

Attachment 3:

Summary of Property Owner Feedback on Proposed Gonzales Heritage Conservation Areas

Background:

Three new Heritage Conservation Areas are proposed in the draft plan: Redfern Street (11 units on 11 properties), Upper Foul Bay Road (25 units on 21 properties) and Lower Foul Bay Road (11 units on 5 properties). Property owners from these proposed areas were invited to a meeting to find out more about Heritage Conservation Areas, what this may mean for their property and to provide feedback; 17 property owners attended. Nine property owners provided additional feedback by email.

Common themes from all areas:

- General support for principle of heritage conservation while growing housing capacity
- Concerns about restricting rights of property owners, being subject to discretion of City/planner, implications for individual property values, requirement for permits for buildings without heritage merit

Lower Foul Bay Road

- Like preservation of architecture, trees, character, limiting further development of modern / out-of-character houses
- Concern about restrictions/regulation impacting economic property values
- Would like to see Heritage Conservation Area apply across the street also

Upper Foul Bay Road

- Support for conserving look of community while facilitating growth.
- Desire for well-defined guidelines and information about when a Heritage Alteration Permit is required.
- Concern about restricting individual property rights; potential effect on property values; perception of being subject to discretion of City/Planner; additional bureaucracy; feeling that trees and driveways define view from street rather than buildings and thus should be focus for preservation; desire to let individual homeowners choose to designate rather than be included in an HCA; desire to exclude newer houses and houses without heritage merit from HCA; more clarity needed about what would require a Heritage Alteration Permit.

Redfern Street

- Community takes pride in representing and retaining heritage of the street and subdivision for the community
- Concern about requiring Heritage Alteration Permit and subject to planner's discretion; potential added costs to renovate; uncertainty about ability to pursue solar panel or other energy efficiency; desire to extend area to both sides of the street; desire for HCA to apply to older houses but not newer ones.