriors.	10/11/2017 6:58 PM
24	Providing homes fit in with character of the area.	10/11/2017 6:21 PM

Q3 How supportive are you of Official Community Plan Amendment for the Commercial Area at Fairfield/Wildwood/Lillian?

Answered: 63 Skipped: 6



ANSWER CHOICES

Very supportive
Somewhat supportive
Neutral
Not very supportive
Not at all supportive
TOTAL

RESPONSES

26.98% 17
31.75% 20
23.81% 15
7.94% 5
9.52% 6
63

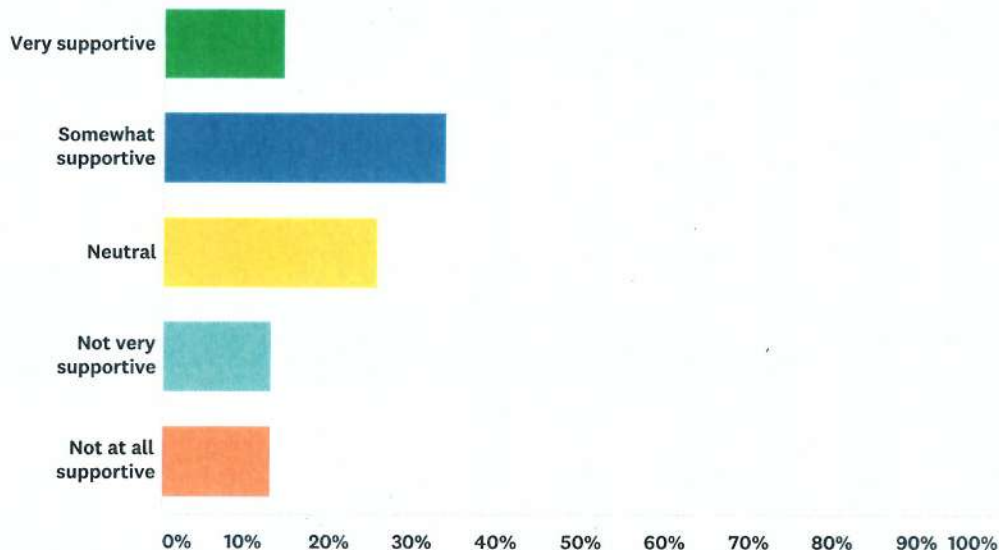
#	COMMENTS	DATE
1	We should not fear new development. This is the best area for increasing density. We should not be nostalgic and try to preserve buildings that are not that significant.	10/28/2017 7:58 PM
2	What will the affect be on traffic volume and flow?	10/27/2017 4:35 PM
3	only concern is how to handle traffic/parking and making sure houses east of 300 block of Beechwood are not overshadowed	10/25/2017 4:56 PM
4	Neutral but very supportive if our concerns are looked at. Again, our house is near to one of these proposed areas, but parking and density is an issue. Just this past week, car parking pressure has been such that parking on yellow lines and driveway encroachment has been very noticeable.	10/24/2017 5:02 PM
5	Could there be oversight by a design panel? I'm not sure staff or politicians have the knowledge to make the right decision.	10/23/2017 6:47 PM
6	Love the historical ambiance at Wildwood and Lillian. Do not want that to change. Do not want Commercial Buildings developed in this area.	10/23/2017 4:48 PM
7	giving staff "additional oversight" will in practice mean more red tape and less likelihood of any viable redevelopment here	10/23/2017 2:11 PM
8	Too close to Fairfield Plaza. Keep commercial areas to minimum	10/23/2017 11:53 AM

Proposed Gonzales Neighbourhood Plan

9	3+ Bedroom units only	10/23/2017 4:33 AM
10	This would appear to be a logical location for such a proposal if supported by local residents. These corner properties are well suited to mixed use buildings and would have minimal impact on adjacent properties so far as sight lines etc are concerned. The nature of the business, however, could very much change the complexion of the neighbourhood by either providing needed services or conversely, by creating noise, smell, parking, and overcrowding issues that currently don't exist.	10/18/2017 10:20 AM
11	These buildings are junk and have no historic value. The only value is their scale. The idea of retail on main and residential on upper was done POORLY where the lash studio is across from Margaret Jenkins. It was done exceptionally well with an existing building at the pharmacy/fairfield branch. Fairfield plaza is a close enough node to everyone and supports our community exceptionally well. Knowing how this works we'll just end up getting a 7-11 in some crappy building just like downtown. Until there is a requirement on the quality of retail tenant this is not wanted in our community.	10/17/2017 9:59 AM
12	This area already has a commercial component that draws the neighbours so including some living space above the shops would increase the walkability of the area.	10/12/2017 9:36 PM
13	Very supportive as I strongly believe that Montague Court is worthy of preservation. I like the idea of some mixed use there also.	10/12/2017 6:32 PM
14	Supportive if it means accommodating more population while maintaining character of less busy streets.	10/12/2017 4:57 PM
15	The fact that there is commercial development in the area should not be used as a precedent. The permission to create these buildings was a mistake and was not supported by residents at the time. Limit commercial growth to Fairfield Plaza.	10/12/2017 11:14 AM
16	Sounds great	10/12/2017 9:37 AM
17	Please retain buildings which have historic value	10/12/2017 7:50 AM
18	Love the idea of supporting housing on the upper floors of commercial buildings.	10/11/2017 8:51 PM
19	Small rental apartments and small condos are a really bad idea for this location. This is a family neighbourhood and this should be prioritized for future development. Higher density is ok but one bedroom and bachelor suites are unsuitable for this area. Encourage buildings with units like that downtown and allow families to live among families in this area. Developers will still make money if they're only allowed to build 3-4 bedroom units in his area. Make developers build additional parking. It will get used. Do not be nearsighted on this. You have an opportunity to maintain Fairfield as a great family neighbourhood. Do not sell us out by building a bunch of one bedroom condos and apartment buildings. Save them for downtown.	10/11/2017 7:32 PM

Q4 How supportive are you of Official Community Plan Amendment for the Fairfield at Irving Village?

Answered: 62 Skipped: 7



ANSWER CHOICES

Very supportive
Somewhat supportive
Neutral
Not very supportive
Not at all supportive

RESPONSES

Very supportive	14.52%	9
Somewhat supportive	33.87%	21
Neutral	25.81%	16
Not very supportive	12.90%	8
Not at all supportive	12.90%	8
TOTAL		62

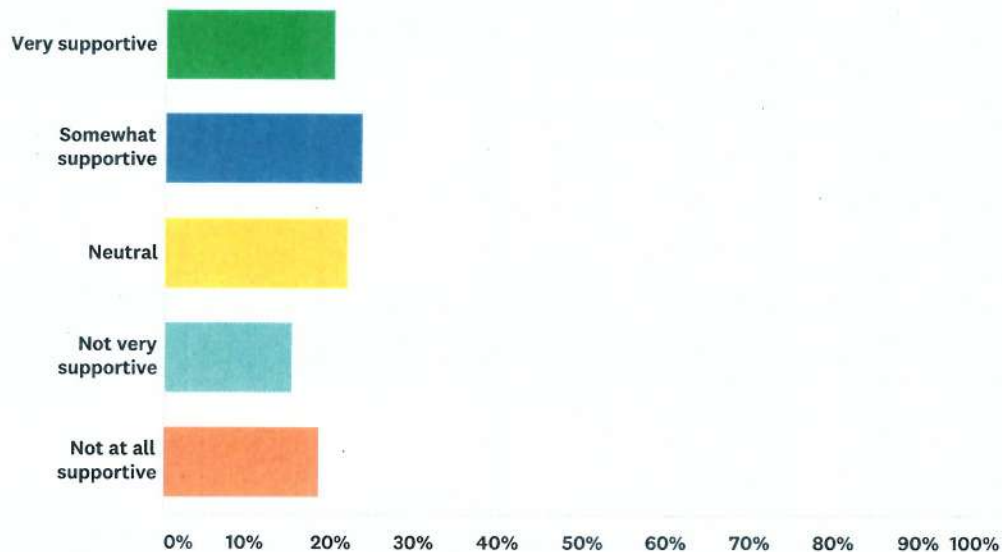
#	COMMENTS	DATE
1	This is 2 buildings? Could it be expanded with business and residential above in adjacent buildings?	10/29/2017 7:10 PM
2	Please don't create more development permit areas... Let zoning and designers do their job.	10/29/2017 3:12 PM
3	We don't need to micro manage design st an intersection that is perfectly suited to new development. Let's not fear change. The existing zoning is fine.	10/28/2017 8:00 PM
4	What will be the affect on traffic volume and flow?	10/27/2017 4:36 PM
5	This area already has multi units & commercial space.	10/27/2017 3:50 PM
6	the drawings included in the OCP Revitalizaion guidelines show 4 story buildings which could give developers the wrong idea of what is appropriate.	10/25/2017 4:59 PM
7	As mentioned previously about our concerns on Wildwood Ave. are addressed, then I would be very supportive for this amendment for the Fairfield at Irving Village.	10/24/2017 5:04 PM
8	Again, could we have design expertise. The "design" oversight in this city seems to be dominated by engineers fixated on concrete sidewalks and curbs. Add some designers to the mix please.	10/23/2017 6:48 PM

Proposed Gonzales Neighbourhood Plan

9	It seems you are targeting Irving Road and Lillian Road in the whole of the Gonzales area why these two.	10/23/2017 4:50 PM
10	This is putting more red tape in the way of any viable redevelopment here	10/23/2017 2:12 PM
11	Not needed and the whole idea that this constitutes a "village" is a planner's concept, not locals'.	10/23/2017 11:54 AM
12	too small an area?	10/23/2017 11:31 AM
13	Improved guidelines, if that's what they are, to new or upgraded buildings in what is already a commercial zone would be of benefit to the neighbourhood overall. Presumably they would be fairly similar to the guidelines proposed for Amendment #2.	10/18/2017 10:27 AM
14	A local business has already developed this area in a VERY community oriented way. There is no need to change what is working.	10/17/2017 10:00 AM
15	Proposed "village" limited to one corner of one street so looks like spot zoning for a particular development; why does "village" not extend along to Richmond?	10/15/2017 11:52 AM
16	Thoughts are much the same as for question #3 except for the increased traffic/parking so close to a school that has a large percentage of the youth that walk to/from school.	10/12/2017 9:38 PM
17	This survey question doesn't describe what development is allowed here at this time. How can we answer "what powers should council should be given" when we don't know what powers they have now and what rights you propose to strip away from the existing owners. Maybe you should make a survey that takes the rights of the existing owners into account.	10/11/2017 7:37 PM

Q5 How supportive are you of Official Community Plan Amendment for new guidelines for townhouse and rowhouse?

Answered: 59 Skipped: 10



ANSWER CHOICES	RESPONSES	
Very supportive	20.34%	12
Somewhat supportive	23.73%	14
Neutral	22.03%	13
Not very supportive	15.25%	9
Not at all supportive	18.64%	11
TOTAL		59

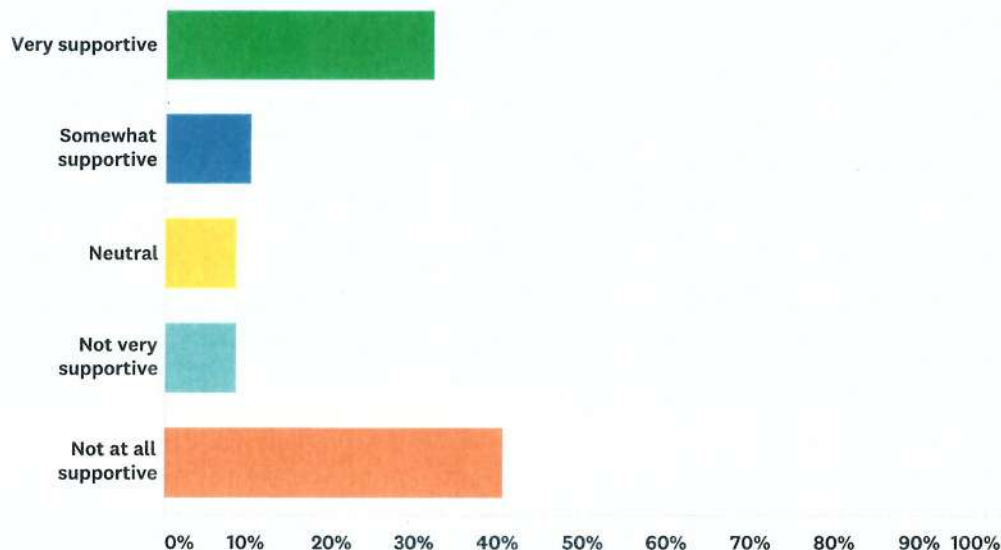
#	COMMENTS	DATE
1	I'm supportive of single rows.	10/29/2017 7:12 PM
2	Will corner lots be allowed to have developments on either Street?	10/27/2017 4:41 PM
3	Guidelines further restrict building forms now permitted, raising costs and limiting opportunities for redevelopment.	10/26/2017 2:09 PM
4	Not keen on Row or town house anywhere in Gonzales except for along Fairfield or possibly Richardson ,Oak bay Ave. for sure not in Queen Anne Heights	10/25/2017 5:10 PM
5	Very supportive if there is affordable housing and not the proposed "Attainable Housing" touted by developers I have heard speak. How do we really create community?	10/24/2017 5:05 PM
6	I support townhouses being a viable option in Gonzales, I am not sure if these guidelines will do that	10/23/2017 2:13 PM

Proposed Gonzales Neighbourhood Plan

7	Cautious. I don't see anything in design guidelines about height. Multiple driveways decrease parking and decrease road and pedestrian safety. However, I have seen these work. Need to ensure that they do not look monolithic, but use different colours and finishes as do regular single family homes adjacent to one another. Narrow footstep may limit accessibility of this form of housing to seniors and people with mobility impairments, as they have to be vertical and include stairs.	10/23/2017 11:58 AM
8	These guidelines appear to be well thought out and well intended, but, why can't one set of guidelines/by-laws or whatever, be universally applicable across the GVRD.	10/18/2017 10:41 AM
9	I support townhouses/rowhouses on fairfield road and nowhere else in Gonzales. This is an inappropriate proposed development anywhere other than Fairfield road	10/17/2017 12:45 PM
10	"Use attractive, high quality materials". Until you ban toxic materials like vinyl and hardie board and have Architects input on the character of community based architecture this will just bring more cheaply built, fake modern, poorly integrated architecture. I think that these kinds of developments should be Part 3 and REQUIRE the use of an Architect. Architects are the only ones trained to address the "concern about townhouses and rowhouses changing the character of the neighbourhood". Not designers. Not contractors. Not developers. Not City Planners.	10/17/2017 10:04 AM
11	Two rows of townhouses or rowhouses too dense. Inclusion of Queen Anne Heights/Foul Bay/Gonzales inconsistent with GNP stated intent to discourage subdivisions and retain large lot character, tree canopy and green space.	10/15/2017 12:08 PM
12	As long as these units were not out of place in size & design to the current buildings on the street it may be okay. Overshadowing of neighbours should not be allowed.	10/12/2017 9:46 PM
13	Things are really starting to change.. I am fine with that as long as there is some congruence. I am v supportive of increased density.	10/12/2017 6:34 PM
14	Really important,as I am seeing more single family residences coming down and being replaced with higher density buildings and not all are congruent w neighbourhood.I am also v supportive of increased density to mitigate urban sprawl and increase affordability.	10/12/2017 9:41 AM
15	Makes sense to me! Looking forward to having more of this housing type, and happy to see guidelines put in place.	10/11/2017 9:00 PM
16	Why don't you show where they are proposed to be built? It seems like you are hiding this from homeowners. How about you include the map that shows where you propose to have the built or where the location has been "narrowed". That is a huge component of what you are asking to be supported. This survey is shambolic, deceptive and completely self-serving.	10/11/2017 7:42 PM
17	Families don't need 3+ bedrooms, 3 is probably sufficient. Properties with 3+ bedrooms won't be affordable to most families. There are already a number of houses with 3+ bedrooms in this area and they are not affordable for most people let alone families.	10/11/2017 6:27 PM

Q6 How supportive are you of Official Community Plan Amendment for new Heritage Conservation Areas

Answered: 59 Skipped: 10



ANSWER CHOICES

RESPONSES

Very supportive	32.20%	19
Somewhat supportive	10.17%	6
Neutral	8.47%	5
Not very supportive	8.47%	5
Not at all supportive	40.68%	24
TOTAL		59

#	COMMENTS	DATE
1	Square boxes and maximum build, bull dozing the properties flat and removing all the trees is not what we want for this neighborhood.	10/29/2017 7:17 PM
2	Undue hardship for new development.	10/28/2017 8:01 PM
3	Guidelines too restrictive, particularly for upper Foul Bay area.	10/26/2017 2:09 PM
4	Standards and Guidelines for the Conservation of Historic Places in Canada is an inappropriate standard as this document is for full restoration to full heritage status.	10/25/2017 1:22 AM
5	The character of our community must be maintained; therefore, creativity within what exists needs to be looked into.	10/24/2017 5:07 PM
6	These areas are not big enough, much more of Gonzales should be designated heritage conservation.	10/24/2017 1:55 PM
7	I support protecting our heritage and character homes in Gonzales.	10/23/2017 8:08 PM
8	You're going to leave huge areas unprotected and the devastation of neighbourhood character that has destroyed Vancouver will happen here. We are trending towards Surrey Suburban style.	10/23/2017 6:51 PM

Proposed Gonzales Neighbourhood Plan

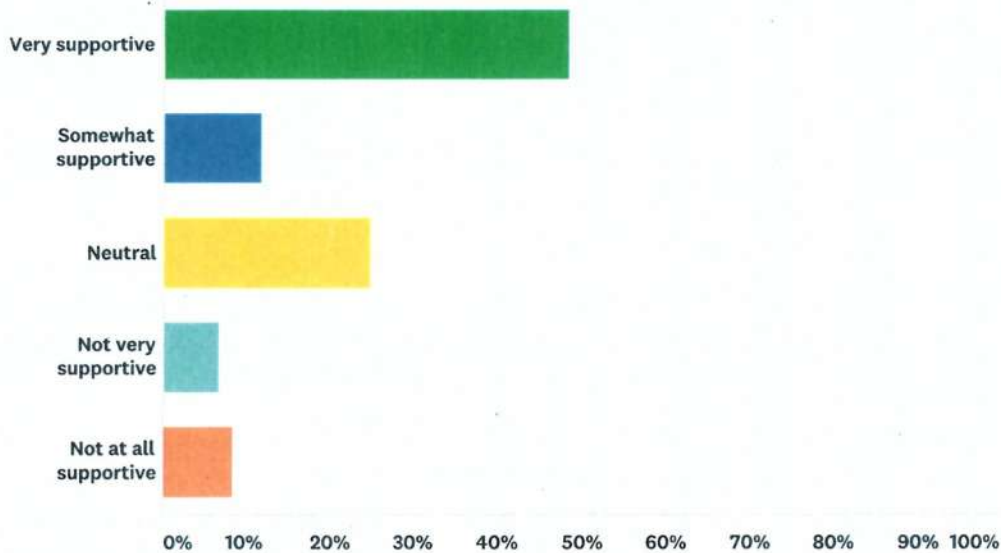
9	While we do not live in the proposed areas we have reservations of needing city approval for aesthetics. If a homeowner wants to have a home designated as heritage, they should receive incentives to do so.	10/23/2017 5:30 PM
10	No heritage housing in this area and more regulation means lower property values .not needed owners should decide what happens on there property not planners	10/23/2017 4:33 PM
11	I think there needs to be more areas designated as heritage.	10/23/2017 4:27 PM
12	Individual designations is the way to go. That way, you don't harm economic interests of homeowners for no cultural/heritage value. Too little is known about impact. I've heard that some property owners may not be able to get insurance or costs go up. Lenders may be reluctant. Take this out of scope of this plan.	10/23/2017 12:00 PM
13	Neighbour knocked on my door and told me about this and sent me this survey. We really don't want what is happening to them to happen to us. We heard whole streets have been added near the end of the process and we're to close to those areas for comfort. Let people decide for themselves if they want to have a heritage home.	10/23/2017 11:42 AM
14	not all older houses have heritage value.	10/23/2017 11:32 AM
15	Mainly filled out the survey because of this. Our family strongly opposes this. We talked to neighbours who are effected by this and they asked for our support. We're a bit concerned that the heritage conservation area could spread to our side of the street and we really don't want that. We wouldn't want it done to us. Please don't do it to them.	10/23/2017 4:38 AM
16	I don't support heritage conservation areas. Homeowners should be able to choose if they want their homes to be included. I was speaking with a neighbour who said the city was turning their property into a heritage home without their consent. They also showed me how half of another street was added late in the process. I live across the street from them and do not want my house to be added. I can't afford for the city to swoop in and erase massive amounts of equity from my home and I don't want to encourage these policies.	10/21/2017 6:44 AM
17	Spoke with some neighbours about this. They said that a whole half of a street was added about a year and a half into the process. I live on a street with lots of old houses and I don't want my home to be turned into a heritage house. I also heard from a neighbour whose house is going to be in a heritage conservation area. They said city staff at a meeting told them that there was barely any difference between a heritage designation and a heritage conservation area. I don't normally do these surveys but my neighbour sent me a link and I want to support them. I also don't want the city to make my home a heritage house.	10/20/2017 9:14 PM
18	Is there a mandate to create HCA's? The whole of Gonzales is full of fabulous old homes - designate the whole area an HCA or permit anyone who specifically wants to take part to apply to be included. I like that the boundaries have been expanded but why are some properties excluded? Boundaries should go from street corner to street corner and include all properties therein. Otherwise, you create different rules/guidelines for different properties contained within invisible boundaries. For example the end house in the Redfern HCA originally would have been subject to the inequality of different guidelines than those of the neighbour behind, adjacent to, and across the street. I personally don't like that the "power" to make changes is taken out of the hands of the home owner and entrusted to a third party. If part of the intent is to ensure that an area is important from a historical perspective why isn't appropriate signage good enough - "ie the 1000 Block Redfern Street is considered Victoria's first known subdivision" as an example? This all appears to be a "good ideas" initiative rather than something specifically requested by the residents of the neighbourhood! Unless specifically zoned differently, I expect to be governed by the exact same guidelines as every other resident on my street and so long as my maintenance, renovation or replacement is within the building code, by-laws or whatever existing guidelines exist that should be adequate compliance with City of Victoria requirements.	10/18/2017 11:19 AM
19	This amendment does not go far enough. There should not be any densification in this area. In fact the city should use funds to slowly buy up this area so that it becomes a large park. I would rather my tax dollars currently going to the CRD parks fund go to buying local important land	10/17/2017 12:48 PM
20	Who is deciding on the architectural significance? "approved by a City planner and/or Council". Why are there no Architect's involved?? What does a planner know about Architecture????	10/17/2017 10:06 AM
21	No long redeeming value in this initiative.	10/15/2017 11:57 AM
22	Don't do this. This is the only reason I filled out this survey.	10/14/2017 9:57 PM
23	Leave my street alone	10/14/2017 8:57 PM

Proposed Gonzales Neighbourhood Plan

24	This question was my main reason for filling out this survey. Please cancel the HCA or make it optional.	10/13/2017 2:23 AM
25	The city needs to respect property rights.	10/13/2017 2:19 AM
26	Places extra stress & cost on homeowners - if someone wishes to have their home designated as heritage they could apply for it. These areas are not gated communities where everyone is required to live in "ticky tacky boxes" that all look the same. These areas of town are special because of the homes that are there and their individual decorating. New homes should be built to fit the neighborhood not force existing homeowners to conform to "sameness".	10/12/2017 9:51 PM
27	Recognizing the heritage value is important, but I also understand the concerns by property owners.	10/11/2017 9:01 PM
28	Allow homeowners to opt out if they don't want to be included. Homeowners must be compensated if property rights are taken from them. The expropriation of property rights should not be legitimized through an internet survey. If you want my property rights you had better pay me or I will start a class action lawsuit to sue the city.	10/11/2017 7:45 PM

Q7 How supportive are you of Official Community Plan Amendment to correct the Glengarry Hospital Urban Place Designation

Answered: 60 Skipped: 9



ANSWER CHOICES

RESPONSES

Very supportive	48.33%	29
Somewhat supportive	11.67%	7
Neutral	25.00%	15
Not very supportive	6.67%	4
Not at all supportive	8.33%	5
TOTAL		60

#	COMMENTS	DATE
1	Since this is a long-term elder care facility, we believe it should be characterized as a residential use not as an institution. Concern that changing the designation may facilitate the consideration of the property as a transitional housing / Mt. Edward type of project which would not be welcomed so close to a school or park.	10/23/2017 5:33 PM
2	It's always good to admit mistakes	10/23/2017 12:00 PM
3	Completely logical!	10/18/2017 11:20 AM
4	Having a 2 or 3 story building put on the site would be okay as long as there was a good setback on the Chandler side so as not to overshadow the other side of the street. Putting in a 4+ story hospital, etc. would be opening the area to increased density & traffic issues.	10/12/2017 10:18 PM
5	Sounds logical, though keeping it as Traditional Residential may allow for possible future residential use on the large, low-density site.	10/11/2017 9:03 PM
6	When the hospital is gone maybe it should become residential again. This would be better suited to the neighbourhood.	10/11/2017 7:48 PM