

GONZALES NEIGHBOURHOOD PLAN:

OCP Amendments to Align with Gonzales Neighbourhood Plan



Purpose

- To propose amendments to the OCP for alignment with the Gonzales Neighbourhood Plan
- For Council to consider consultation on the proposed OCP amendments with affected parties.



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- Support multi-unit buildings up to 3 storeys on Fairfield Road between St. Charles Street and Foul Bay Road
- New “Small Urban Village” at Fairfield Road, Wildwood Avenue and Lillian Street



- New HCA 2: Traditional Residential for portions of Redfern Street, Lower Foul Bay Road and Upper Foul Bay Road
- Exemptions for certain works for newer houses
- New guidelines to balance heritage conservation with energy efficiency retrofits



Proposed Amendments to DPAs

- New DPA 15F: Intensive Residential – Townhouse and Rowhouse
- Expand DPA 7: Corridors, to include Fairfield Road between St. Charles and Fairfield Road



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Proposed Engagement for OCP Amendments

- Open House (October)
- On-line questionnaire
- Referral to Esquimalt Nation, Songhees Nation, Island Health, School District and Oak Bay
- Letter and meeting with HCA homeowners
- Promotion to residents, businesses and landowners



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Recommendations

- Direct staff to consult on OCP amendments
- Direct staff to prepare OCP amendment bylaws following consultation



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