



## Council Workshop: Draft Gonzales Neighbourhood Plan



### Workshop Purpose

- Present draft Gonzales Neighbourhood Plan for feedback
- Present early community feedback
- Receive further direction on proposed Heritage Conservation Areas



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## Background

- **Spring 2016:** Launch Fairfield-Gonzales process
- **Summer/Fall 2017:** Community vision, goals, key issues
- **Winter 2017:** Gonzales-specific Working Group, preparing draft plan

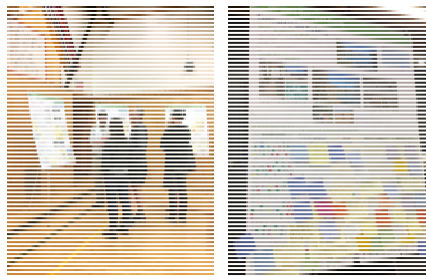
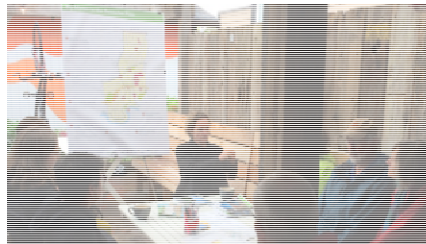


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## Background

### Spring 2017: Draft Plan Review

- 2 Open Houses (130)
- 2 Drop-in events (30)
- 6 "Pizza and a Planner" (80 +)
- On-line survey (112)
- HCA homeowner meeting (17)



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# Gonzales Key Moves

**1** Add housing that fits the neighbourhood's character

**2** Make it easier to leave the car behind

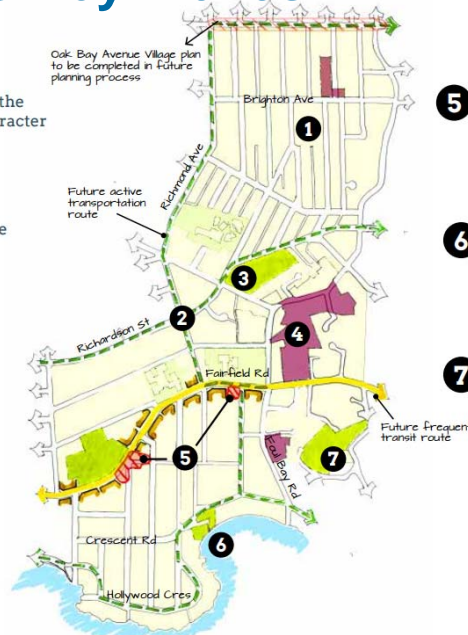
**3** Create community "living rooms"

**4** Celebrate neighbourhood heritage

**5** Protect existing neighbourhood commercial corners

**6** Enhance Gonzales Beach

**7** Protect neighbourhood ecosystems



## Gonzales Key Move

### 1. Add housing that fits neighbourhood character

- Allow small apartment buildings and townhouses along Fairfield Road



## Gonzales Key Move

### 1. Add housing that fits neighbourhood character

- Encourage townhouses in certain locations
- Encourage rowhouses on wider lots
- Gonzales-specific form
- New design guidelines



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## Gonzales Key Move

### 1. Add housing that fits neighbourhood character

- Allow secondary suites in duplexes and in small lot houses



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## Gonzales Key Move

### 1. Add housing that fits neighbourhood character

- Allow duplexes on standard-sized (460 m<sup>2</sup>) lots



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## Gonzales Key Move

### 2. Make it easier to leave the car behind

- Walking and biking connections
- Better transit service
- Spot improvements



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## Gonzales Key Move

### 3. Create “community living rooms”

- Add features for social gathering in parks
- Indoor community space



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## Gonzales Key Move

### 4. Celebrate neighbourhood heritage

- Three proposed Heritage Conservation Areas
- Consider new housing types for heritage properties



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## Gonzales Key Move

### 5. Protect existing neighbourhood commercial centres

- New small urban village at Fairfield/Lillian/Wildwood
- Mixed use buildings
- Public space improvements



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## Gonzales Key Move

### 6. Enhance Gonzales Beach

- Facility improvements
- Better access
- Ecological restoration



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## Gonzales Key Move

### 7. Protect neighbourhood ecosystems

- Encourage housing that limits additional disturbance to open space in Queen Anne Heights/ Foul Bay Road/ Gonzales
- Require permeable driveways and parking areas



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## What We've Heard: Early engagement results

- **Strong overall support for draft plan**
  - 81-82% very or somewhat supportive
- Strong support for transportation, parks, ecosystem protection, social gathering places



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## What We've Heard: Early engagement results

- Key concerns:
  - Height and density of new development
  - Increased traffic and parking demand
  - Loss of character and green spaces
  - Suitability of townhouses
  - Heritage Conservation Areas



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## Proposed Heritage Conservation Areas



## Proposed Heritage Conservation Areas: Feedback

- Positive support from broader community (73% - 79% support)
- Mix of perspectives from homeowners
  - Higher support in Redfern Streets and Lower Foul Bay Road, not unanimous
  - Some support, strong opposition in Upper Foul Bay Road

PHOTO CAPTION (IF NEEDED) ARIAL 11 PT



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## Proposed Heritage Conservation Areas: Feedback

### Key concerns:

- Restriction of property rights
- Discretion of City staff/ Council
- Non-historic properties follow same rules
- Potential impact on property value
- Sustainability upgrades
- Boundaries don't protect both sides of street



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## Proposed Heritage Conservation Areas: Options

1. **(Preferred)** Revise proposed HCAs to create Gonzales-specific guidelines/ exemptions that address feedback:
  - For newer buildings, require Heritage Alteration Permit only for major additions or new construction
  - Broaden Redfern HCA to include both sides of street
  - Consider additional guidelines to balance sustainability upgrades
2. Remove Upper Foul Bay HCA and proceed with Redfern and Lower Foul Bay HCAs



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## Next Steps

- Analyze feedback and consider revisions
- Report to Council:
  - Proposed final plan
  - Design guidelines
  - OCP amendments
  - Recommendations for consultation on OCP amendments
  - Recommendation for non-statutory public hearing



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## Recommendations

1. Refer draft Gonzales Plan and Design Guidelines for Townhouses and Rowhouses to Advisory Design Panel
2. Refer draft Gonzales Plan to Heritage Advisory Panel
3. Direct staff to create Gonzales-specific guidelines or exemptions for the proposed HCAs that address feedback

