



Council Member Motion

For the Council Meeting of March 15, 2018

To: Council
From: Mayor Helps
Subject: Gonzales Plan

Date: March 13, 2018

RECOMMENDATION

That Council directs staff to:

1. Prepare a revised version of the Gonzales Neighbourhood Plan, to include the following changes:
 - a. Remove the opportunity for small apartment buildings in Traditional Residential areas along Fairfield Road (sub-area 1).
 - b. Remove the opportunity for double-row townhouses in Queen Anne Heights/Foul Bay Road/Gonzales Hill (sub-area 2) and all other Traditional Residential areas (sub-area 3).
 - c. Refine the housing policies and guidelines to ensure infill housing form and character is compatible with the existing neighbourhood.
 - d. Give attention to the potential unintended consequences of loss of affordable rental housing currently provided in older house conversions and small rental buildings that could be jeopardized by signals in the plan that redevelopment is welcome.
 - e. Add a definition of affordable housing to the plan.
 - f. Remove Montague Court from the Small Urban Village proposed at Fairfield Road at Lillian Street and Wildwood Avenue, and maintain its Traditional Residential designation. Continue to propose the Small Urban Village designation for the other adjacent properties in this location to reflect their existing commercial (C-1) zoning.
 - g. Re-visit plan policies for Gonzales Hill/Queen Anne Heights/Foul Bay Road (Sub-Area 2) and consider opportunities to fill policy gaps, such as properties adjacent to the park and policies to encourage dialogue with the CRD on management of Gonzales Hill Park.
 - h. Add anticipated population projections to the introduction section of the plan.
 - i. Revise the Gonzales Neighbourhood Plan following forthcoming updates to the Tree Preservation Bylaw and implementation of the Urban Forest Master Plan to strengthen language with regard to green space and tree preservation.
2. Once revised, re-engage with the residents of the Gonzales neighborhood, through a variety of mechanisms to elicit further feedback on the revised version of the plan and with a focus on reaching people of a range of ages and household types.
 - a. Communicate the definition of the Small Urban Village designation, and clarify policies and impacts related to Montague Court.

3. Once revised, provide a mid-range synopsis of the plan for those who desire information more than can be presented in a few bullet points and less than is provided in the whole plan.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "M. Helps", written in a cursive style.

Mayor Helps