

An Important Message From The Gonzales Neighbourhood Association (GNA) Regarding The City's Draft Neighbourhood Plan



Aryze site plan May 18, 2018

This is what the city would like your neighbourhood to look like. Rhodo development proposed for Fairfield Road next to the tennis courts. 19 units on 2 single lots. With this new plan they can add secondary suites **

Dear Neighbour,

The revised *Gonzales Neighbourhood Plan* has been released and the city is asking you to fill in a survey at the following link: <https://www.surveymonkey.com/r/Gonzales2018> The survey is open until **August 13**.

Members of the *Gonzales Neighbourhood Assn.* (GNA) have carefully reviewed this plan and find that it still does not address our community's key concerns, similar to the previous plan the community rejected on **March 8** (see Victoria Council meeting minutes at the city website to view a video of the meeting)

Therefore we do not support the revised plan for the following reasons:

- It fundamentally shifts our community away from single family homes to multiple dwellings on each lot. **7 out of 8 lots will be pre-zoned for either duplex, triplex, houseplex, townhouse or apartment building;**
- **It does not adequately protect parks and trees** from the impacts of development;
- The doubling and possibly tripling of population will create **undue stress on existing infrastructure (roads, schools, parks etc)** not to mention the loss of backyards;
- It's main purpose is to **increase densification and does not address affordability;**
- If the city really cared about affordability it would put mechanisms in place to maintain existing housing stock as this is the most affordable option; rather than encourage it to be replaced. **Renters have the most to lose in this new plan as new houses will need to charge higher rent to pay for the new development.**

** DID YOU KNOW that the developer of the Rhodo development sat on the city-appointed Working Group that prepared the draft plan... along with a representative of the Urban Development Institute - an organization funded by developers?

HERE IS A SUMMARY OF WHAT WE PROPOSE IN A NEW PLAN FOR GONZALES

We support a modest increase in densification to allow for more diverse forms of housing, while retaining the Gonzales character, form and fit with the existing neighbourhood. We appreciate the need to balance the desire for more diverse housing options and rental housing while ensuring current residents, particularly renters, are not displaced by overdevelopment. Therefore we are proposing the following changes to the City's plan for your consideration:

Duplexes and duplexes with secondary suites on lots 7200 square feet if corner lots; 8000 otherwise (**not the City's proposed 5000 sq ft**), and triplexes on corner lots or lots with laneway access 7200 square feet (**not the city's proposed 6000 sq ft**) throughout Gonzales.

Townhouses in a Single Row with secondary suites on lots with sufficient street frontage 8000 square feet and 30m width minimum (**not the City's proposed 23m**), on Fairfield Road and Richardson between St. Charles and Richmond (as long as Richardson remains a main transportation thoroughfare). **No double row townhouses supported anywhere in Gonzales**

House Conversion - Consider house conversions for larger houses to multiple units (e.g. 3 units) to allow for small increase in density within existing buildings; currently this option is only available for houses built before 1931;

Fairfield Road: Houseplexes of 4 - 8 units on 8000 square foot lots; max 2 ½ storeys if ½ storey wholly within peak of roof; with same setbacks as with current R1G zoning (**City proposes max of 3 storeys on Fairfield**). Townhouses in single row with secondary suites allowed with same siting requirements as for those above. No double-row townhouses (**as proposed by the City**).

No apartment buildings on Fairfield Road (as proposed by the City); Oak Bay Ave only

Transportation:

All reference to transportation planning should be removed from the neighbourhood plan as the city is unable to tell us what is planned at this time. Support retaining Richardson as a major route that supports all forms of transportation, including cyclists, public transit and vehicles.

Remove Small Urban Village Designations at Lillian and Wildwood and Irving and Fairfield Road

Better protection for parks and trees: Revise the Tree Preservation Bylaw to strengthen protection for all native and mature trees. No variances to be granted for any new development next to parks. All new development in Gonzales should retain native ecosystems and mature trees. If trees must be removed for safety issues, require developers to replace with trees of similar ecological value.

If you have read this far thank you for doing so. We appreciate your interest. Please fill in the survey saying that you support the GNA changes to the plan and/or send an e-mail to city Council.

For information about the *Gonzales Neighbourhood Association* and to read more about our proposed changes to the plan go to: www.gonzalesna.ca

One e-mail address reaches all City of Victoria Councillors: councillors@victoria.ca

To fill in the city's survey go to: <https://www.surveymonkey.com/r/Gonzales2018>**

****Did you know that the city encourages anyone to comment on our neighbourhood plan, whether they live in the community or not - this seems unfair as there is no accountability as to who is providing comments**