

Gonzales

Neighbourhood Plan

DRAFT

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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

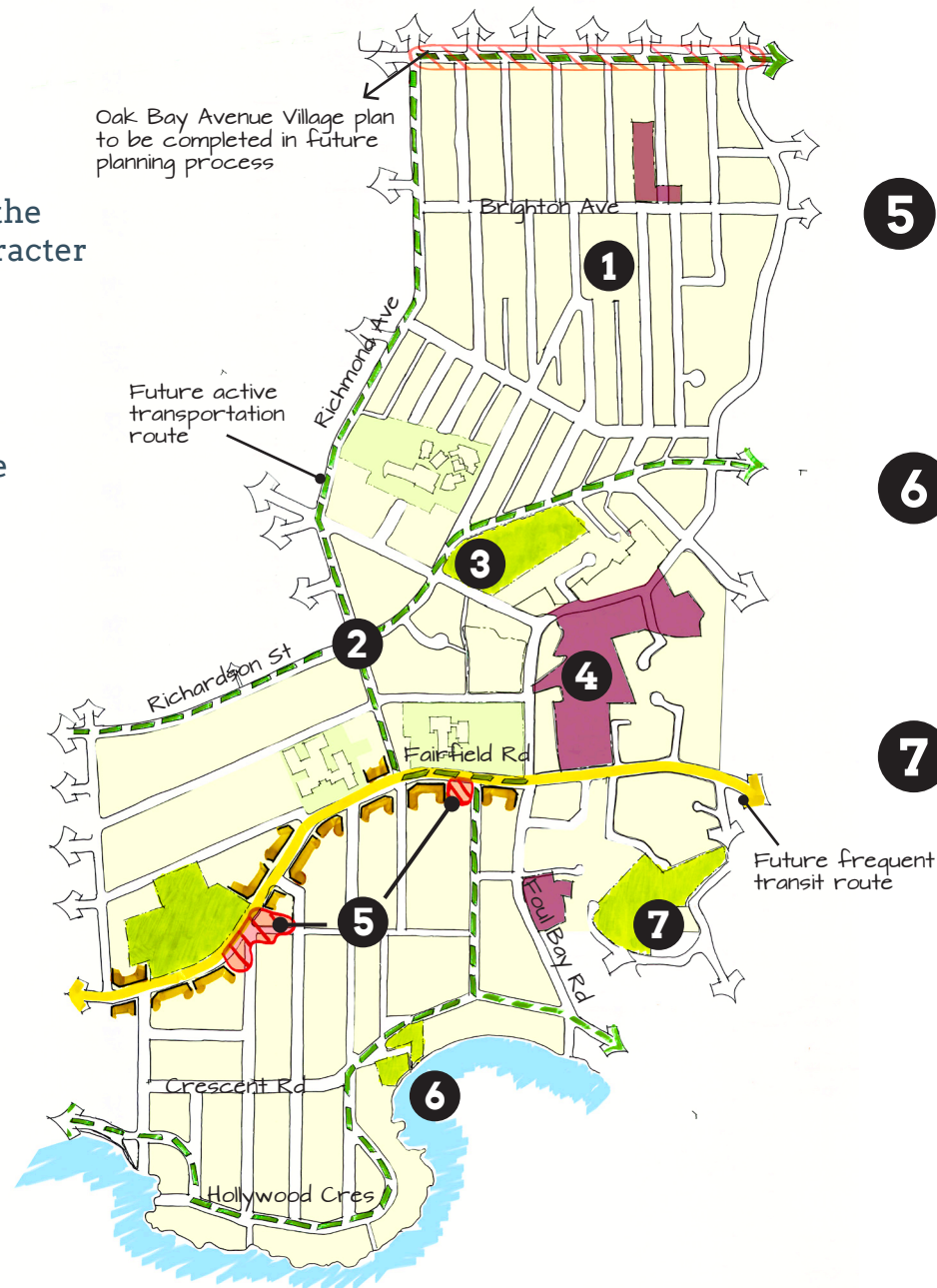
3 Create community "living rooms"

4 Celebrate neighbourhood heritage

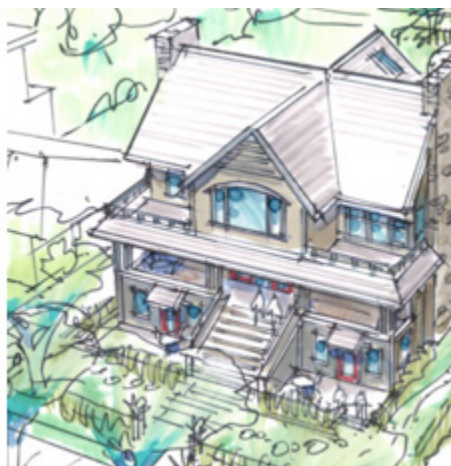
5 Protect existing neighbourhood commercial corners

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 encourage more rental housing, more mortgage-helpers and more affordable forms of family-friendly housing, such as townhouses and rowhouses.

The plan proposes:

- 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, the priority is for housing that minimizes additional impact on tree canopy and green spaces:

- Encourage types of housing and siting that limits 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.



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:

- Improve 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 23-29) for transportation policies and improvements that support this vision.



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 31-38) 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)



4

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:

- Establishing new Heritage Conservation Areas for three special places:
 - Upper Foul Bay Road
 - Lower Foul Bay Road
 - Redfern Street
- Encourage new types 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 55-59) for the heritage conservation area policies that support this vision.



5

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 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 51-54) 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 supporting 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:

- Restore natural areas in parks
- Require permeable driveways and parking areas to all new housing
- Protect remnant natural areas in Queen Anne Heights/ Foul Bay Road/ Gonzales Hill area 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 is a neighbourhood located in the southwest corner of Victoria. It is in the traditional territories of the Lekwungen people and has a rich history that stretches back thousands of years.



Since its development as a residential neighbourhood of Victoria, Gonzales has undergone eras of change while maintaining a strong sense of community.

In order to ensure quality of life continues to flourish in Gonzales, careful attention needs to be given to the growing and aging population, housing affordability, a changing climate, an urban forest under pressure, transportation infrastructure and a desire for community gathering places.

The Gonzales Neighbourhood Plan provides direction to help address these challenges in a way that is meaningful and responsive to the unique conditions of the neighbourhood.

The plan, which was launched in April 2016, was developed in collaboration with the community to ensure future growth is shaped by those who know the neighbourhood best. Residents, business owners, school children, employees, and community groups, were all involved in shaping the neighbourhood to keep it a great place to live, work, play and visit.

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



A New Neighbourhood Plan

Gonzales Neighbourhood Plan is intended to provide a framework for the development of this area over the next 20-30 years. Gonzales is projected to follow past trends and continue to grow modestly over the next few decades, adding approximately 10-15 housing units per year.

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. ”

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 maintaining the qualities that contribute to Gonzales' sense of community and character. These qualities include tree-lined streets, attractive low-rise houses, park spaces, small neighbourhood shops and services, bustling Oak Bay Avenue Village, and neighbourhood institutions that complement the low-rise feel of the area. The 2003 plan has led to several made-in-Gonzales initiatives, such as zoning that encourages open space by reducing house sizes, and the introduction of the first legal secondary suites in Victoria, which has since become policy for the entire city.

Gonzales still faces some of the same challenges it faced in 2003, along with some new ones. There is a need for infill, renovation and replacement of housing. The design and fit of new and old is an important neighbourhood concern.

Like the city as a whole, Gonzales has a significant number of secondary suites and houses converted to suites (conversions). These housing options increase housing choice for renters and the affordability of houses for owners, which is a key concern in the face of low vacancy rates and rising land values in Victoria.

Finding ways to balance new housing and the protection of the tree canopy and green, natural features of Gonzales is important to residents. There is a desire to make it easier to bike, walk and

take transit to key neighbourhood destinations, and make it easier to leave the car behind. There is also a desire for parks and other public spaces designed to bring people together.

As Victoria and Gonzales continue to grow, this neighbourhood plan will guide growth in a way that meets the needs of the Gonzales community, Victoria as a whole, and the region.

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 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 more opportunities for more affordable 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 	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. Protect the historic character of streets, buildings and other important sites 	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 processesEncourage, 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 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

2. Neighbourhood Context

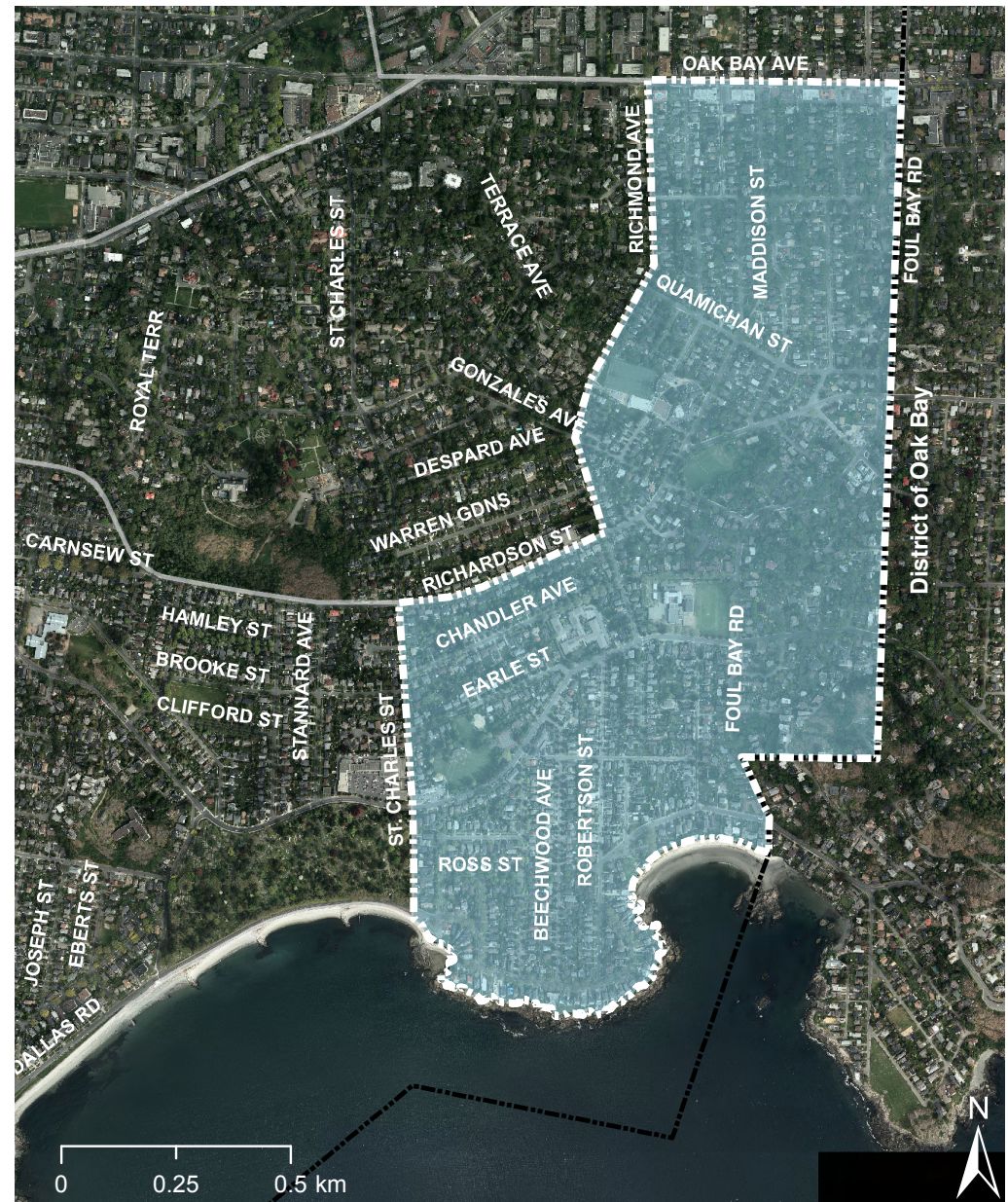
Plan Area

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.

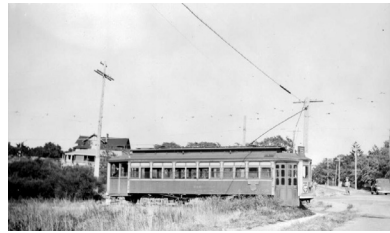


Map 1: Gonzales Neighbourhood Plan Area

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.



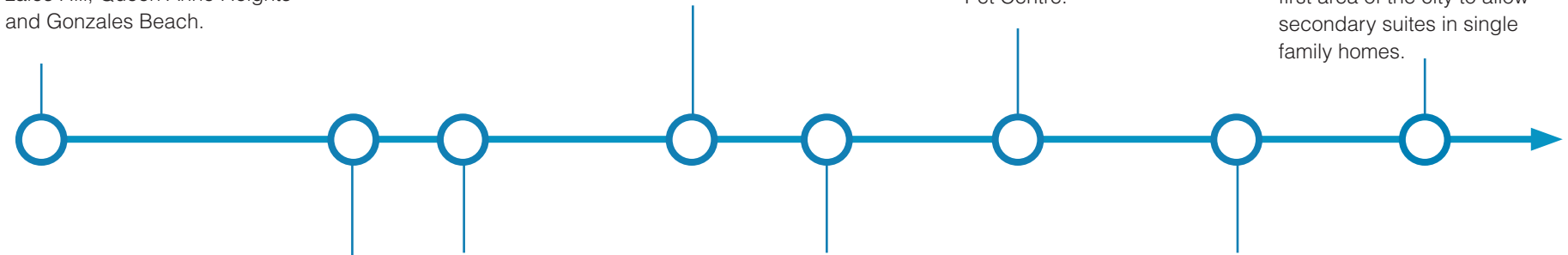
1909:
Streetcar No. 6 begins service to Gonzales and Fairfield.



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



2003:
New 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 neighbourhood.



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 Earl Street. Later 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



A portion of Fairfield Plaza is in Gonzales



Local neighbourhood commercial areas



Historic, older homes



Gonzales Beach popular with neighbours and whole city



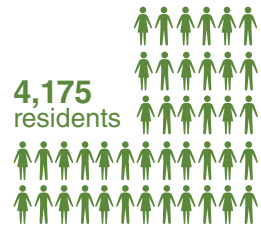
Gonzales Hill



Ecole Margaret Jenkins 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



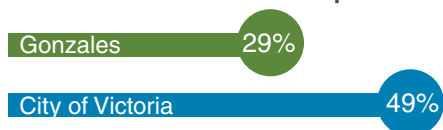
Average household size



% Total households that have children at home



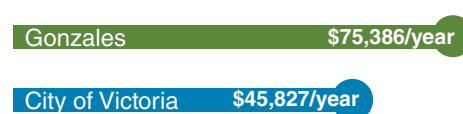
% Households that are one-person households



Low-income Households



Median Household Income

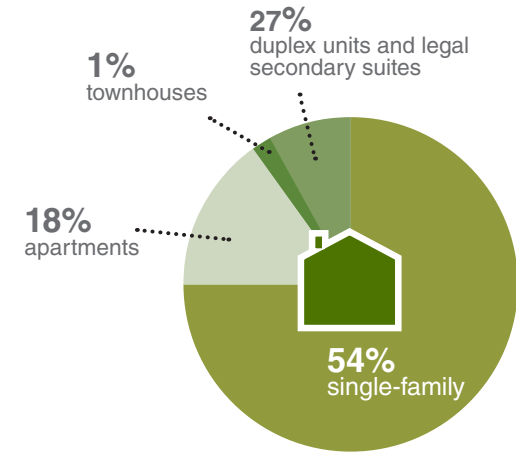


Average number of children at home for households with children



Source: Statistics Canada Census and National Household Survey, 2011

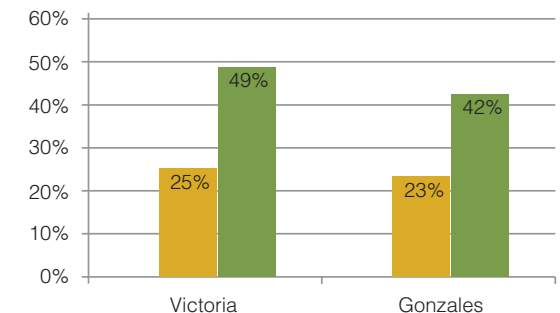
Housing Types



Housing Affordability

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

Owner (Orange), Renter (Green)



Source: Statistics Canada National Household Survey, 2011

Rental vs. Ownership



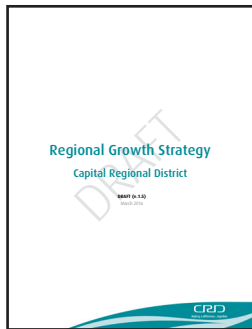
of Gonzales housing units are rented



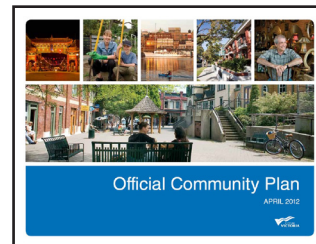
of City of Victoria housing units are rented

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:



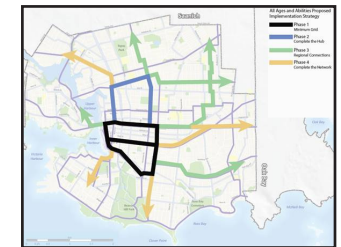
Regional Growth Strategy – guides regional decision making on transportation, population growth, settlement patterns and other regional planning issues.



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, transportation, 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

Transportation and Mobility

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.

3.1.3. 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.

The All Ages and Abilities (AAA) Network is a part of the Bicycle Master Plan, and consists of high-quality, safe and connected bicycle routes that support riders of all ages and abilities. AAA routes can be physically separated bike lanes, traffic-calmed shared roadways or off-road trails.

There are other designated cycling and pedestrian routes in the municipality that provide important connections within and between neighbourhoods. These routes are a part of the Greenways Network or a part of the Bicycle Master Plan and consist of shared roadways, standard bicycle lanes, buffered bike lanes, or multi-use trails.



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 Road 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 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

b. School to School Connector, linking 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.

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 along pedestrian and cycling



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)

Neighbourhood Active Transportation (cont'd)

routes to beautify the experience for users.

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 new crossing at Brighton Avenue and Richmond Avenue. Widen street ends to accommodate cyclists. Evaluate need for crossing improvements.

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 Parks to comfortably accommodate pedestrians and cyclists.

3.4.3. Chandler Street: Complete a continuous pedestrian and cycling route between Ecole Margaret Jenkins School and Sir James Douglas School. Add wayfinding. Evaluate the need for other improvements for pedestrian and cyclist safety and comfort.

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, appropriateness and crossings. Key locations with community safety concerns include Fairfield Road at Richmond 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/Fairfield.

3.4.8. Entrance to Gonzales Park: Improve pedestrian access to Gonzales Beach Park along Ross Street, Robertson Street and Crescent Street. Add end-of-trip facilities for cyclists. Develop plan, as warranted, for improvements.



Transit Network

Intent:

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

3.5. Transit Network

3.5.1. Maintain transit routes as shown on Map 3: Neighbourhood Transit Network.

3.5.2. 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.

3.5.3. 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.

3.6. Priority Transit Improvements

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



Map 3: Neighbourhood Transit Network

Transportation and Mobility

Traffic Management

Intent:

Manage traffic to improve safety and neighbourhood livability.

3.7. Road Network

- 3.7.1. Design and manage the road network to direct through traffic to arterial and collector routes, and to discourage cut through traffic on local roads.
- 3.7.2. Street classification shall comply with the Official Community Plan, or other guidelines for street standards as approved by Council.
- 3.7.3. 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.

3.8. Neighbourhood-identified Priority Traffic Management Improvements

- 3.8.1. 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.
- 3.8.2. Foul Bay Road at Quixote Lane:** Add signage to indicate hidden intersection
- 3.8.3. Earle Street:** Evaluate road conditions for speeding traffic and short-cutting.
- 3.8.4. Lillian Road at Robertson Street:** Evaluate safety of intersection.
- 3.8.5. 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
 - d. Fairfield Road (between St. Charles and Foul Bay Road)
 - e. Richardson St. at Richmond Ave

Transportation and Mobility

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.

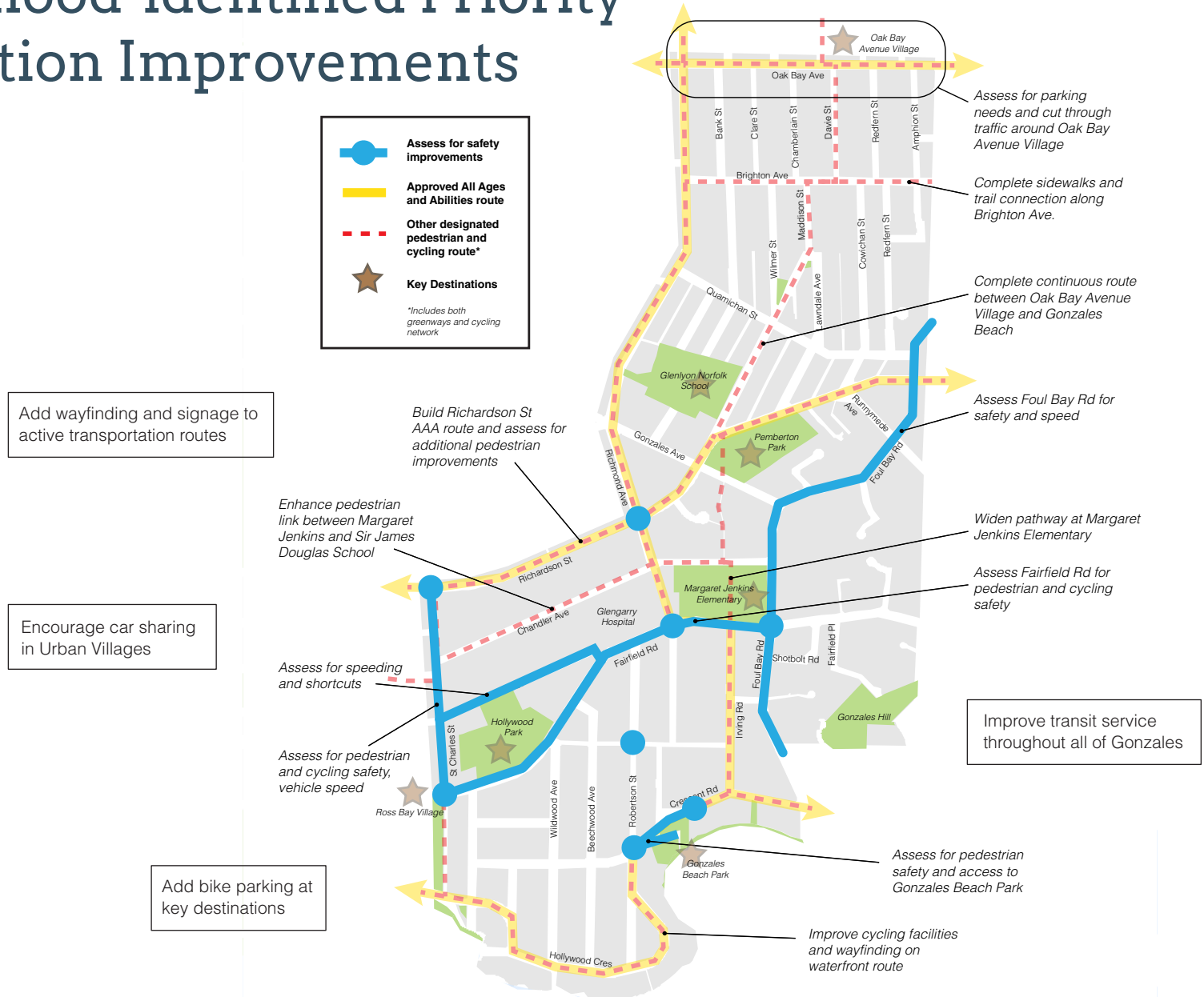
3.11. Car Sharing and Low-Carbon Vehicles

- 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.

Neighbourhood-identified Priority Transportation Improvements



Map 4: Summary of Neighbourhood-identified Priority Transportation Improvements

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. Increase and protect 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 with each other.

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
- Park Natural Area Plans



Parks, Open Space and Urban Forest

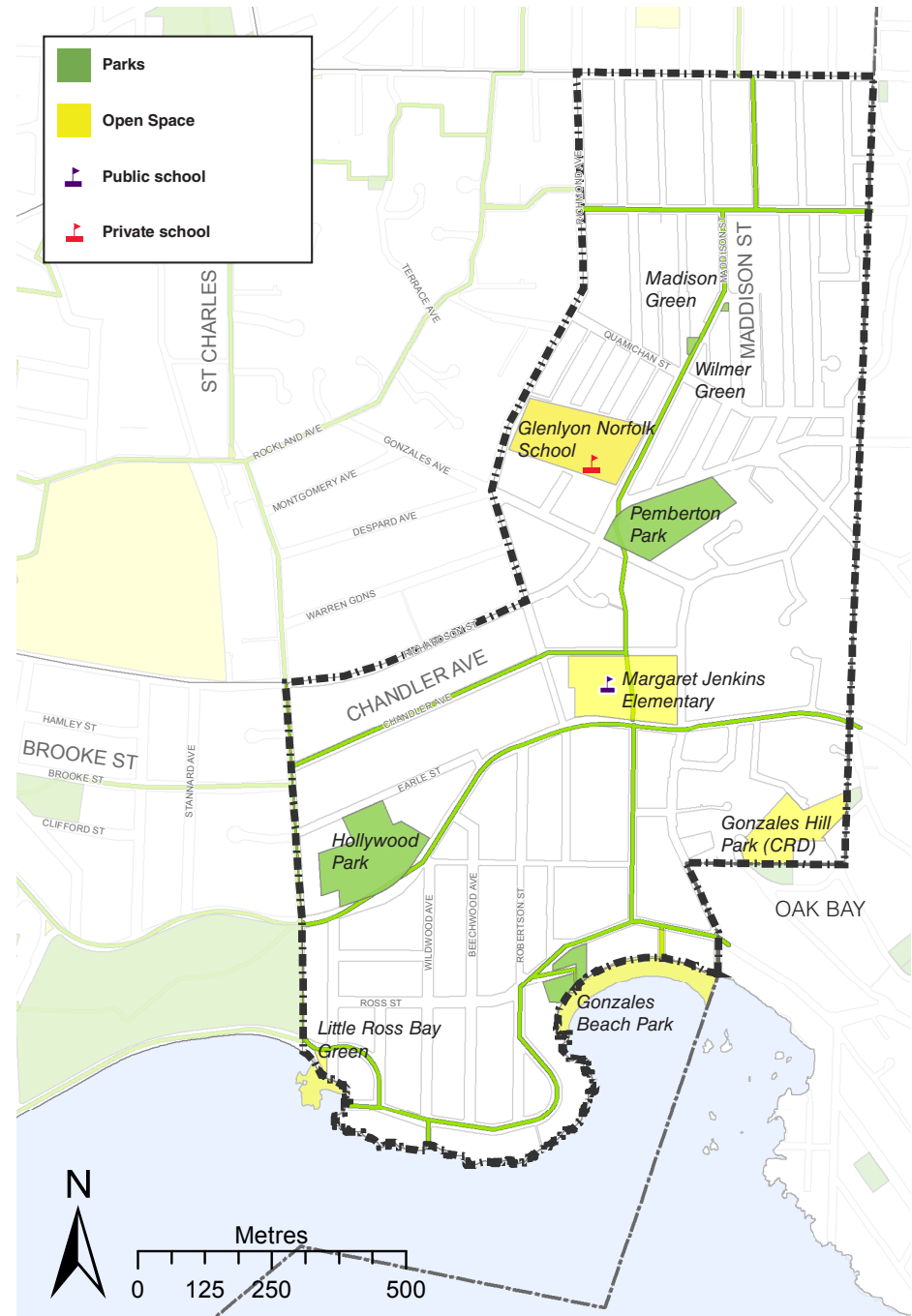
Neighbourhood Parks

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. Protect and maintain the existing parks and open space network identified on Map 5: Parks and Open Space Network.
- 4.1.2. Design and refresh amenities in neighbourhood parks and open spaces to meet the needs of a range of ages, abilities and activities.
- 4.1.3. Enable neighbourhood parks to serve as community living rooms by adding amenities and programming that encourage social gathering, year-round.
- 4.1.4. Improve recreational access and visitor facilities for waterfront parks.
- 4.1.5. Continue to work with recreation service providers to offer programming in neighbourhood parks and facilities.
- 4.1.6. Improve the ecological health of Gonzales Beach through management practices, restoration efforts and community stewardship.
- 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 walking and cycling experience to Gonzales' parks through the addition of new crossings and public realm improvements such as 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. Engage the Songhees and Esquimalt First Nations to determine sites of interest in parks and open spaces and how to appropriately recognize these sites.
- 4.1.11. 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 to guide improvements, such as:

- a. Improve ramp, stair and path access to the beach for people with mobility issues, strollers or carrying watercraft.
- b. Enhance visitor facilities, such as upgraded washrooms, increased bicycle parking, a rinse station for washing watercraft and feet; water fountain; and relocated picnic tables.
- c. Improve wayfinding signage to Gonzales Beach for pedestrians, cyclists and vehicles.
- d. Improve pedestrian safety and comfort across Ross and Robertson Streets.
- e. 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.
- f. Address drainage issues along the pathway to the beach.
- g. Create a strategy for continued restoration of the coastal bluff ecosystem.
- h. Assess shoreline health and needs of migratory waterfowl, and recommend protection and management strategies.

4.3. Hollywood Park

- 4.3.1. Add picnic tables and clusters of benches to encourage community 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. Widen 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 opportunity for future allotment gardens and other food features, where residents and community organizations express an 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.

Urban Forest and Native Ecosystems

Intent:

Maintain 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. 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. 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. In residential areas, ensure that neighbourhood character is maintained through the planting and/or replacement of street trees that help preserve and restore the tree canopy.

- a. Stagger the replacement of older street trees to minimize impacts to neighbourhood character and aesthetics, where possible.
- b. Select tree species that maximize urban forest benefits and are more resistant to climate change impacts.

4.8.2. In Small Urban Village areas, add new street trees where possible 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.



4.9. 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 trees and other natural features where these are significant 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 Vancouver Coast 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 free or subsidized trees for homeowners.

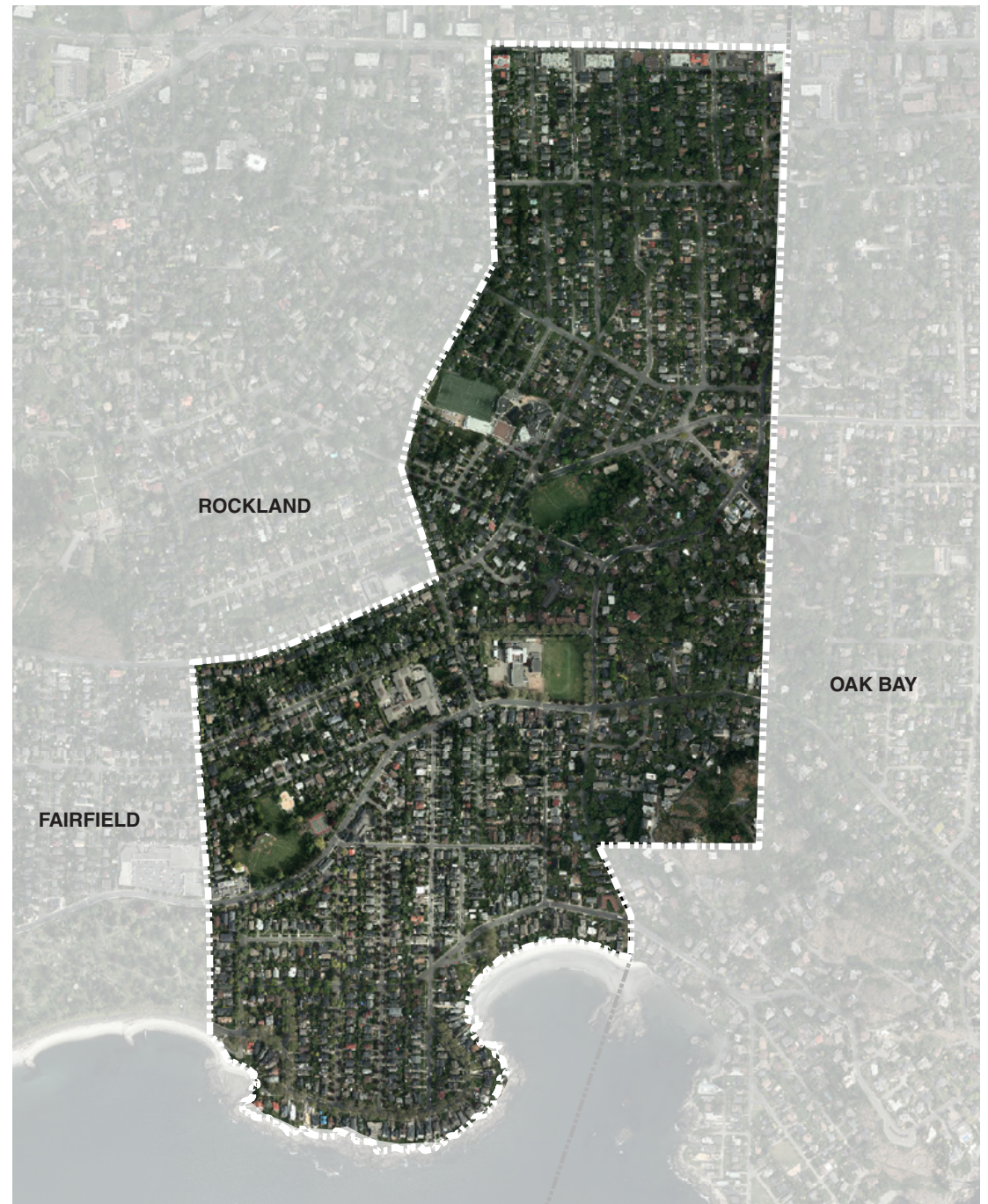


Figure 1: Gonzales tree canopy

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, located within the Victoria Harbour Migratory Bird sanctuary.

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



Adapting to Climate Change

Intent:

Use public lands to help adapt to climate change

4.11. Policies:

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 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 more 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

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, lifestyles and household sizes and provides more choice for people to stay in the neighbourhood as they age. It encourages different types of ground-oriented housing options that fit into the existing scale and character of Gonzales. It encourages family-friendly townhouses and rowhouses in different parts of Gonzales, designed to fit with the surrounding streets. It encourages low-rise multi-unit buildings

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

by transit and urban villages on Fairfield Road. These different 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.

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 area. This area is characterized by its 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 suitable for 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. Design new housing to present a friendly face to the street

5.1.7. Ensure new housing is neighbourly to adjacent development and back yards

5.1.8. Recognize that different housing may be appropriate on busier streets than on local streets

5.1.9. Recognize that different housing types may be appropriate for different lot conditions, based on lot size, dimensions, topography, and presence of laneways or double frontages. Some redevelopment may be feasible only with lot assemblage.

5.1.10. Mitigate impacts of surface parking, through proper design, landscaping and screening; parking reductions; and enclosed parking

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

5.1.12. 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 types in this area include:

- Low rise apartment building up to three storeys
- Townhouse and rowhouse
- Triplex
- Duplex + secondary suite

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

Intent:

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

5.3.1. Appropriate housing types in this area include:

- House conversion
- Triplex
- Duplex
- Duplex + secondary suites
- Single detached house + secondary suite
- Single detached house + garden suite
- Single detached house
- Other forms of ground-oriented attached housing such as townhouse and rowhouse that generally fall within previously disturbed areas (see section 5.5) will be considered.

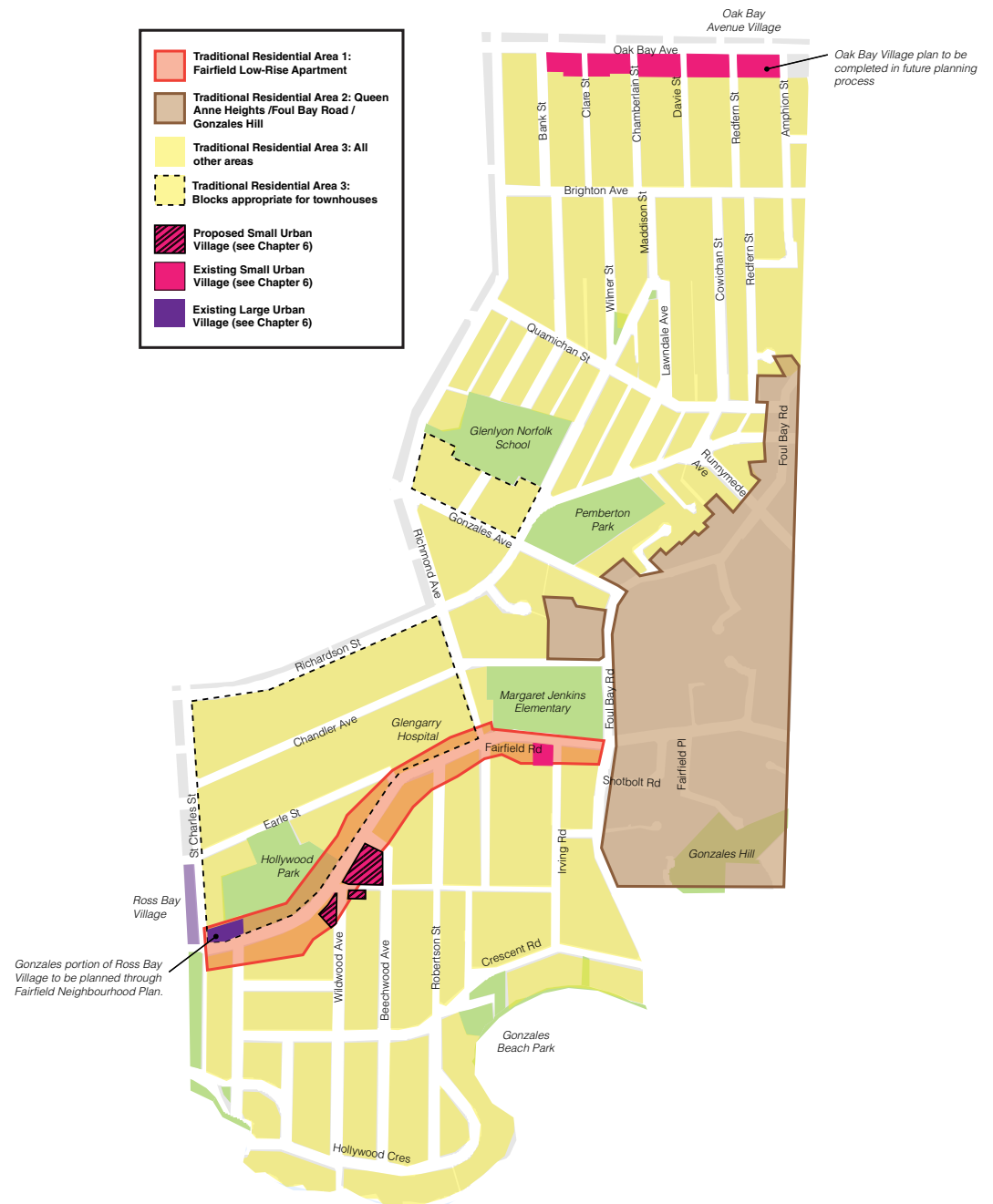
5.4. Traditional Residential Area 3: All Other Areas

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, in limited area (see Section 5.8)
- Rowhouse
- House conversion
- 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 + secondary suite + garden suite, where the house is protected through heritage designation



Map 6: Traditional Residential Housing Sub-Areas

5.5. Rezoning Policies for Queen Anne Heights/ Foul Bay Road/ Gonzales Hill

The following policies are intended to guide rezoning in specific geographic areas, 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. 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.
- 5.5.3. 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).
- 5.5.4. For rezonings that add density, encourage property owners to register natural area covenants protecting trees, native ecosystems and landscape features.
- 5.5.5. Small lot house rezoning applications are not supported in this area.
- 5.5.6. The existing panhandle lot policies notwithstanding, panhandle lot subdivisions and further strata titling or subdivision of existing panhandle lots are not supported in the Queen Anne Heights/ Foul Bay/ Gonzales Hill area.
- 5.5.7. Support the conservation of houses of heritage merit, including sensitive rehabilitation and careful additions.
- 5.5.8. 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

5.6. 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 glimpses 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 (5.13-5.16) 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.



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

5.8. Townhouses and Rowhouses

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. Street-fronting rowhouses with parking located in the front of the lot, or with parking accessed from a lane or side street, are supported throughout the neighbourhood

b. Townhouse configurations with one or more rows of units, where one row fronts the street, with parking located at the side or internal to the site, are supported in the following areas:
i. in the blocks bounded by Fairfield Road, Richmond Avenue, Richardson Street, and St. Charles Street



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

ii. in the blocks bounded by Gonzales Avenue, Madison Avenue, Glenlyon Norfolk School, and Richmond Avenue

5.8.2. Site Requirements:

a. Rowhouses are supported on lots with a minimum width of 22.5 metres and minimum depth of 30.5 metres.

b. Townhouse configurations with one or more rows of units are supported on lots with a minimum width of 19.8 metres (65 feet) and a minimum depth of 43 metres (141 feet).

c. Variations on these designs which meet the desired form and character objectives may be supported on lots of varying dimensions.

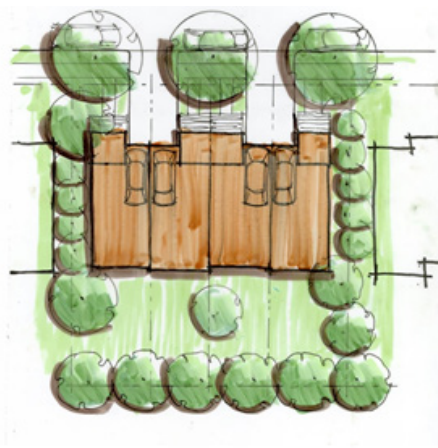


Figure 4: Illustrative example of street-fronting rowhouses showing front, rear and side setbacks that complement the development pattern of other houses on the street.

5.8.3. Density: Up to 0.75 Floor Space Ratio for rowhouses.

5.8.4. Height:

a. Limited to either two storeys, or to 1½ storeys with basement, consistent with Gonzales existing residential zoning. Where the height of the buildings in the surrounding area exceeds two storeys, additional height up to 2½ storeys may be considered.

b. On Fairfield Road west of Foul Bay Road, up to 2½ 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.

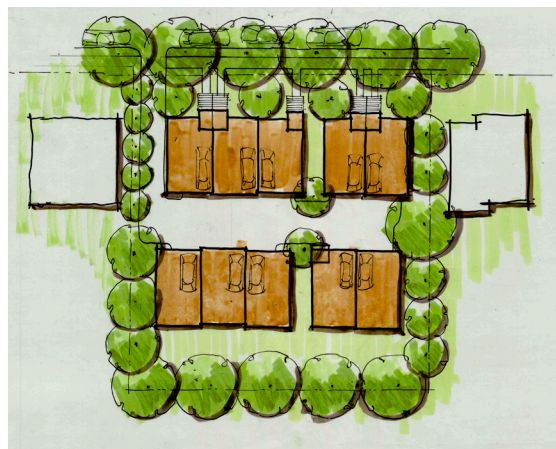


Figure 5: Illustrative example of street-facing townhouses with two rows of units on consolidated lot. Front, rear and side setbacks complement the development pattern of other homes on the street. Side setbacks for rear units are more generous to respect adjacent yards and buildings.

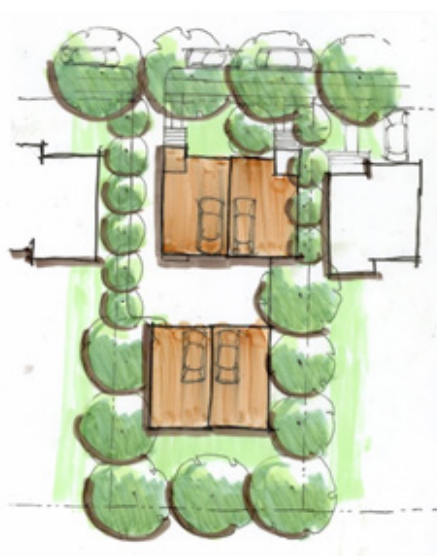


Figure 6: Illustrative example of street-facing townhouses with two rows of units on a single lot



Figure 7: Illustrative example of a duplex, with or without suite

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 and triplexes are supported on lots of at least 555 m² (6000 sq ft) in area and 18 metres in width.

5.9.3. Density: Up to approximately 0.65:1 Floor Space Ratio up to a maximum of 380m² for all floors

5.9.4. Height: Up to two storeys, or to one-and-one-half storeys with 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.

Housing

Traditional Residential Housing Types (cont'd)

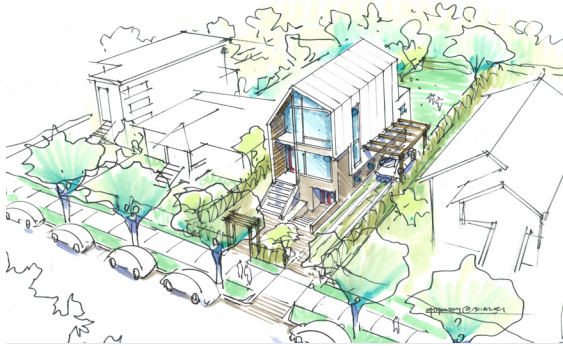


Figure 8: Illustrative example of a small lot house

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.

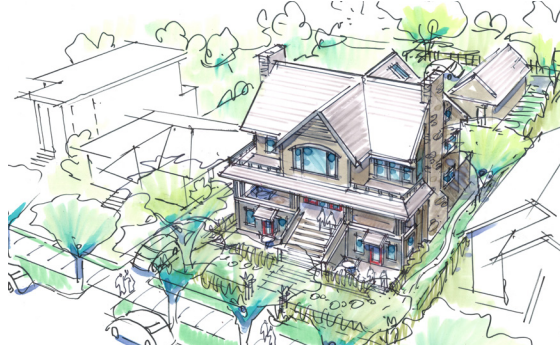


Figure 9: Illustrative example of a heritage home converted into multiple housing units

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 8.2.

Housing

Urban Form and Character Objectives for Infill Development

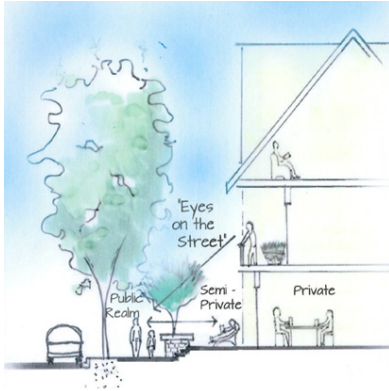


Figure 10. Semi-private open space delineated yet visible from the public realm.



Figure 11. Example of duplex with legible front entries.

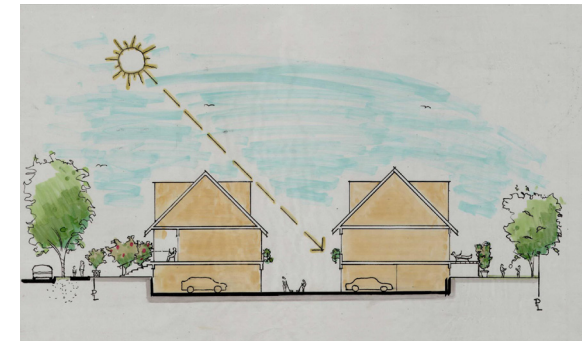


Figure 12. Cross section of a townhouse development, showing internal building separation.

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:

5.12. Urban Form and Character Objectives

- 5.12.1. To achieve street-fronting buildings that present a friendly face to the street.
- 5.12.2. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units
- 5.12.3. 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.
- 5.12.4. To encourage site planning which results in rear yards not dominated by parking.

- 5.12.5. To soften the appearance of and reduce runoff from driveways
- 5.12.6. To encourage the conservation and adaptive reuse of heritage properties by supporting variations to form and siting.
- 5.12.7. To minimize on-site and rear yard hardscape by supporting frontyard parking for rowhouses and for duplexes on wider lots.
- 5.12.8. To site main buildings in the front of the lot, thereby supporting open space, landscape and accessory buildings in the rear.
- 5.12.9. 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; and to provide for outdoor space and respect privacy where townhomes are oriented to the side lot line.

- 5.12.10. To encourage design and site planning that supports access to sunlight for living spaces and outdoor spaces.
- 5.12.11. To design parking areas to support pedestrian comfort, access to sunlight, and attractive entries to housing units.
- 5.12.12. To provide individual units with access to useable outdoor open space.
- 5.12.13. To support well-designed duplexes whether oriented side-by-side, front-to-back or up-down.
- 5.12.14. In front-to-back duplexes, to encourage designs which have legible front

entries and which provide each unit with adjacent useable landscaped open space.

5.12.15. 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. Considerations for Zoning

5.13.1. In order to support the Urban Form and Character Objectives above, the following should be considered in developing zoning for infill development.

5.13.2. Consider the following recommended setbacks in developing zoning:

- a. Front setback: 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): 4m
- d. Side setback adjacent to a flanking street or public right-of way: 3.5 metres.
- e. Rear setback for townhouses or apartments: 9 metres
- f. Rear setback for all other forms: Greater of 9 metres or 30% of lot depth

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

Small Urban Villages

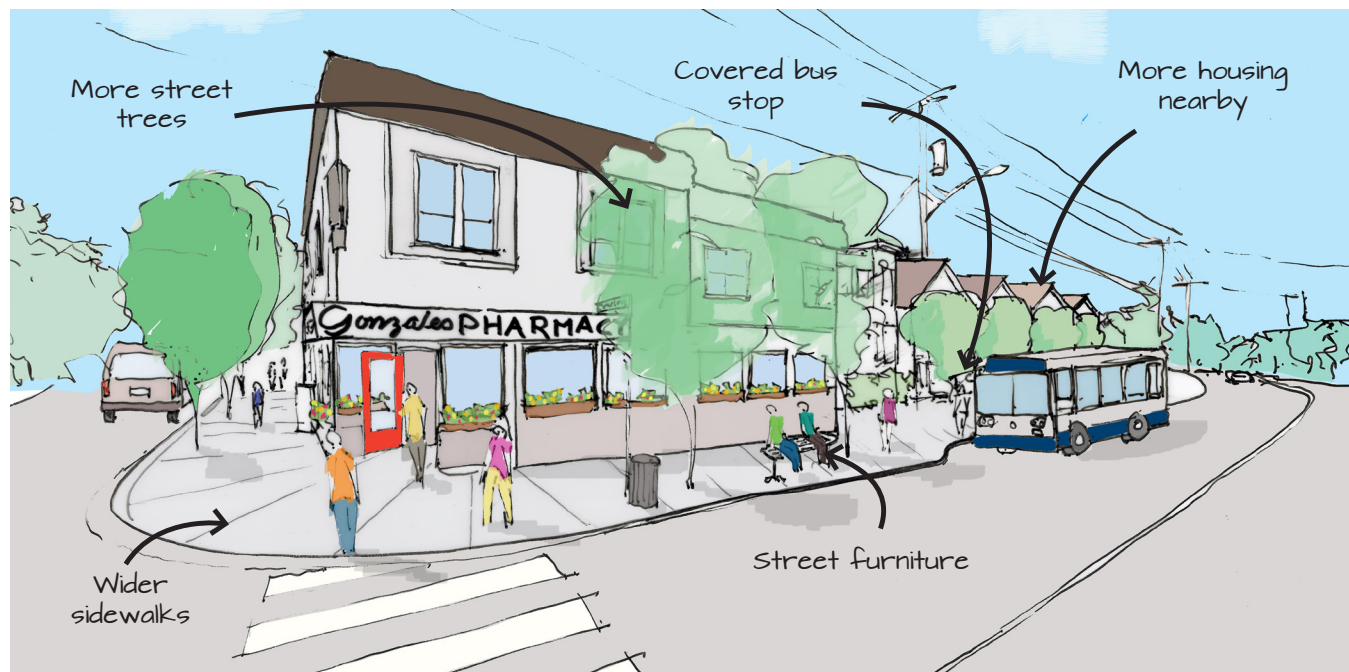


Figure 13. Illustrated design concept Fairfield at Irving Village

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 up 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 shelter 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 historic commercial 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 should complement and retain historic commercial buildings.

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, with commercial uses focused on Fairfield Road and Lillian Street. (Note: some properties have existing zoning for up to 12 metres or 3-4 storeys)

6.2.2. 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.

6.2.3. If redevelopment occurs, create a gradual transition in building heights and massing to complement residential properties on Beechwood Avenue.

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

6.2.5. Update zoning to encourage buildings built close to the property line to improve the pedestrian experience.

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

6.2.7. 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.

6.2.8. Work with BC Transit to provide covered bus shelter 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 4-6 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 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. Protect 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

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.



Map 8: Heritage registered and designated properties in Gonzales

7.2. Adaptive Re-Use of Heritage Properties



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

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.

7.2.1. Support single detached homes with a secondary suite and a garden suite where the house is subject to heritage designation (see Figure 14).

7.2.2. Consider forms of housing, building massing and site layouts that support heritage conservation.

7.2.3. Encourage the designation of properties of heritage merit as a condition of any rezoning that adds additional housing units.

7.2.4. 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. Heritage Conservation Areas

Intent:

Conserve the historic character and integrity of special neighbourhood places.

7.3.1. Establish a Heritage Conservation Areas for properties identified on Lower Foul Bay Road (Figure 15), Upper Foul Bay Road (Figure 16) and Redfern Street (Figure 17), to be included within Heritage Conservation Area HCA 1: Traditional Residential.



Figure 15.

HCA 1: Traditional Residential - Lower Foul Bay Road

This row of houses along Foul Bay Road is significant as it is one of the remaining assemblages of large manor homes and estates from the early 20th century. These homes were built from 1911 to 1926 and are a mix of Tudor Revival and Arts and Crafts style architecture.

This area features homes built by notable Victorian architects, Samuel Maclure and Alex McCrimmon.



Figure 16.

HCA 1: Traditional Residential - Upper Foul Bay Road

This area of Gonzales neighbourhood is significant for its rich mixture of architectural styles, ranging from large Tudor Revival estate homes of the early 1900's to modern Prairie style homes from the 1960's. The area also contains Spanish Colonial homes as well as Arts and Crafts architecture.

Many of the homes located here were designed by famous Victoria architects including Samuel Maclure, John Graham Johnson, Charles Watkins, and John Di Castri. The original owners of many of these homes were notable families, businessmen, and politicians of the early 20th century, including John and Mary-Anne Gilliespie, William Luney, and Prince Nicolas and Princess Peggy Abkhazi.

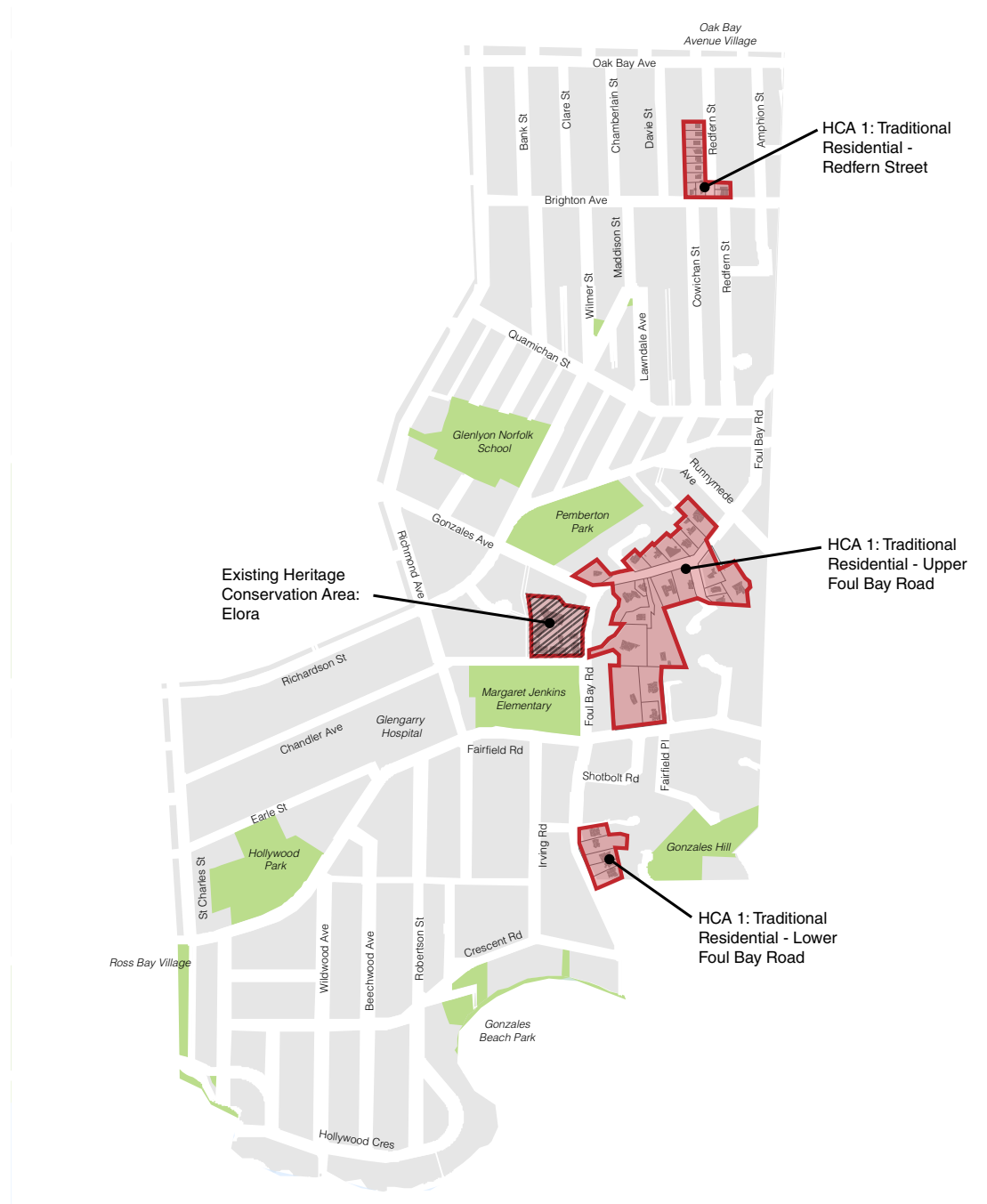


Figure 17.

HCA 1: Traditional Residential - Redfern Street

This block of houses is composed of a unique row arrangement of nine identical Arts and Crafts styled homes. All of these homes were built between the years of 1909 and 1913, a construction boom period for Victoria when land developers were expecting a major increase in housing demand due to the completion of the Panama Canal.

The block is the location of one of Gonzales neighbourhood's early private schools and was home to several notable members of the Canadian and British Military from the early 20th century, including Captain Neville Fairweather and Lieutenant Percy Byng-Hall



Map 9: Proposed Heritage Conservation Areas

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.

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

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.

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.

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 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 and childcare.

Community Facilities

9.3. Neighbourhood Gathering Places

Intent:

Create places for residents to gather.

9.1.1. 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.

9.1.2. 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.

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

9.1.4. 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.

9.1. Childcare

Intent:

Create more public and private childcare options

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

9.1.6. Support daycare and eldercare as a use throughout the neighbourhood in accordance with zoning. Consider reduced parking requirements where requested.

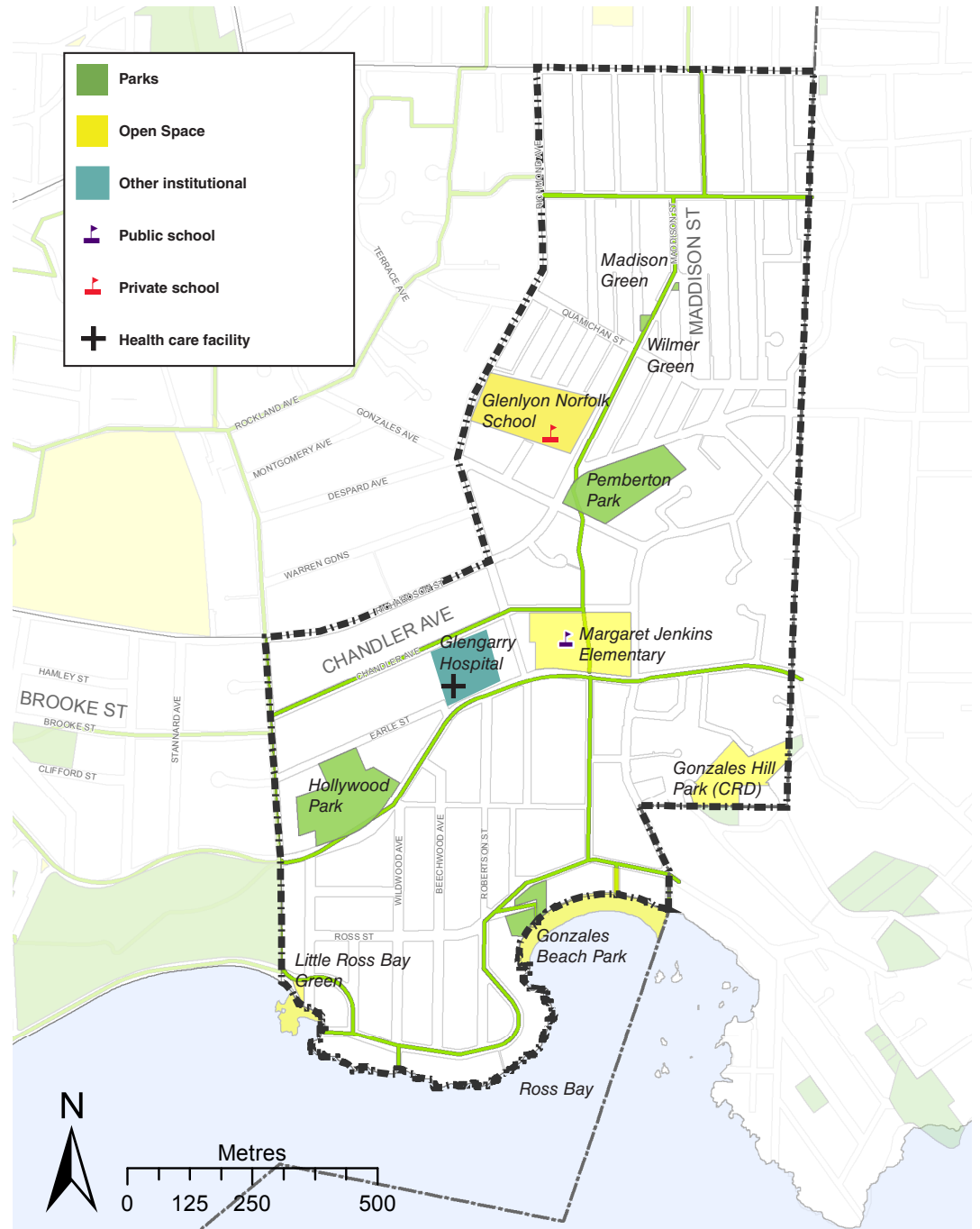
9.2. Neighbourhood Institutions

Intent:

Encourage existing institutions to minimize impacts on surrounding neighbourhood

9.2.1. 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 benefit and amenities, (e.g. public use of playing fields, meeting rooms, infrastructure improvements).
- 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.



Map 10: Public Facilities, Institutions, Parks and Open Space

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

10.1. Neighbourhood Public Art and Placemaking

Intent:

Encourage art and placemaking initiatives that celebrate Gonzales' identity.

10.1.1. 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.

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

10.1.3. Engage Songhees and Esquimalt Nations to determine opportunities for public art in public spaces.

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.

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.

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	√
	Revise zoning and guidelines for duplex development for Gonzales Neighbourhood, specific to the infill development envisioned in this Plan	2017 - concurrent with plan adoption	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	2017 - concurrent with plan adoption	SPCD	√
	Revise Small Lot House Rezoning policy to support secondary suites in small lot homes in Gonzales	2017	SPCD	√
	Identify means to implement policies for Queen Anne Heights / Foul Bay Road / Gonzales Hill (e.g. zoning, tree preservation bylaw, design guidelines).	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	√
	Develop new plan for Oak Bay Avenue Village	2017-2018	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	Amend the Official Community Plan to establish Heritage Conservation Areas for properties identified on Lower and Upper Foul Bay Road, and Redfern Street.	2017	SPCD	√
	Amend zoning to allow for a secondary suite and garden suite 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 on Brighton Avenue between Davie and Clare Streets	2017	EPW	√
	Through the development of the plan 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	2017/2018	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 intersection, 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 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			
	Work with Ecole Margaret Jenkins School to complete a north-south multi-use trail connection across school property	2019	PRF	Partial

* 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?
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	√
	Develop and implement park improvement plan for Pemberton Park, including restoration plan for natural areas	2018-19	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	

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	

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

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: 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: 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 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 Plan, this term refers specifically to the addition of housing within the Traditional Residential areas, designed to fit compatibly within the existing neighbourhood.

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 (apartments above a store) or on the same or site or, when referring to an area or district, on an adjacent site (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 stacked 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.

