

Rob Gordon

From: personal information
Sent: Wednesday, Jun 7, 2017 9:28 AM
To: Kristina Bouris
Cc: personal information
Subject: Recent meeting at Beechwood 168

Good Morning Kristina,

I thought I would send a note as a follow up to the recent meeting. The survey did not allow for subject matter expansion. Your briefing has encouraged us to take this extra step.

I did talk to personal information about the issue of vintage buildings, a point raised by he and personal information may have been in touch with you already on this subject.

All of us feel concerned about the appearance of "boxes" as a new style in an area of more traditional architecture. We realize this is out of your control. (Single family dwellings) However you mentioned Brighton Street with six vintage houses being protected as a Heritage Conservation Area. It might be useful to know that personal information are all over 100 years old. Across the street personal information is the old farmhouse with two Arts and Crafts houses between them and the street . (Ross). Directly behind us at personal information 103 year old house, the personal information towards Hollywood Cr. is over 100 years. In my view we are an immediate cluster of 7 with others very nearby. It would be ironic to overlook this cluster as we hear the tour buses commenting on the age and style of our houses.

I did mention Roundabouts as a solution on Ross which doesn't involve speed bumps.

Further, it side steps the "rolling stop" syndrome so common these days which are a threat to bicycles and pedestrians alike and are a general safety issue. The very nature of Roundabouts keeps traffic moving and removes the issue of the T bone collisions as the angles become oblique.

They are very effective at multiple road intersections such as Ross, Crescent, Robertson, Hollywood Cres and Road spur to beach. They are also traffic calming.

Bottom of King George is another- my sketch mentions these, handed to you that evening.

Roundabouts are being used in some municipalities such as View Royal, Esquimalt but not in our area. They can be huge as in busy areas in the UK as well tiny ones for small villages. The very small ones involve merely a painted dot or a tiny centre obstruction, with or without flowers.

On the subject of tree canopy protection, we continually see the heart torn out of large trees that line our street in order to accommodate power lines. There is also the matter of visual pollution created by the vast network of wires and the top of some poles as well as coils of spare wire hung from poles and wires. Hydro has been approached on many occasions in the past and the response is it is too expensive to bury cables. However, other services such as gas is always buried. Many hoses now run on natural gas - in fact - many houses in this area ran on coal gas at one time.

In view of the fact that new neighbourhoods automatically received buried electrical services (contractors), the value of this procedure is clearly recognised. In view of the forecast for increasing instability in the weather due to global warming, taking this step will mitigate the inevitable damage and associated costs. From an Emergency Planning point of view, our high density population areas are vulnerable should wires come down in

an earthquake greatly inhibiting access in and out. The Planning Authorities are best suited to approach Hydro about these concerns.

From our location, Fairfield Road is the direct cycling route to the Plaza, to downtown and to the Moss Street and Cook Street villages and beyond. A bicycle route on this main artery is really important due to traffic density.

Hope this will be of use to you. Thank you again for your excellent presentation. It is good to know that considerable thought is being given to our area.

Regards **personal information**

Rob Gordon

From: Rebecca Penz
Sent: Wednesday, Jun 28, 2017 1:02 PM
To: **personal information**
Subject: FW: Gonzales Beach

-----Original Message-----

From: Engagement
Sent: Tuesday, June 13, 2017 3:07 PM
To: Rebecca Penz <rpenz@victoria.ca>
Subject: FW: Gonzales Beach

-----Original Message-----

From: **personal information**
Sent: Tuesday, Jun 13, 2017 2:42 PM
To: Engagement
Subject: Gonzales Beach

Hello,

Recently I attended a meeting about the Gonzales Neighbourhood Plan. I heard a number of ideas for Gonzales Beach including a play area. Although perhaps a viable suggestion, I believe the Beach is the play area and a playground established there is a low priority or even unnecessary.

What is really needed at Gonzales Beach is signage that is posted in several places along retaining walls that says 'Please Use Washrooms Provided', and 'Please do not urinate on the Beach'.

Thanks for the opportunity to put my two cents in.
M

Sent from my iPad

Rob Gordon

From: Rebecca Penz
Sent: Wednesday, Jun 28, 2017 1:06 PM
To: personal information
Subject: FW: Gonzales Draft Plan

From: personal information
Sent: Thursday, June 1, 2017 5:05 PM
To: Rebecca Penz <rpenz@victoria.ca>
Subject: Gonzales Draft Plan

Hi Rebecca,

That was a nice and well attended event at the coffee house in the rain and I had a long conversation personal information about the plan. I hope you got lots of useful feedback. My view is that the in general the plan looks very good and I filled out a positive survey to that effect.

But I do have a few comments. Please share them with Kristina - I don't have her email address.

p17 there is a comment that Gonzales has the highest % of families with children in Victoria with 15%, but on p20 a graphic shows that Victoria has 19% families with children at home. This seems to be a contradiction
p19 there is a photo of Fairfield Plaza with a caption saying it is partly in Gonzales. Better to have a photo of the gas station which is in Gonzales
p21 Policy context (and indeed elsewhere in the plan) there is no mention that Gonzales shares two of its borders with Oak Bay. This is especially important along Oak Bay Ave but also the east border that cuts through properties is worth a mention. Has there been any coordination with Oak Bay planners to ensure that there is some measure of compatability between this plan and theirs?
p25 s3.3.4 ends with an incomplete sentence
p27 or 28 One of the maps should show arterials and collectors, and some discussion of the relationship between bike routes and bus routes would be helpful
p38 no page number. (could the discussion of climate change also include some reference to active transportation, electric cars etc- there are several other initiatives in this plan that contribute)
p42 a reference to the fact that housing next to Oak Bay Ave (which includes several apartment buildings - the only ones in Gonzales) will be dealt with separately. The map on p43 shows this but a bit in the text would be helpful. Also the colour for Oak Bay is the one for **small** urban villages.
p43 I want to restate my view that urban villages should be shown more vaguely - as rough areas rather than specific properties. The OCP calls for densification associated with urban villages but in most neighbourhoods in Victoria it will be impossible to achieve in the constraints of existing property boundaries.

Incidentally, the densification policies proposed for Gonzales seem very sensible. I mentioned that I have seen the term "gentle densification" used for this sort of strategy using townhouses and duplexes and so on - might be a term worth introducing in this plan.

p65 The map has some green roads - presumably greenways - not identified in the key.

personal information mentioned that a lot of people in Gonzales are upset about old, small single family houses being lished to make way for large new single family houses with more coverage. These are permitted under

current zoning but seem to fly in the face of the sort of densification proposals the plan makes. This is, I think, a city wide issue. Is there some way it could be addressed or raised with councillors?

That's it for now. Hope these are helpful. Overall I think this plan looks good and the key moves are very appropriate for the area.

personal information

Rob Gordon

From: Rebecca Penz
Sent: Wednesday, Jun 28, 2017 1:02 PM
To: **personal information**
Subject: FW: Gonzales/Fairfield Plan

From: Engagement
Sent: Monday, June 12, 2017 10:23 AM
To: Rebecca Penz <rpenz@victoria.ca>
Subject: FW: Gonzales/Fairfield Plan

From: **personal information**
Sent: Saturday, Jun 10, 2017 10:59 AM
To: Engagement
Subject: Gonzales/Fairfield Plan

Hi,

I really appreciate that there have been numerous meetings, updates and consultations with the residents in Fairfield/Gonzales. The planning department is to be applauded for the extraordinary effort and time it has taken to organize these meetings and to gather input from the residents.

While I am in agreement with most of the residential building proposed for our area I am disheartened to see that there aren't more streets that aren't being looked to as worthy of saving under "heritage". There are so many streets with old stock housing that need preserving, for all the reasons stated in the heritage plan and also to preserve the tree stocks and landscapes that invariably get removed for new development.

In my mind all of Fairfield/Gonzales is worth preserving as heritage instead of cherry picking certain streets and so few! It begins to look like clearcutting, leaving a few old growth trees.

Sincerely,

personal information

Lillian Road

Rob Gordon

From: Community Planning email inquiries
Sent: Thursday, Jun 8, 2017 4:57 PM
To: Kristina Bouris
Subject: FW: Gonzales Neighbourhood Plan

From: **personal information**
Sent: Tuesday, Jun 6, 2017 3:30 PM
To: Community Planning email inquiries <CommunityPlanning@victoria.ca>
Subject: Gonzales Neighbourhood Plan

Hello Planning,

This email contains comments and suggestions I/we made with regard to the Gonzales Neighbourhood Plan. I look forward to having our concerns and suggestions addressed.

Thank you,

personal information

Wildwood Ave.

Hello Gonzales Community Association,

Thanks for the email as I was able to contribute to the survey. I must confess that the first chance I had for input into this plan was at a recent Open House. At this Open House, I/we/my neighbours' discovered that the Fairfield Pet Hospital could be developed into a 3 or 4 story building. To say that this floored me/us is an understatement **personal information** on Wildwood Ave.! Suddenly, at that point, my concept of community dissolved with imaginings of what could happen. We have created an organic urban landscape with movement toward an urban farm on our residential lot. Our work is possibly under threat because of the potential to be crowded out. Just look at the size of the almost completed house on Beechwood **personal information** - the footprint is within a meter of the allowable and the size of the within 40' of its maximum size! If a 3 or 4 story building was constructed, our lot would be walled on that side (light) and traffic and parking would become even more problematic and, if I can say, our property value would be adversely affected, no doubt!

I am supportive of development but not at the expense of neighbourhood or community, which seems to be happening for us and our neighbours - think of the people in the duplex on Lillian again directly east of the Pet Hospital!

Therefore, I have some comments that I would like you to pass along to the planners as I do not have their contact information and am away at an **personal information**. To begin, I would like clarification on where the rezoning policies apply. Upon first review it sounds like the proposed heights and densities (up to 3-4 storeys) are for sites along Farfield Rd. and not Wildwood. If this is the case, which

rezoning policies then apply to the commercial sites along Wildwood (e.g. our property adjacent to the pet hospital). Does the city have a land use map of the proposed zoning changes.

Additional comments and suggestions are as follows:

For policy 6.2.3. I ask to have Wildwood included in the policy text.

"If redevelopment occurs, create a gradual transition in building heights and massing to complement residential properties on Beechwood and Wildwood Avenues"

For policy 6.2.5. I wonder how this may affect neighbouring single-family residential sites (such as our own).

Policy 6.2.3 requires a gradual transition in building heights and massing, however building close to the property line could have a negative affect on neighbouring sites so there needs to be a clear distinction between sites along Fairfield and and the north side of Lilian then sites along Wildwood and Beachwood Aves.

For 6.2.6. before considering lower parking requirements there needs to be a traffic management study conducted in this area (mall employees and apartment dwellers parking on Wildwood, how residential only parking on streets around Wildwood affect parking, especially at the north end of Wildwood, customer parking from local businesses create additional congestion on the north end of Wildwood creates , parking congestion on Wildwood during peak sport seasons e.g. baseball) to showcase that there are already parking issues in this area.

That's it for now,

Respectfully,

personal information

Wildwood Ave.

On Jun 2, 2017, at 6:19 PM, Engagement <engage@victoria.ca> wrote:

<image001.jpg>

Dear Gonzales Neighbours,

The final public event to talk about your neighbourhood plan is happening tomorrow!

When: Saturday, June 3, 11 – 1:30

Where: Dining Hall, Glenlyon Norfolk School, [801 Bank Street](#)

Don't forget to fill out the [online survey](#) to tell us what you think about your draft neighbourhood plan. The survey link closes [on Thursday June 8](#).

For more information, visit victoria.ca/gonzales

You are also invited to join us at the Public Pin-Up for the **Fairfield Design Workshop** [on Tuesday, June 13, 5 – 7 p.m.](#) at the Parkside Hotel. Find out more [here](#).

If you would like to unsubscribe or only receive updates about the Fairfield Neighbourhood Plan, please reply to this email.

Rob Gordon

From: Rebecca Penz
Sent: Friday, May 26, 2017 10:45 AM
To: Kristina Bouris
Subject: FW: Upper Foul Bay Heritage Conservation Area

Just want to confirm that you received this email. We've had a bit of a gap with Molly's departure.

Thanks,
RP

-----Original Message-----

From: Engagement
Sent: Friday, May 26, 2017 8:08 AM
To: Rebecca Penz <rpenz@victoria.ca>
Subject: FW: Upper Foul Bay Heritage Conservation Area

-----Original Message-----

From: **personal information**
Sent: Thursday, May 25, 2017 9:23 PM
To: Engagement <engage@victoria.ca>
Subject: Upper Foul Bay Heritage Conservation Area

I am a resident of Foul Bay Road, with a home adjacent to one end of the proposed Upper Foul Bay Heritage Conservation area.

Thankfully, my property is not included in this proposal - likely because it is too new and not deemed Heritage-worthy. Nonetheless, I am as concerned as all the neighbours with whom I've spoken (who do live in the proposed Conservation area) and have serious misgivings.

While I appreciate the reasons for this proposal, I am against it for many reasons:

- 1) Other than the currently designated Heritage Properties, none of the homes in this area are actually Heritage Houses.
- 2) The current owners did not buy a Heritage House and any form of Heritage designation will likely cause them significant financial harm due to diminished resale values.
- 3) The additional rules, restrictions and requirements are not adequately specified, nor the process for who and how the new rules are decided. This designation essentially gives the City or the Neighbourhood Association a blank cheque to develop rules after-the-fact at the current owners' expense, likely based on some non-resident individual's or group's personal (arbitrary) sense of aesthetics.
- 4) This street is not a museum. It has changed many times over the past century and must continue to keep up with the times. Large garden lots are no longer necessary nor desired by many residents, due to the effort and cost of maintaining them. Modern house styles add to the diversity and aesthetics of the neighbourhood and should not be deemed unsuitable. Ironically, the ranchers and bungalows on this street were once looked upon as "modern abominations"...yet are now considered "traditional".

5) If the goal is to protect the street-side foliage and canopy, a specific bylaw or zoning rule should be drawn to that effect. It is not necessary to encumber the entire property (front, back and the house itself) to achieve this.

6) Zoning already exists for Gonzales stipulating development and lot sizes, density, large tree protection, etc. We do not need additional rules limiting our use, renovation or redevelopment of our private properties.

As a member of the Gonzales community, I hope that the Neighbourhood Association and Community Planning Department take into consideration these points, and desist from moving forward with this proposed Conservation area.

personal information

Rob Gordon

From: personal information
Sent: Tuesday, Jun 20, 2017 8:46 AM
To: Kristina Bouris
Subject: Gonzales Plan

Dear Kristina,

Thanks for taking the time yesterday to talk about the Gonzales plan and the proposed zoning implementation.

I live in an R-2 zoned, now non-conforming duplex due to density. My house met the zoning of the time. I think that the new zone is a mistake with respect to the proposed density limits. At the end of the day, you've allowed a certain building volume on the lot through the creation of setbacks and height limits. And the City has design controls in place through the Development Permit process. Additional limits through FSR and floor area maximums are redundant and don't allow for flexibility and creativity to respond to a variety of lot sizes that already exist in Gonzales.

I'm completely in support of secondary suites in duplexes and think that the density limits are inconsistent with the housing goals. I'd like to see the FSR and maximum floor area requirements removed. You've allowed me a duplex, and limit the size already through setbacks. However, if you want me to contribute to housing in the region by having a suite, I need more floor area to do so.

Many thanks,

personal information

Fairfield Road

Rob Gordon

From: personal information
Sent: Wednesday, Jun 14, 2017 11:25 AM
To: Kristina Bouris
Subject: please confirm receipt Fwd: comments on Gonzales Plan as discussed

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kristina,

I understand it is a really busy time for you.

However, could you please confirm that you have received my email, and that it will go into the process of revising the draft Gonzales Neighbourhood Plan.

Thanks,
personal information

----- Forwarded Message -----

Subject: comments on Gonzales Plan as discussed

Date: Mon, 5 Jun 2017 15:31:24 -0700

From: personal information

To: kbouris@victoria.ca

Dear Kristina,

Thanks for the chat at Fairfield Branch last week. I have finally written down my comments for you, as requested. I am writing to expand on my responses to the survey.

My specific concerns are around the wording related to panhandle lots and subdivision of large lots in the Heritage Designation area Queens Anne Heights/Upper Foul Bay.

The current wording puts undo restrictions on the city and the property owner, related to meeting other aspects of the plan - such as housing for families and maintaining the ecosystem. By restricting creative options, the city could be inadvertently causing other uses of the land which could be much less desirable to the existing owners and the community. As an example, installation of a tennis court or a swimming pool in the back of a property would not add density and would also further disturb the landscape.

In the case of existing strata lots, the suggestion to add rental units significantly complicates things for a strata, since it adds an income component to the strata, as well as tenant management issues. It would be much better to have the same kind of structure on a separate small lot.

Similarly, adding a new strata unit complicates the strata, especially if the new unit is standalone and the others are apartments in an older building, not to mention if the number of units goes from 4 to 5,

which adds significant extra administration.

The option to create a small lot, with room for a comfortable family home of 3-4 bedrooms is one worth considering. A proposal along this lines could also include such features as bio-swales, planting of native species, and generally enhancing the urban forest while not affecting the streetscape.

A strata's value is based on many things, including the property and options related to it. In our case, as an example, it was made clear to me when I purchased my unit that there is an option to develop part of the extensive gardens. The current wording therefore has an impact on the value of my home.

We looked at the 2014 Oak Bay plan, since Oak Bay is immediately adjacent to the Queen Anne heights /Upper Foul Bay area. They discuss similar objectives of preserving character and providing higher density. And, the plan specifically talks about Infill Residential Development Permit Areas in which small lots would be permitted. The area immediately adjacent is part of Oak Bay that they are considering for an Infill Residential Development Permit Area.

In conclusion, I recommend that the words related to banning panhandle subdivision be removed, and also the wording banning subdivision in a Heritage Conservation area, and replace with wording indicating that all creative options will be open for consideration.

Thank you for taking my concerns into consideration when finalizing the plan.

personal information

Fairfield Road
Victoria, BC

Rob Gordon

From: personal information
Sent: Saturday, Jun 10, 2017 1:14 PM
To: Kristina Bouris
Subject: Queen Anne Heights

Follow Up Flag: Follow up
Flag Status: Flagged

On further thinking I am just not sure that Queen Anne Heights should have townhouses. It is not just the land but the access up the Panhandles with many cars per day going up and down. There is very little parking on Foul Bay road for visitors so that might mean larger Parking areas which would remove more trees. I realize that with townhouses there MIGHT be less loss of trees but that would be Site specific as there will still be trees lost to the building footprint.

What was your take on the meeting at personal information

personal information

Rob Gordon

From: personal information
Sent: Wednesday, Jun 14, 2017 6:52 PM
To: Kristina Bouris
Subject: Re: Gonzales Heritage Area plan

Hi Kristina
Happy to help.
Talk soon.
personal information

Sent from my iPhone

On Jun 14, 2017, at 5:52 PM, Kristina Bouris <KBouris@victoria.ca> wrote:

Dear personal information
Thanks very much for your email and sharing your thoughts. I appreciate your comments. I will include your comments as part of the formal feedback from property owners in the proposed Upper Foul Bay HCA. We will be reviewing this feedback in detail beginning next week and will be presenting the feedback and a final recommendation on the HCAs to Council later this summer. I will provide an update to you by email as dates approach.

Thank you,
Kristina

Kristina Bouris MCIP RPP
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca

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<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan
<http://www.victoria.ca/vicwest>

From: personal information
Sent: Saturday, June 10, 2017 6:40 PM

To: Kristina Bouris <KBouris@victoria.ca>

Subject: Re: Gonzales Heritage Area plan

Hello Kristina:

I reviewed the Gonzales Neighbourhood Plan and here are my comments:

Victoria has a rapidly expanding population and every possible way to accommodate this growth should be reviewed in concert with the preservation of this important character area.

As the owner of the **personal information** Foul Bay Road I support in principle the proposed neighbourhood plan for the Upper Foul Bay Area.

This Victoria neighbourhood is still largely in tact and should be preserved as an important historical character area.

Design guidelines should be made to define and maintain the current character of the area while allowing for options for additional growth.

Specific alternate housing possibilities should be reviewed carefully and defined to allow this area to remain a vital part of the city fabric.

Maximum allowable densities, heights and architectural aesthetics must be defined in a clear prescriptive set of guidelines that help to define the future of this area.

Hope these comments are of some use!

Regards,

personal information

From: "Kristina Bouris" <KBouris@victoria.ca>

To: "**personal information**"

Sent: Wednesday, June 7, 2017 10:58:29 AM

Subject: RE: Gonzales Heritage Area plan

Hi **personal information**

Good to talk to you regarding your property and HCAs. Here is the link to the Gonzales Neighbourhood Plan website: victoria.ca/gonzales

There is also a link there to the [online survey](#) to share your feedback on the draft neighbourhood plan. The survey link closes on Thursday June 8.

Thank you,

Kristina

Kristina Bouris MSc MCIP RPP

Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca

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Vic West Neighbourhood Plan

<http://www.victoria.ca/vicwest>

From: personal information
Sent: Wednesday, May 31, 2017 3:57 PM
To: Kristina Bouris <KBouris@victoria.ca>
Subject: Re: Gonzales Heritage Area plan

Hi Kristina

You can phone me at personal information any time that suits.

If you don't get me just leave a message and I'll call back.

Regards,

personal information

From: "Kristina Bouris" <KBouris@victoria.ca>
To: personal information
Sent: Wednesday, May 24, 2017 2:59:04 PM
Subject: RE: Gonzales Heritage Area plan

personal information
Dear

Thank you for your email and letting me know that you won't be able to make tonight's meeting. I would be happy to follow up with you by phone early next week to discuss the proposed HCAs and what this could mean for your property. We can also talk about the feedback from tonight's meeting. Please suggest a few times that you are available. We're hoping to get feedback from property owners in these areas by June 7.

Thank you,

Kristina

Kristina Bouris MCIP RPP

Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca

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Vic West Neighbourhood Plan

<http://www.victoria.ca/vicwest>

From: Community Planning email inquiries

Sent: Wednesday, May 24, 2017 2:50 PM

To: Kristina Bouris <KBouris@victoria.ca>

Subject: FW: Gonzales Heritage Area plan

From: personal information

Sent: Tuesday, May 23, 2017 4:58 PM

To: Community Planning email inquiries <CommunityPlanning@victoria.ca>

Subject: Fwd: Gonzales Heritage Area plan

From: personal information

To: "kristinabouris" <kristinabouris@victoria.ca>

Sent: Tuesday, May 23, 2017 4:52:01 PM

Subject: Gonzales Heritage Area plan

Hello Kristina:

personal
information

Foul Bay Road

Thank you for your letter of May 3rd outlining the proposed Heritage Area in Gonzales.

As the owner of the above noted property, I look forward to hearing more about the community plan and working with you to help establish this area as a vibrant part of Victoria.

As I live in Vancouver and have just returned from overseas, I am unable to attend the meeting on May 24th

but look forward to meeting with you at some point to discuss ideas for Foul Bay Road.

Regards,

personal information

Rob Gordon

From: personal information
Sent: Tuesday, May 30, 2017 10:44 PM
To: Kristina Bouris
Subject: Re: Heritage Conservation Area in Gonzales
Attachments: 1966 Fairfield - HCA.pdf

Sorry I miss-spelled your name in the letter!!! Here is a corrected copy...

On Tue, May 30, 2017 at 10:36 PM, personal information > wrote:
Dear Ms Bouris.

Please see the attached letter personal information Fairfield Road and the proposed Upper Foul Bay Road HCA.

Thanks!

--

personal information

Rob Gordon

From: personal information
Sent: Wednesday, May 24, 2017 2:14 PM
To: Kristina Bouris
Subject: Re: May 24 meeting re heritage conservation areas in Gonzales

Dear Kristina,

We have friends who will attend tonight, but if I still have questions after talking with them, I would welcome the chance to touch base with a staff member. I would also appreciate receiving the minutes when they are available.

Thanks for your help; we are relatively recent arrivals to Victoria, and I have been impressed with how positive city staff are!

Regards,

personal information

Kristina Bouris wrote:

> Dear Mr. personal information
> Thank you for your email regarding Heritage Conservation Area for the Upper Foul Bay Area. I'm sorry that you will not be able to attend tonight, but thank you for sharing your questions.
>
> Would you be interested in speaking by phone with one of our heritage planners to talk a bit more about what this would mean specifically for your property, and ask any questions that you might have? Please let me know, and I can put you in touch with one of our staff and they would happy to go over what we will be talking about tonight.
>
> I will email you a summary of the notes from tonight's meeting when they are available (likely in two or so weeks), as well as a description of the next steps.
>
> Thank you,
>
> Kristina Bouris
>
>
> Kristina Bouris MCIP RPP
> Senior Planner
> Sustainable Planning and Community Development City of Victoria
> 1 Centennial Square, Victoria BC V8W 1P6
>
> T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca
>
>
> -----Original Message-----
> From: personal information
> Sent: Wednesday, May 24, 2017 10:01 AM

> To: Kristina Bouris <KBouris@victoria.ca>

> Subject: May 24 meeting re heritage conservation areas in Gonzales

>

> Hi Kristina, personal information

> My wife and personal information Foul Bay Rd., in the proposed Upper Foul Bay Road Heritage Conservation Area. While we do not live in a heritage house, we are concerned about any potential impact it would have for us. Does it mean that, for example, we could not change the exterior of our house, which is only 20 years old? Unfortunately, we cannot make the meeting tonight at Glenlyon Norfolk School. If you could keep us informed of the process going forward, we would appreciate it.

> Sincerely,

> personal information

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>

>

>

>

>

Rob Gordon

From: personal information
Sent: Monday, May 15, 2017 10:38 AM
To: Kristina Bouris
Subject: RE: Proposed Heritage Conservation Area in Gonzales
Attachments: image009.gif; image008.gif; image007.gif; image006.gif; image001.gif

Thanks very much for your reply. We look forward to hearing what was raised at the Norfolk House meeting and to receiving information regarding issues raised at that meeting. Two points which are of paramount interest to us are: 1. The effect on future plans and value for our property and 2. What are the tax implications for our property?. Also, if we decided to alter the exterior (front, back or sides) of our house, what would be the process?

Thanks for your good wishes,

personal information

From: Kristina Bouris [mailto:KBouris@victoria.ca]
Sent: Monday, May 15, 2017 8:59 AM
To: personal information
Subject: RE: Proposed Heritage Conservation Area in Gonzales

Dear personal information

Thank you for your email and sharing your thoughts about the proposed Heritage Conservation Area. I'm sorry that you will not be able to attend the meeting on May 24 and will send you the minutes and a copy of the presentation from the meeting. They should be ready two weeks or so after the meeting.

If you have any questions between now and then, or would like more information about Heritage Conservation Areas, one of our heritage planners would be happy to speak with you over the phone. Please let me know if we can be of further help.

Thank you,
Kristina Bouris

Kristina Bouris MCIP RPP
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E KBouris@victoria.ca



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<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan

From: personal information
Sent: Saturday, May 13, 2017 11:26 AM
To: Kristina Bouris <KBouris@victoria.ca>
Subject: Proposed Heritage Conservation Area in Gonzales

Dear Kristina Bouris,

Thank you for your letter of May 3, 2017 regarding the above subject.

We will be unable to attend the May 24 meeting because of impending surgery but would appreciate any information resulting from the meeting, such as a copy of the minutes, etc. We built our personal information Foul Bay Road personal information and chose the site for the very reasons your plan is proposed. We are, therefore, very interested in preserving the ambience of the neighbourhood. We look forward to hearing from you.

Sincerely,

personal information

Rob Gordon

From: personal information
Sent: Monday, May 15, 2017 2:18 PM
To: Engagement
Cc: Kristina Bouris
Subject: RSVP heritage conservation meeting May24

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kristina Bouris,

Re the letter dated May 3, about our house being proposed to be "heritage conservation area"); myself and my wife will attend the meeting at Glenlyon Norfolk school as we wish to register our strong opposition to such a ridiculous proposal.

Nobody from the community has previously approached us to get our views regarding developing a "Gonzales Neighborhood Plan" so we have had no opportunity for input to this. As the property owners since 2003, we are totally opposed to such impingement of our rights as owners and tax payers by the imposition of this unjustified proposal.

Our house is not "historic". It was a modest house which was built in the 1940s and renovated and repainted several times over the past 70yrs. The native trees on our property are already protected and we maintain a garden of a type of our own choosing in a style that fit our likes and the neighborhood.

This type of unnecessary designation by others that likely do not even live in the affected areas is not an enhancement. It is an impediment and will lower our property values by making it less desirable for potential buyers in the future, by making extra permits necessary.

We look forward to having an opportunity to state our opposing views as property owners at the May 24. meeting.

Thank you.

personal information
Foul Bay Rd.
Cell:
Sent from my iPhone 6+

Rob Gordon

From: personal information
Sent: Wednesday, Jun 7, 2017 8:45 PM
To: Kristina Bouris
Subject: Concern over the Upper Foul Bay Heritage Conservation area

Hi Kristina

I would like to add my voice to the concerns already raised by my husband personal information about including our personal information Fairfield Road in the newly proposed Heritage Conservation zone in Fairfield. As my husband indicated earlier, the home was built in 1979 and is therefore not of a vintage that should qualify it for a heritage status. There are many beautiful older homes in Victoria that make much more sense to preserve. Our home, although a very enjoyable place to live and in a great community, is not one that holds any historical value for the city. What makes this home special for us is its proximity to our daughter's school Margaret Jenkins, to the beach and to the grocery store. I am strongly opposed to designating personal inform Fairfield Road with any heritage status. It is misleading and untrue and we don't want to be penalized for having our house arbitrarily included as part of a Heritage area when it is undeserving of this inclusion.

Thanks for taking the time to read my email and consider my perspective.

Kind regards,

personal information

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Rob Gordon

From: personal information
Sent: Wednesday, Jun 7, 2017 4:19 PM
To: Kristina Bouris; personal information
Subject: Re: Heritage Conservation Area in Gonzales
Attachments: image002.png; image001.gif; image004.gif; image003.gif; image005.gif

Hello Miss Bouris.

I just wanted to follow up on my letter dated May 30 and on our phone call from earlier today with my concerns about the proposed Upper Foul Bay Heritage Conservation area. While I support heritage initiatives in general, I have the following three specific concerns with this project:

- 1 - Inclusion and exclusion criteria are not clearly laid out. Aside from our location in a nice neighbourhood on a nice lot it is difficult to understand how our home, built in 1979, could be considered a heritage property.
- 2 - The project lacks an opt in component. Designation within a Heritage Conservation Area comes with many of the liabilities of true Heritage Designation (special permits etc) without any of the potential benefits (renovation subsidies etc). This seems like a very strong incursion on property rights. As mentioned, our house was built in 1979 and we therefore would not even qualify for Heritage Designation if we were to apply. Is the city willing to compensate property owners for imposing a mandatory drag on property values?
- 3 - The implications of being included in a Heritage Conservation area have not been fully detailed, and I fear that implementing this area without deciding exactly what it means would lead to significant delays in any future improvements we may undertake on our property.

I am therefore strongly opposed to the inclusion of our home, personal information Fairfield Road, in the proposed Heritage Conservation Area. I am prepared to reluctantly seek legal council if this project proceeds in its current form.

Thank you.

personal information

On Wed, May 31, 2017 at 8:46 AM, Kristina Bouris <KBouris@victoria.ca> wrote:

Dear personal information

Thank you very much for your letter sharing your feedback and concerns regarding your personal information Fairfield Road. I will include your letter in the formal package of feedback from homeowners in the areas being proposed for Heritage Conservation Areas. The feedback and final neighbourhood plan will be presented to Council later this summer, with any formal recommendations about Heritage Conservation Areas.

As you note, some of the properties in the area do not themselves have historic merit, but are included to ensure their future design is compatible with adjacent historic properties and the overall historic character of the area.

Sincerely,

Kristina Bouris

Kristina Bouris MSc MCIP RPP

Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T [250.361.0532](tel:250.361.0532) F [250.361.0557](tel:250.361.0557) E Kbouris@victoria.ca



Get involved in the:

Fairfield-Gonzales Neighbourhood Plan

<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan

<http://www.victoria.ca/vicwest>

From: personal information
Sent: Tuesday, May 30, 2017 10:44 PM
To: Kristina Bouris <KBouris@victoria.ca>
Subject: Re: Heritage Conservation Area in Gonzales

Sorry I miss-spelled your name in the letter!!! Here is a corrected copy...

On Tue, May 30, 2017 at 10:36 PM, personal information wrote:

Dear Ms Bouris.

Please see the attached letter personal information Fairfield Road and the proposed Upper Foul Bay Road HCA.

Thanks!

--

personal information

--

Rob Gordon

From: personal information
Sent: Thursday, Jun 8, 2017 5:46 PM
To: Kristina Bouris
Cc: personal information
Subject: Gonzales Neighbourhood Plan & Upper Foul Bay Heritage Conservation Area

Hi Kristina,

It was a pleasure to meet you at personal information week; thank you for taking the time to meet and explain the proposed Neighbourhood Plan.

personal Foul Bay Rd.) generally support the Neighbourhood Plan, but have some concern about the proposed Heritage Conservation Area designation. As was discussed at the meeting, the requirement that any exterior changes to any property in the Area would require Heritage review raises serious concern, especially for relatively new houses (e.g., 20-30 years old). Newer homes have widely varying exteriors, and a requirement for Heritage review for any changes seems both intrusive and of questionable value in terms of "preserving the heritage" of the Area. Hence, if the Heritage Conservation Area is included in the Neighbourhood Plan, we would strongly urge that newer homes be excluded from this requirement.

Thanks again for your time, and please include us in any updates to the proposed plan.

Regards,
personal information

Rob Gordon

From: personal information
Sent: Wednesday, Jun 21, 2017 6:14 AM
To: Kristina Bouris
Subject: HCA

Dear Kristina,

Thank you for the opportunity to comment on the Proposed Heritage Conservation Area for Upper Foul Bay Road.

As an owner personal information Romney Road and as a Builder who has built, renovated and restored a number of residential projects in Victoria, I am in support of this Heritage Conservation Area with regards to protecting trees, street character and rock walls.

I am not in support of this Heritage Conservation Area extending to the appearance of houses.

It is the trees, mature landscaping and winding roads that create the context and character of this neighbourhood as a whole.

I would prefer to see the notable Heritage Homes in this area conserved through tax incentives for Heritage Designated Houses. Applying a Heritage Conservation Area that controls the Form and Character of Buildings that are a collection of 20's, 40's 60's and Contemporary Architecture does not make sense other than as a vehicle to ensure high quality architectural design. I believe that the current property values and existing Gonzales Zoning in this area will be effective controls to ensure quality architectural projects will be undertaken.

Additionally, if trees and landscaping are maintained, the houses will be barely visible from street view.

The current HCA documentation is quite vague and gives the City a lot of control and influence on the design of houses in HCA's. This puts an undeserved burden of time and cost on current property owners wanting to build new houses within the Proposed HCA. In order to maintain some of these Heritage Houses lots will be subdivided creating empty lots and new buildings.

In summary, I do not feel that the area drawn for the Upper Foul Bay Road Conservation Area should include review of house design and alterations for Form and Character. This would not be appropriate for the lots that contain houses without significant Heritage Value. I am in support of maintaining the contextual landscape character of this area and encouraging Heritage Designation where appropriate.

Thank you for your consideration,

personal information

Fort St. | Victoria, BC |

personal information

Rob Gordon

From: personal information
Sent: Thursday, May 25, 2017 6:33 PM
To: Kristina Bouris
Subject: Heritage Conservation Area on Lower Foul Bay Road

Dear Kristina Bouris,

I would like to request that my house be excluded from the Heritage Conservation Area. My house is one of the five on Lower Foul Bay road that has been selected. Please let me know what further steps I can take to have my home excluded.

I was unable to make it to the meeting for the proposed Heritage Conservation Area. I would have attended but I was out of the province.

I left a message on your voicemail previously and Steve Barber responded. He was helpful and provided some sources on the benefits of Heritage. He also made some specific statements about how the inclusion of my home in a Heritage Conservation Area would have a very limited impact on future renovations and development to the property. However, I noticed in his follow up email that he is a retired city employee. I don't doubt that he is well informed in this subject area but I am a bit concerned that this information was communicated to me by someone who is not a current city employee. I do not know what authority he has or the extent to which I can rely on the information he provided.

I would appreciate your assistance by providing me with further information on how I can exclude my property from the Heritage Conservation Area.

Thank you,

personal information

Gonzales Neighborhood Plan Open House Board Feedback

May 23 and June 3 2017

Key Question: Overall how supportive are you of the Gonzales neighbourhood plan?

Very Appropriate

- 11 Votes
- Allow affordable housing (townhouses, suites, etc.) so young families can enjoy our great neighborhood! Well balanced plan.
- Very Impressive thank you!
- Existing residents are giving feedback, but what about potential residents? No-one here is under 50!
- Very important to encourage affordability and diversity in changes to housing regulations
- Very supportive! Balance growth with protection, family friendly affordable spaces
- Keep Brighton Ave quiet. Tree lined and pedestrian friendly. Slow down cars and don't change road character to speed up traffic it's a unique and special place.
- Nature does not need enhancing, leave the beach alone – use money elsewhere
- It sounds good but so did our last neighborhood plan and that did not help the character of the neighborhood. Also what is new?
- Why enhance Gonzales beach, its perfect the way it is!
- Yes overall I support the plans and see the logic. I support higher density in the area and mixed building types. I like the proposed changes to the plaza but some level parking onsite must be retained (perhaps for 15/20 min max) but mixed use is appropriate. Yes, growth with respect to historically relevant areas, green space and trees.

Somewhat Appropriate

- 6 Votes
- Yes, leave the car behind
- I agree with developing housing that is affordable. I also support policies that keep and support continued affordability
- To address the parking squeeze inherent in increased density, planning needs to consider more vehicle share options, more transit service with more direct routes to downtown ensuring cycling lanes are wide enough for emerging electric Velo mobiles (ELF Veemo) that keep riders dry encouraging year round use.
- Looks good but generally I love my neighborhood as it is and don't want to see larger development or changes to natural spaces becoming more built up
- I find it disheartening that the majority of people here are fairly established residents who want to keep things as they are.
- Where are all the young families who can evoke real change and are in support of innovative ideas?
- Protect ecosystems, remove invasive plant species and plant native species.

Neutral

- 1 Vote
- Increase service for #3 bus and #1.
- The Fairfield plaza must not be changed into housing it works well as it is.
- Leave the beach alone – Except enforce the no dogs on the beach in the summer.
- We like how quiet our area is. Love all the mature trees especially at Lawnsdale / Madison.
- Why townhouses? Too many stairs for family, elder or disabled. Would rather see 2 ½ stories of well-designed apartments. We don't need more than 8' ceiling's
- Problematic area's: Secondary suites, garden suites, heritage grants and densification.

Somewhat Inappropriate

- 0 Votes
- More attention consideration for seniors and those with limited mobility
- Keep parks and beaches natural. Let the kids use their imagination
- No more modern box style houses they don't fit in our neighborhood
- Housing should fit in appearance-wise with existing heritage
- Why is the City so intent in development that will destroy the present and ambience of the Gonzales area?

Very Inappropriate

- 3 Votes
- Protect Gonzales beach - not enhance it according to City planning department.
- Save and preserve old stock housing.
- Lower speed limit in all of Gonzales.
- No more housing that looks like commercial buildings.
- Preserve and protect natural areas.
- Gonzales is a unique area with a diverse population. It is an old fashioned neighborhood that is enjoyable as is. Adding townhouses at the expense of old stock housing is inappropriate.
- Don't like changes that don't consider elders
- Protect our beautiful Gonzales beach please!
- We have a very desirable neighborhood - I don't want it ruined to meet the city's needs.
- The city should encourage greater density where new townhouses and apartments would be an improvement.
- Park on your own property so bikes and cars can have the street back.
- No more sugar cube houses, they don't fit in the neighborhood!
- Leave us alone.
- Parking issues (Street parking *) Not addressed effectively.
- Plan will create more parking issues. New suites / density must require parking spaces of enforceable assurances that no additional cars will appear.

- Roads are for access and community engagement. No parking for rental suites and density forced on us.
- How can a specific neighborhood (be it one block or several) protect itself from density and unreasonable development with this plan? Previous plans have been used to work against our neighborhood and the vast majority of the residents.

(People appear to have voted on the topics)

8 Votes – Add housing that fits the neighborhoods character

5 Votes – Make it easier to leave the car behind

3 Votes – Create community living rooms

10 Votes – Celebrate neighborhood heritage

7 Votes – Protect existing neighborhood commercial corners

7 Votes – Protect Gonzales beach

12 Votes – Protect neighborhood ecosystems

Key Question: Do you support the following initiatives to improve mobility, safety and connectivity?

Complete gaps in walking and cycling routes to improve connections to popular neighborhood destinations

Very Appropriate

- 24 – Votes
- No Comments

Somewhat Appropriate

- 0 - Votes
- Beechwood and Ross visibility horrendous, dangerous for pedestrians to cross
- Improve pavement and lighting along the alleyway on Madison.

Neutral

- 0 – Votes
- Focus on walking not cycling
- Don't go to parking backyard, DO put shuttles in place for community. More busses!

Somewhat Inappropriate

- 1 - Vote
- Why build bike lanes for 5% of the road users?
- If you want to increase/accommodate more pedestrians then fix the sidewalks.

Very Inappropriate

- 2 - Votes

- Please no curbs on sidewalks on the Maddison lane between Wilmer and Lawndale “Retain the Lane”
- You can’t have more rental units with on street parking, plus get rid of on street parking.
Makes no sense

Access key intersections and other spots for safety improvements

- Very Appropriate
- 17 – Votes
- 4 Way stop at Richmond/Fairfield. Regular close calls there due to speed and incomplete stops.
- Bike lanes along Richardson please

Somewhat Appropriate

- 0 – Votes
- Cycle route. Leave room for parking on Irving Road. Why not use Richmond Rd instead?
Access to beach and church
- Stop signs along Ross for safer pedestrian crossing

Neutral

- 0 – Votes
- Lillian Rd 30km/Hr.

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 1 – Vote
- Do not support busses down Richmond Avenue. Narrow in parts and between Chandler/Fairfield parking is on one side. Rather, enhance the current Richardson route.

Work with BC Transit to improve bus service

Very Appropriate

- 17 – Votes
- 4

Somewhat Appropriate

- 0 – Votes
- Expand and increase Biketoria routes to other neighborhoods. Co-ordinate with Oak Bay to extend continuous bike paths across border.
- No more traffic calmers “traffic Bulbs” They are dangerous for bicyclists (forces us out into traffic)

Neutral

- 0 – Votes
- Not enough safe bike lanes
- Re Sect. 3.2.2- (P.25) Concerned about cars and commercial trucks short cutting through Brighton side streets and Oak Bay Ave
- New pavement on Brighton may encourage this but it should be discouraged by various means e.g. trees.

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 1 – Vote
- I agree, no busses on Richmond

Policies to support bike parking and car share sharing in key locations

Very Appropriate

- 15 – Votes
- Remove “end -30” sign headed West on Ross?
Would be good to consider whether this is needed as part of safety assessment.
- Crosswalk across Foul Bay at Brighton trail please

Somewhat Appropriate

- 1 – Vote
- No Comments

Neutral

- 1 – Vote
- Dangerous intersection Wildwood/Lillian/Fairfield

Somewhat Inappropriate

- 0 – Votes
- Too much priority for bike lanes
- Brighton should be designed as a shared street

Very Inappropriate

- 2 – Vote
- Retain parking if putting in bike lanes

Additional Comments

- Enforce the parking restriction on Irving

- Let buses go along Hollywood Crescent – Why? – They are one of the few that do 30km/hr.
- There is too much attention paid to cars and parking.
- We need neighborhoods that are focused on people, healthy transport and safety. This is our home not a highway.
- Curb cuts on all sidewalks for stroller and wheelchair access
- Consider alternate routes rather than Chandler for the bike lane due to impact on parking
- Consider parking by permit on Chandler or relocate density to another street
- Continue sidewalks on lower foul bay for safe walking
- Intersection at Richmond and Richardson is dangerous for bikes - Car's don't stop
- Remove resident only parking between St. Charles/Wildwood/Lillian. All residences have long driveways.
- AAA cycling and tour buses cant co-exist on Hollywood Crescent
- Make sure Brighton St. is built as a greenway not just a regular street
- Slow Traffic on Earle + St. Charles (shortcut route)
- Stop spending tax dollars on bike infrastructure. It's only for 0.5% of the population! – Or make them pay
- Traffic calming along Crescent + work with Oak Bay onto King George Terrace
- I believe we should allow cars to park on both sides of Fairfield road during the am/pm school rush hour (on that wider stretch would be a better and safer alternative)
- The Margaret Jenkins AM rush-hour... disclosure. I live on the 1800 block of Chandler Ave. between 8:25-9:15 the street is completely filled on both sides (despite resident parking restrictions on the north side) with parked cars.
- Parents seem to be in a hurry & there is only one lane.
- Bike lane/pedestrian corridor on Chandler conflicts townhouse/legal suites.
- Increased street parking necessary yet bike lane reduces street parking (long term care facility staff park on Chandler
- Please consider how to deal with increased tour bus traffic in the neighborhood and where might be most appropriate routes to handle such increases
- Crosswalks needed at corner of Robertson, Ross and Crescent to improve access safely to Gonzales beach
- Enhance pathway across Margaret Jenkins School (Bike/Pedestrian)
- Richmond and Lillian corner needs work. 30km/hr.?
- Pedestrian crosswalks at end of St. Charles across Dallas (Access Ross Bay Beach)
- At intersection of Ross/Robertson/Hollywood (access to Gonzales Beach)
- Speed reduction can clog M-J school as parents pick up/drop off children. Can nobody walk?
- Remove bayside parking to improve site for crosswalk at Irving & Crescent
- Blue line Richmond Ave. section between Chandler and Fairfield
- Creates increased shortcutting car traffic on Beechwood, Wildwood and Ross
- Redfern 900 Block + 1000 block + Quamichan – Brighton are not safe due to Davies contracting truck traffic.

Key Question: Do you support the following initiatives to create more social gathering places or “community living rooms” in Gonzales ?

Plan for new features at Pemberton, Hollywood and Gonzales Beach Parks that encourages people of all ages to gather, such as benches, games, public art and picnic tables

Very Appropriate

- 29 – Votes
- No Comments

Somewhat appropriate

- 5 – Votes
- Just be sure to leave the trees there. Plant more trees!

Neutral

- 5 – Votes
- No Comments

Somewhat Inappropriate

- 2 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Work with the school district and other organizations to create indoor community space in Gonzales

Very Appropriate

- 25 – Votes
- No Comments

Somewhat Appropriate

- 4 – Votes
- I’d prefer to see improvements that increase accessibility and preservation of natural spaces rather than public art. The scenery is beautiful as is and hopefully many can enjoy it in its natural state
- Keep the trees at Pemberton Park. We love the owls!

Neutral

- 2 – Votes
- No Barbeque in the park. Too much smoke to homes nearby
- No Barbeque pits! Definitely not!

Somewhat Inappropriate

- 1 – Vote
- Waterpark at Pemberton Park

Very Inappropriate

- 0 – Votes
- No Comments

Additional Comments

- Strive for Balance b/w natural park (greenspace) – Including wildlife (Deer & Owls) + spaces for young families = challenge.
- Yes Pemberton Park is underutilized, but do keep the dog access please!
- Preserve green space but added benches in Pemberton Park for relaxation.
- Pemberton Park needs a better play park, something for our kids too maybe a volleyball or basketball court? But keep the trees!
- No added public art. Have Margaret Jenkins School available after hours for classes & gym recreation.
- Add Abkhazi garden to maps.
- Retain dog leash – free of use of Pemberton Park (it's very social for people)
- Install Barbeque pits at the picnic tables at Gonzales Beach. Also put back the picnic tables on the ramp at Gonzales Beach.
- Establish some kind of refreshment Café at the Gonzales Park on the upper part.
- Ensure that designated greenways have more green in the R.O.W – wider verges, more tree's, bio swale etc. More distinctive signage
- Need's more parking spots for Gonzales Bay users.
- Margaret Jenkins should allow dogs during off school time with bags and receptacles. Deer and cats don't have owners picking up after them but dogs do.

Key Question: Do you support the following initiatives to protect the historic character of houses and streets?

Establish New Heritage Conservation Area on Upper Foul Bay Road

Very Appropriate

- 20 – Votes
- No Comments

Somewhat Appropriate

- 3 – Votes
- There are many Heritage names/area's than the few identified (no protection for these)
- If you pack it as tightly as Runnymede + Foul Bay you have lost character of the Neighborhood. Box + More boxes tossed into a non-box landscape appears to be the plan.

Neutral

- 1 – Vote
- Other measures Required to protect older housing stock

Somewhat Inappropriate

- 0 – Votes
- How do you not penalize current owners of these properties

Very Inappropriate

- 0 – Votes
- No Comments

Establish New Heritage Conservation Area n Lower Foul Bay Road

Very Appropriate

- 20 – Votes
- No Comments

Somewhat appropriate

- 2 – Votes
- No Comments

Neutral

- 1 – Vote
- Not very supportive of any hindrances on property owners but do feel the love of historic neighborhoods.

Somewhat inappropriate

- 0 – Votes
- Current owners should not have to pay extra DP fee's

Very Inappropriate

- 0 – Votes
- No Comments

Establish New Heritage Conservation Area on Redfern Street

Very Appropriate

- 13 – Votes
- Very Happy to see this (recognition of whole area not just individual houses)
- We want to maintain the whole area of Gonzales as a heritage conservation site.

Somewhat Appropriate

- 4 – Votes
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Allow New Types of Housing on Designated Heritage Property's, Such As Main House + Secondary Suite + Garden Suite, To Support Heritage Conservation and Increase Rental Housing

Very Appropriate

- 10 – Votes
- No Comments

Somewhat Appropriate

- 5 – Votes
- Should allow/encourage two suites in main house in exchange for heritage designation. This would reduce the building footprint as compared to a garden suite + would retain tree canopy etc.

Neutral

- 1 – Vote
- Protect old stock housing that will one day be of historic value

Somewhat inappropriate

- 0 – Votes
- Consultation with neighbors is critical. Why ruin the ambiance/value of neighbors' homes!

Very Inappropriate

- 0 – Votes
- Consultation of neighbors' for garden houses – this has big effect on the enjoyment of the property for the surrounding homes.

Additional Comments

- Parking is already an issue on Foul Bay South
- No more boxy modern houses. Stuck in the middle of 1930's, 1940's houses, they don't fit in!
- Tiny houses and garden suites are also ways of providing housing in dense urban neighborhoods.
- City needs to extend heritage conservation to the whole area of Fairfield/Gonzales
- What about the parking problem?

- I'd prefer to see a broader plan in place to protect heritage in all of Gonzales as opposed to in certain area's only. It breaks my heart to see developers tear down beautiful old homes and replace with styles that do not suit the neighborhood.
- Consider tiny houses as a new type of housing
- Please no more boxy, blocky new houses in the middle of these beautiful heritage areas. Character neighborhoods are very important!
- Don't pave paradise to put up a parking lot. Don't cut down trees or destroy the green space to provide more parking.
- Make the areas bigger for whole clusters of character houses which Gonzales has.
- Why does the city permit developers to build box houses where a more interesting older house was? E.g. Irving Rd
- Houses of the 40's, 50's, 60's era of heritage value as well!
- Retain as many of the existing homes as possible. This is what makes this a nice diverse neighborhood.
- If an old home is well built renovate it to improve the density.
- What is the goal for the number of new units?

Key Question: Do you support the following initiatives to enhance and strengthen neighborhood commercial areas?

Designate a new small urban village at Fairfield Rd. and Lillian St/Wildwood Ave to allow 3-4 storey mixed use buildings

Very Appropriate

- 13 – Votes
- 3 storeys

Somewhat Appropriate

- 3 – Votes
- Keep sizes / storeys small and maintain a 3 storey maximum footprint – Keep a local neighborhood feel.

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 2 – Votes
- 4 Storeys

Very Inappropriate

- 4 – Votes
- 4 Storey Buildings inappropriate for this site.
- This plan appears to allow developer to totally change existing character.
- Safety, children, all walking, biking, parking issues, not affordable for all.

Improve public spaces in urban villages at Fairfield at Irving and Fairfield at Lillian/Wildwood including wider sidewalks, street trees, seating and lighting.

Very Appropriate

- 11 – Votes
- No Comment

Somewhat Appropriate

- 0 – Votes
- Hollywood Pet Clinic is on a 50' x 100' site. Can't develop much more!!

Neutral

- 1 – Vote
- Where will everyone park?

Somewhat Inappropriate

- 1 – Vote
- Keep this 2 storeys
- We should not have 4 storey buildings anywhere in Gonzales area.

Very Inappropriate

- 0 – Votes
- This will mean the loss of existing small-scale mom and pop retail/commercial opportunity
- 4 storeys WTF!

Additional Comments

- 3 storeys
- This corner is not desirable on Lillian St./Wildwood/Oak bay/Foul Bay has lost its character, history and safety. Too many businesses and homes in small area.
- Church St. Jean Baptiste
- Must review business/home use or at least enforce the bylaw. Ex. Davies Contracting is horrible for neighborhood noise, vibration, safety, unsightly and blocks traffic.
- Restrict inappropriate businesses, I.E Davies Contracting
- Maximum 3 storey
- Absolutely no higher than 3 storeys but I support small urban village with nice landscaping
- Fund a pathway connection between Pemberton – Chandler pathway and the north end of Irving
- 2 storeys is sufficient
- Consider parking passes for residents
- 3 storeys max
- No marijuana shops
- Any development needs to be affordable housing no luxury homes or suites
- Include bike facility requirements in all redevelopment

- These buildings are not that special or beautiful. Allow for new architecture here
- 4 storeys too high
- Retain the character of the complex at Lillian/Wildwood. No square building
- How about permeable commercial parking spots?
- Low warm lighting
- Should be joint - Fairfield/Gonzales

Key Question: Do you support the following initiatives at Gonzales Beach Park?

Improved pedestrian and cycling connections to, and from, the surrounding neighborhood

Very Appropriate

- 22 Votes
- No Comments

Somewhat appropriate

- 2 – Votes
- Bikes paths are important but care has to be taken not to sacrifice needed parking spaces.
- Pg. 26 -3.4.3 Transportation Mobility, Chandler parking issues proposed increased density and legal suites increase demand for parking.
- Long term care facility staff park on Chandler for complete shifts, visitors also park on Chandler. Bike lane pedestrian corridor decreases parking on a high demand street.
- Resident's lose street parking (especially legal suite residents who park on the street.

Neutral

- 0 – Votes
- Put up a sign explaining that dog's disrupt nesting heron, enforce the bylaw.
- But where?

Somewhat inappropriate

- 0 – Votes
- Dog's okay, up to 830a.m
- Why spend more money on bike amenities for .5% of the population

Very Inappropriate

- 2 – Votes
- Gonzales bay beach is being used as a nudist beach, this is unacceptable
- Stop the cycling infrastructure spending. It's at the detriment to individuals that have accessibility issues and senior's

Improved Ramp and Trail access

Very appropriate

- 22 Votes
- No Comments

Somewhat appropriate

- 0 – Votes
- Bikes are already catered to enough

Neutral

- 1 – Vote
- Although I live with a dog and we enjoy off lead romps at Gonzales Beach most of the year, I think the density of summer human use should preclude dogs on the beach from June 1st - September 1st except early A.M (Pre – 10am & after 7pm)

Somewhat inappropriate

- 1 – Vote
- No Comments

Very Inappropriate

- 0 – Votes
- Do not make the beach a leash free zone. In summer there's many small children and dogs which are not supposed to be there are still on the beach.
- At the top of the stairs north of the bench build a gazebo for dog walkers and meeting neighbors
- Grass area north of the bench designate an off leash dog park fenced in along the sidewalk.

Enhanced Visitor Facilities Such As Washrooms and Bike Parking

Very Appropriate

- 15 – Votes
- No Comments

Somewhat Appropriate

- 1 – Vote
- Bike parking must be secure
- Support dog's off leash during specific hours
- More picnic benches, more bike parking, improved access for disabled and kayak/paddle board launching. Dogs before 9 am all seasons

Neutral

- 1 – Vote
- Cross walks necessary for Gonzales Beach Area
- No Dog's on Gonzales Beach in the summer please
- Ross Street has far too many tour buses, large double decker's, old diesel buses and large highway transport buses. We have to close our windows as the noise is deafening we have to shout to be heard when talking outdoors. Motorcycles roar up and down Ross Street as well.

Somewhat inappropriate

- 0 – Votes
- Gonzales Bay needs more policing at the east end from March – October in the afternoon/evening – Loud parties, alcohol and drugs this is almost daily.
- They use private property as the toilet.
- Loud thumping stereos should not be allowed

Very Inappropriate

- 2 – Votes
- Very concerned about the lack of security on the beach in late afternoons, the number of young adults are increasing. Many/most of them are there to consume alcohol and smoke pot where they will not be seen. Our property is used as a latrine!

More features to encourage community gathering including picnic tables and play structures

Very appropriate

- 16 – Votes
- No Comments

Somewhat appropriate

- 0 – Votes
- Yes to picnic tables, no to playground. Agree with others comments that nature is a sufficient playground ☺
- Off leash dogs should be allowed but bad dog behavior should not.
- Dog walking before 10am all summer would not impact the children on the beach

Neutral

- 0 – Votes
- 30km/hr. speed zone ends on Crescent Rd just before Ross Street. Far too many speed up and down Ross Street. Extend 30km/hr. zone thru Ross to St. Charles St.
- Gonzales Beach should be made more accessible as ramp is a barrier.
- Crosswalks very much needed for Gonzales – Thanks for including in the plan!

Somewhat Inappropriate

- 1 – Vote
- Allow dogs on the beach until 9am in the summer, little kids appear to be on the beach after 10am. Share the beach!
- Have more interpretive signs and acknowledge the indigenous people in signs, poles and other significant acknowledgments

Very Inappropriate

- 2 – Votes
- Just keep the beach and surrounding areas in good repair, no artificial play structures. Leave it as is.
- A few more picnic tables, no playground needed.
- Swinging benches

Strategies for restoration for coastal bluffs and supporting migratory birds

Very Appropriate

- 11 – Votes
- No comments

Somewhat appropriate

- 0 – Votes
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 1- Vote
- No Comments

Very Inappropriate

- 1 – Vote
- No Comments

Additional Comments

- Redesign ramp to allow handicapped/mobility and wheelchairs at the beach and outdoor shower. All gender washroom with wheelchair access = one unit.
Sewage pumped back up hill. All possible
- Allow a kiosk on the beach in the summer, more security in the afternoon

- Gonzales beach constructed retaining wall installed in the 1960's by local residents who paid taxes on it for 20 years now paid for. Climate change will require this wall to be increased in height as beach and water levels change. "Worked at the city, architect"
- Can beachfront residents write a petition for Gonzales beach?
Beach activity – dogs, road speed bumps, big trees on boulevard.
- More dog access
- Dog access please!
- No dogs anytime on foul bay beach
- Dogs must be controlled by owners to prevent aggression
- Wheelchair accessible washrooms at beach level + outdoor showers
- Allow dogs on the beach 630am – 830am
- Dogs off leash on Gonzales beach are a tradition too and appropriate within set hours.
- Very concerned that city council is considering dog's off leash on Gonzales beach. This conflicts with marine and bird conservation and expansion.
- Put a café and change rooms similar to Kits beach in Vancouver but smaller
- We really do not need any changes in our park/beach, just more police patrol
- Gonzales bay should be designated as a family picnic/playground – no dogs please leave it as it is.
- No dogs in the summer, soiling, barking, etc. – beach for kids.
- Dog friendly beach in the summer 6am – 10am
- No overnight campers
- Need more parking
- Must keep campers away
- Re-designate Gonzales park to Gonzales playground
- Parking is an issue already along with late night noise of rowdy walkers up for the beach
- Dogs before 9am. Would love that. Garbage pick-up would be useful.
- Loud noise on the beach, too many drunk and stoned noisy youth.
- More picnic tables, Adding a BBQ pit for family barbeques
- Please don't change it much, we love it as it is!
- Keep campers away from our park! Regarding dogs, no dogs during summer months. Too many children in the sandy area.
- Stop people smoking on Gonzales – enforce bylaw
- Please consider not allowing dogs on the beach in summer. I realize this is awkward for dog owners but with number of people on the beach in summer months conflicts become inevitable.
- Repair/restore picnic benches. Restore the natural area (contact the Garry Oak group) by central entrance to beach.
- I have young children but do not support a playground on Gonzales beach. We have access to many wonderful parks and kids on the beach can play with what they find in nature. They don't need a playground.
- More education on noise pollution at Gonzales beach. Too many loud boom boxes.
- We overlook Gonzales bay. In the summer months there is practically no activity on the beach before 9am. Please allow dogs on the beach before 9am June – Sept. Most owners are very good at cleaning up after their dogs.

- I am concerned about safety, security and patrol. Please no dogs should be allowed.
- Wondering about marketing at Gonzales beach re- Stand up paddle boarding? I am an instructor/tour leader who would like to lead trips from the bay (I live just up foul bay rd.) Can I Advertise? Have boards on the beach for rent? Offer tours? It's a safe way to explore our water's
- More education on noise pollution at Gonzales beach. Too many loud boom boxes.

Key Question: Do you support the following initiatives intended to preserve and restore the neighborhoods ecosystems?

Develop Plans to restore natural areas in Gonzales and Pemberton Parks

Very Appropriate

- 33 – Votes
- No Comments

Somewhat appropriate

- 2 – Votes
- More bike parking in the parks
E.g. Near the tennis courts in Hollywood park

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Develop Strategies to maintain the urban forest, such as street tree replanting, new trees in urban villages, community orchards and neighborhood pilot projects

Very appropriate

- 30 – Votes
- No Comments

Somewhat appropriate

- 2 – Votes
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Extend Requirement for permeable driveways and parking areas to all new development

Very Appropriate

- 23 - Votes
- No Comments

Somewhat appropriate

- 4 – Votes
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 1 – Vote
- No Comments

Very Inappropriate

- 1 – Vote

Additional Comments

- Keep the Gary Oaks around Wilmer/Madisson/Lawnsdale. No more infill there please!
- Planting trees in the short term prior to the removal of the old tree's (Earle Street)
- Encourage/require permeable driveway and parking in any renovations not just near construction.
- Love permeable driveways! Preserve Gary Oak's
- Zoning laws contradict water capture strategy. Small lot's cannot have cisterns to collect rain water – Please fix that
- Yes to resident only parking on lanes and private drive. Parking on a lane which is one lane wide is impossible for passing cars, bikes, emergency vehicles, etc.
- Bylaw to have people, park on their property! No resident only road use.

- Preserve trees at all cost! Love permeable driveways, keep promoting bike to work tax incentives parking on the streets has become crazy.
- Allow permeable driveways and removal of driveways and replace with on street parking for residents.
- Blasting cracks rock. 150m – 300m changes drainage, kills trees.
- New native plant restoration at Brighton + Amphion

June 3rd

Key Question: How appropriate are the following: Allow duplexes on standard size lots?

Very appropriate

- 4 – Votes
- No Comments

Somewhat Appropriate

- 6 – Votes
- No Comments

Neutral

- 1 – Vote
- No Comments

Somewhat Inappropriate

- 3 – Votes
- Problematic/Inappropriate
- Stick to plus size lots. Funny to say suites won't be allowed this is never enforced.

Very Inappropriate

- 0 – Votes
- No Comments

Additional comments

- No rear yard parking
- Will current legal suites be grandfathered?
- How do you deal with existing non-conformity suites?

Allow rental suites in duplexes on plus sized lots

Very appropriate

- 7 – Votes
- No Comments

Somewhat appropriate

- 10 – Votes
- How about permeable parking spots on city streets?

Neutral

- 0 – Votes
- No Comments

Somewhat inappropriate

- 7 – Votes
- Extra parking on street + adding bike lanes do not make any sense
- Duplex development – Designs inappropriate for neighborhood – too tall, parking and community altering.

Very Inappropriate

- 2 – Votes
- No comments

Additional Comments

- Street Parking Problematic
- Okay if parking is available off street
- #1 - Not on standard 531 lots
#2 - No

May 23 2017

Key Questions: How appropriate are the following?

Secondary Suites in Small Lot Houses and Duplexes on Large Lots

Very Appropriate

- 5 – Votes
- Allow suites and garden suites on 4000 SF. lots

Somewhat Appropriate

- 0 – Votes
- No Comments

Neutral

- 0 – Votes
- No comments

Somewhat Appropriate

- 1 – Vote
- Parking is bad enough as it is
- Parking is bad enough now
- Terrible problem with on street parking

Very Inappropriate

- 3 –Votes
- No Comments

Additional Comments

- Allow removal of driveways and garages throughout Gonzales and redevelop into living spaces. There is adequate on street parking, lots of empty spots on most streets
- I find the concrete bunker style of modern houses inappropriate for area's consisting of heritage style houses.
- Duplex and suites lose the character of the area. Keep this neighborhood a quiet, non-busy area of the city.
- Are short term rentals/Air BNB by-laws going to be enforced?

June 3 2017

Key Questions: How appropriate are the following in Gonzales?

Allow rental suites in small lot houses

Very appropriate

- 10 – Votes
- No Comments

Somewhat Appropriate

- 8 – Votes
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat inappropriate

- 4 – Votes
- Rental housing should have their own parking space

Very Inappropriate

- 5 – Votes
- Stop streets in residential neighborhoods from becoming parking lots for suites being added to single family homes
- Do not allow short term rentals (Air bnb) Businesses in Fairfield/Gonzales

Additional Comments

- Problematic and inappropriate
- This and other opportunities to increase density + community diversity is how Victoria will thrive.
- Make affordability a priority
- If we want density then this makes sense!
- No more demands on street parking
- Basement suites are dark. What about parking?
- In our own experience this means a loss of trees that are high value to the community.
- Loss of the urban forest
- Community congestion

Duplexes on standard sized lots

Very Appropriate

- 5 – Votes
- No Comments

Somewhat appropriate

- 0 – Votes
- What makes Victoria, Fairfield and Gonzales unique are the older “well maintained homes, we also need to encourage owners to keep their houses up and not allow them to deteriorate to bull dozer stage and then have the city to issue a development permit. Unfortunately rent controls do not encourage upgrading or sprucing up old rental homes.

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 1 – Vote
- No Comments

Very Inappropriate

- 0 – Votes
- Parking on the street is not an answer to added streets etc.
- Off street doesn’t solve the parking issue either who wants a parking lot next to their backyard?

- Difficult to park outside my own home as I don't have a driveway + would prefer green space instead.
- Parking is an issue. One car per household is a good idea.

June 3 2017

Key Question: Which of the following are appropriate in Gonzales?

Townhouses between Fairfield Rd, Richmond Rd and St. Charles St and near Glenlyon Norfolk School

Very Appropriate

- 12 – Votes
- One row only

Somewhat Appropriate

- 3 – Votes
- No comments

Neutral

- 1 – Vote
- No Comments

Somewhat inappropriate

- 3 – Votes
- Very concerned about parking, the increase on small lots

Very Inappropriate

- 10 – Votes
- Blasting the rock in this area will kill Gary Oak trees

Row Houses on Wider Lots

Very Appropriate

- 5 – Votes
- Yes!

Somewhat Appropriate

- 1 – Votes
- No Comments

Neutral

- 0 – Votes

- No Comments

Somewhat inappropriate

- 0 – Votes
- No townhouses at Queen Anne Heights

Very Inappropriate

- 1 – Vote
- No townhouses in dashed area or brown area
- If there are privacy concerns for neighbor's they shouldn't be built

Additional Comments

- No townhouses in the brown area, this should have been a question on this board
- Putting parking off the street is best
- Increased parking and increased traffic are the problems that need to be addressed first
- I oppose townhouses in the brown area as it will inevitably destroy the park like setting which makes this area so unique
- What about our schools or lack of for these families?
- Land too valuable for parking, needs to go underground
- Protect heritage character in brown shaded area
- 1 ½ storeys with basement is 2 1/2 storeys! Must be sensitive to light factor for neighboring homes
- Townhouses waste a lot of space with stairs. They don't work for the elderly, children, and disabled.
Better designed stacked apartments are preferable
- Don't make brown area "home of the rich" with affordable housing only put elsewhere
- Style of housing isn't in keeping with neighborhood
- Row houses better, Vic west style works well. 2 ½ storeys

Key Question: Which of the following are appropriate in Gonzales?

Townhouses between Fairfield Rd, Richmond Rd, Richardson Rd, St. Charles St and Glenlyon Norfolk School

Very Appropriate

- 5 – Votes
- No Comments

Somewhat Appropriate

- 3 – Votes
- No Comments
-

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 1 – Vote
- Conflict between bike lanes on Chandler Ave + Townhouse / Row house / Increase legal suite development. Elimination of parking for residents

Very Inappropriate

- 3 – Votes
- No Comments

Row Houses on Wider Lots

Very Appropriate

- 4 – Votes
- No Comments

Somewhat Appropriate

- 0 – Votes
- No Comments

Neutral

- 1 – Vote
- No Comments

Somewhat Inappropriate

- 0 – Votes
- Okay on Fairfield Rd – Not on residential side streets
-

Very Inappropriate

- 1 – Vote
- No Comments

Additional Comments

- Preserve old stock housing, create housing in older homes
- I like the row housing proposals. Good way to increase densification while maintaining character
- We need to have proper administration in place first that understand how to deal with parking and other issues
- Parking: road parking, street access, monopolized by suites townhomes and garden suites with no planning for parking. This is fundamentally unfair to single family homes with parking/driveways.
Victoria provides basically no enforcement.

- What old housing stock will be torn down to build those townhouses?

May 23 2017

Key Question: How appropriate are small apartment buildings (up to 3 storeys) and townhouses along Fairfield Rd between St. Charles St and Foul Bay Rd?

Very Appropriate

- 9 – Votes
- No Comments

Somewhat Appropriate

- 7 – Votes
- More rentals and less home ownership to add diversity of income/younger population

Neutral

- 1 – Vote
- No Comments

Somewhat appropriate

- 5 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Additional Comments

- Need to ensure parking exists to accommodate the increased density
- Limit parking spaces for apartments & townhomes
- Townhomes along Chandler, Earle & Gonzales will remove many lovely older homes.
- Sure density but add to the existing infrastructure of homes without having to demolish
- The new cubes called houses ruin the ambience.
- In order to build this what are you tearing down?
- Why is the city so intent on development that will destroy the present Gonzales ambience?

June 3 2017

Key Question: How appropriate are small apartment buildings (up to 3 storeys) and townhouses along Fairfield Rd between St. Charles St and Foul Bay Rd?

Very Appropriate

- 4 – Votes
- No Comments

Somewhat Appropriate

- 17 – Votes
- Design is important. Mas produced boxes are not an elegant solution but I support the goal of diversity and densification.
- Infill housing appropriate in all neighborhoods in Victoria to reduce urban sprawl

Neutral

- 4 – Votes
- Re: Densification on Fairfield Rd. Generally opposed to densification. Fairfield seems like the most appropriate spot, if necessary
- Make sure there is adequate parking.

Somewhat inappropriate

- 3 – Votes
- Fairfield Rd too busy for higher density apartment buildings + townhouses

Very Inappropriate

- 0 – Votes
- No Comments

Additional Comments

- Important to retain character. Needs to have adequate off street parking to go with densification
- No more than 3 in a row
- Think setbacks, setbacks, setbacks.
- I generally support this but design is very important to retaining the character of the neighborhood
- Should be traditional looking not boxy would be good to have nice landscaping and tree's
- Maximum 3 storeys. No more office building homes
- Inappropriate joint planning

May 23 2017

Key Question: Do You Support The Following Initiatives To Enhance And Strengthen Neighborhood Commercial Areas?

Designate a new small urban village at Fairfield Rd and Lillian/Wildwood Ave to allow 3 – 4 Storey mixed use buildings

Very Appropriate

- 4 – Votes
- No Comments

Somewhat Appropriate

- 1 – Vote
- No Comments

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 0 – Votes
- Developer should be required to build enough parking spaces to accommodate both retail and residential needs
- Already traffic issues here, respect homes next to pet hospital. Tall building not appropriate here

Very Inappropriate

- 9 – Votes
- No Comments

Improve Public Spaces in Urban Villages at Fairfield at Irving and Fairfield at Lillian/Wildwood Including wider sidewalks, street tree's, seating and lighting

Very Appropriate

- 7 – Votes
- No Comments

Somewhat Appropriate

- 0 – Votes
- No Comments

Neutral

- 0 – Votes

- No Comments

Somewhat inappropriate

- 1 – Vote
- No Comments

Very Inappropriate

- 3 – Votes
- No Comments

Additional Comments

- In support concern: Parking on Wildwood – business patrons, Thrifty’s employees, ball field overflow etc.!
- Not enough parking spaces
- Leave our plaza alone it works as is
- Do not raise Fairfield plaza it works as is
- Don’t allow pet hospital to go higher, we feel crowded already!
- This place was designed by an architect in the 20’s or 30’s the whole thing needs to be totally saved and designated
- Gonzales pharmacy – More parking for patrons. Fairfield side – Do a slight extension of side walk to alleviate concerns for children crossing the street
- This building is part of our neighborhood ambience, leave it as is.
- Please do not allow the pet hospital to go to 3 or more stories. Do not allow variance to happen for the neighbor beside.
- Parking on Irving/Lillian/Wildwood is really bad
- Urban Village hopefully nothing like Fairfield plaza
- Slow the traffic on Lillian as its used for high speed shortcut through to Oak Bay
- I live in the 1800blk of Chandler Ave. As long term residents move out or die, the street is becoming economically homogenous. I feel diversity of income levels is a plus. Creating a variety of different added rental suites can allow income diversity

June 3 2017

Key Question: Do you support the following initiatives to balance housing and green space in Queen Anne Heights/ Foul Bay Road /Gonzales Hill?

Discourage clearing of land and tree’s by encouraging intensive forms of housing and flexible site planning

Very Appropriate

- 31 – Votes
- Maintain tree canopy throughout Gonzales! “Urban forest”

- Change bylaw with regard to cutting down tree's \$750 on site – current
- Please keep the tree's especially the Gary Oak's and Arbutus. That's why we live there!
- Please keep the tree's that's what makes Gonzales unique. It's why we live here!

Somewhat appropriate

- 2 Votes
- Densification is appropriate however, taking down well-built old homes is not.
- Achieving the same end result through lifting + suites. New houses will all be cube's and maxed out rectangles.
- Please keep the tree's and green spaces preserved. These are vibrant shared urban spaces
- Flexible site planning?! This should be done with neighborhood consultation.

Neutral

- 0 – Votes
- No Comments

Somewhat Inappropriate

- 0 – Votes
- No Comments

Very Inappropriate

- 0 – Votes
- No Comments

Discourage Subdivision in order to retain large green spaces

Very Appropriate

- 25 – Votes
- No Comments

Somewhat appropriate

- 4 – Votes
- No Comments

Neutral

- 2 – Votes
- Current neighborhood plan prohibits small lot and partial lot for Queen Anne development that should be retained.
- Keep all Gary Oak's Build around if necessary

Somewhat Inappropriate

- 3 – Votes
- Do not subdivide at the expense of the community

Very Inappropriate

- 0 – Votes
- No Comments

June 3 2017

Based on what we've heard from the community, the plan proposes the following goals to guide future housing in Gonzales

- 1. Encourage more housing diversity while maintain the low-rise character of the neighborhood***
- 2. Create more opportunities for affordable home 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 the queen Anne heights/Foul Bay Rd./Gonzales Hill.***

Tell us what you think:

- Housing as in photo's 2 , 4 & 6 below are not keeping with the character of the neighborhood
- Why long term rentals?
- Unfortunately our hood has become ridiculously expensive. Look at the average age of participants here! We're old! We need to look at affordability here. Solutions are not simple!
- Yes, but ensure a mix of market and affordable rental homes to maintain the mix
- Allow additional lot coverage for garden suites
- I think transportation should be considered with increased density
- We need affordable housing provided for people with lower incomes.
- We need to figure out a way to make it not about the developers buying properties and developing houses that are not affordable for most people
- Restrict demolitions, restrict foreign speculation, preserve neighborhood
- What does long term rental contribute to our neighborhood?
- Encourage "Abstract" to develop housing that fits in with the neighborhood, not box apartment style.
- Please be more creative than Vancouver style narrow townhouses, stacked housing is a better use of space and better access for the elderly and kids.
- How will you do number 2 & 3?
- In response to question #1 - To me, "low rise" should be no higher than 3 stories. In response to question # 5 – Yup exactly. Response to #6 – Yup, and #7 – Yes.
- I'm not against modern but it needs to fit the scale of the neighborhood. No loss of heritage houses please.
- Rental housing creates more car's, I do not consider 4 storeys to be low rise.
- Retain as much forest as possible – Plant a tree for every one removed
- All goals sound good but #5 should not be so restrictive so as to thwart #1 - 4
- Low rise is up to 4 storeys which isn't most people's idea of low. 4 is high!
- #2 how?

- This is not a starter home neighborhood
- 1, 2, 3, = problematic. I don't support
- # 6 is dependent on not blasting rock
- How about permeable parking spots for rentals? This way we increase the green space.

May 23 2017

General Comments on the Plan:

- Don't overdevelop. Promote multi-use aspect of Brighton like Maddison (policy #2)
- Do we need to keep acquiring SROW on Redfern Street/others? Loss of tree's
- Cut through street's Chamberlain, Davie, Redfern. Not good
- Need a crosswalk at Redfern
- Light pollution restrictions – No LED white lights
- Honoring of 1st nations as well as protecting colonialist heritage homes.
- Would like the plan to emphasize holding onto existing buildings rather than re-development
- Brighton Street – use permeable materials for sidewalks
- Overall I am very supportive of the initiatives suggested. I feel that our neighborhood is a unique and special place that should be protected.
- I believe that we should strive to maintain the Heritage and historical character of our houses and discourage by any mean possible, modern.
- Brighten, more tree's, creative traffic, calming grassy areas, natural feel
- New buildings to maintain neighborhood character – How will this be controlled effectively?
- Aboriginal place names for parks and other places in Gonzales
- Brighton avenue is a greenway
- Employee's from Oak Bay Ave park on Redfern south of Brighton
- Review SRow south to Quamichan
- Need street names
- Acknowledge first nations territory in the beginning of the plan
- Brighton and Redfern need to be re-paved
- Transportation – Review regulations such as road width/sidewalks that can change street character and neighborhood ambiance
- Need educational materials etc. to reinforce policies
- Flower garden on the traffic island at the Runnymede/Cowichan/Richardson intersection
- Look at equal awareness for representing first nations heritage
- Bus traffic moved from Hollywood goes along Ross St. now. Tough turn at St. Charles and onto Dallas
- Dangerous corner at Wildwood and Fairfield. Wildwood lost right of way to Lillian
- Change traffic patterns at streets feeding onto Oak Bay Ave. Too much through traffic
- Community Centre/space for Gonzales
- Redesign parking area. More greenspace
- Lower speed to 30km/h along Ross Street
- Natural low light feel is desirable for crossings to Gonzales parks
- Food truck at Gonzales beach?
- Parking for beach?

- Biker's/cyclists go up Foul Bay to bypass the hill
- Speed bumps on lower Foul Bay – Lots of speeders
- Put heritage designation on this whole area! This is why we moved here!
- Call our area: "South of Oak Bay, North of Richardson, East of Richmond, West of Foul Bay and North Fairfield.

Summary Notes: Pizza and a Planner Events

May 27, 2017

Ross Street

9 participants

- Concern about buses from cruise ships. Corner at Ross St is hard for buses to navigate.
- Ross and Robertson – crossings are a problem.
- Emphasize migratory bird sanctuary in Gonzales park section. Show boundaries of sanctuary on map.
- Could Abkhazi Gardens be explored as a possible neighbourhood meeting space?
- Ross Bay – rocks make it difficult for walking. Is there an alternative medium other than big rocks?
- Like Redfern, Amphion St also has a pocket of historic homes
- Support for HCAs – want to protect historic features in Gonzales
- Question about tiny homes and whether these are supported (garden suites)
- For heritage designated houses, would prefer two suites in a house to a main house + garden suite
- Can wires be put underground over time? This is an earthquake zone
- Support for policy on requiring expansion of permeable paving
- Support for tree canopy policies in Queen Anne Heights/ Gonzales Hill/Foul Bay Road
- Concern about property tax increase due to assessments. Discussion about provincial deferment program.
- Townhouses – options as shown in plan are too big, too much for Gonzales. Like idea of a single row of townhouses, or rowhouses, but not keen on two rows. Discussion about need for plan to look ahead 25 years. If Thrify's Plaza redevelops to something higher, townhouses in designated area may not seem out of place – may buffer neighbourhood from urban village.
- Need to explain that Townhouses and Rowhouses are on two consolidated lots in our materials- looks like one lot.

June 1

Beechwood Avenue

20 residents from Beechwood, Hollywood, Ross St

- Focus on keeping Fairfield Plaza in existing footprint; there was a plan in the 80s to buy up lots behind for parking. Keep it a neighbourhood-oriented place.
- Crosswalk needed at Gonzales Beach. Assess for speed, configuration of intersections, alignment.
- Lower speed on Ross – what would be involved in reducing speed limit to 30?

- Intersection at St.Charles and Ross, and St. Charles and Dallas frequently used by tour buses. They have trouble turning with parked cars; get stuck. Assess for sightlines, curb configuration, whether parking should be brought back from the corner. Vehicles regularly drive up on curb at Dallas Road and St. Charles(heading west on Dallas).
- Concern regarding on-street parking for suites. Some streets have limited parking so people parking on adjacent streets. Discussion about whether would prefer to limit suites in the future to avoid on-street parking issues. Support from group for more suites, but would like improved sightlines, painted curbs to give driveways more room and sightlines. Want streets “to work better” for parking.
- Questions about why some streets have bus restrictions in area (eg Passmore and Hollywood) and others don’t
- Concern about increase in cruise ship traffic and what this means for small streets in area, particularly when turning. Buses seem to get lost in area (Beechwood, Ross, etc)- Can City work with Harbour Authority to develop clear route, and identify any improvements to help with through-traffic? Could buses be rerouted onto Fairfield where road seems better designed to deal with big buses?
- Question about access point at end of Hollywood Crescent – was this identified in earlier plan?
- Sidewalks are getting uneven and difficult to navigate from mobility perspective
- For accessibility, can we add viewing areas at the top of water access points, so that people can enjoy the view from wheelchairs etc without having to go to the beach?
- Frustration expressed about variance process – lack of notice (5 days not sufficient), feeling that people on the board weren’t interested in the neighbour’s input.

June 5, 2017

Beechwood Avenue

Attendees: 15

Notes: Attendees included a mix of age ranges and length living in the neighbourhood, one business owner (leases property), at least one renter, and at least two active in the heritage community.

Transportation:

- Lillian Road is dangerous – suggestions include turning it into one-way
- Lillian/Wildwood intersection, thought recently improved, does not function well. Cars have to slow down suddenly and make a sharp turn.
- Thrifty’s employees park on Fairfield and Wildwood, making it difficult for customers to the small urban village as well as residents.
- Speed on Fairfield Road – accidents (swiping parked cars) east of Wildwood
- Crosswalk on Fairfield near St. Charles is dangerous – no flashing lights
- Crescent at Robertson is dangerous – people cross here to go to the beach
- Would like to schedule a walkabout with transportation staff

- Discussion of whether new housing should have parking on site or not, given the desire for green yards and new housing. Consider parking on site for smaller lots.
- Concern about parking impacts of suites.
- One participant imagines soon owning only one car for family (rather than 2) and using car share
- How can we reduce driving if we increase residential units?
- Tour buses – lots of emissions
- motorbikes (rented by tourists) – lots of honking

Housing:

- Quality development is important – how do we get quality materials etc.?
- How will townhomes address barrier-free living? Will up-down townhomes be supported?
- Many of the lots we showed for townhomes are currently duplexes
- Will we prezone for townhomes or duplexes, or will it be a rezoning? The neighbours like to have notification and input.
- Privacy of homes and backyards is a concern – even with new single family homes. Have to spend money on frosted windows, landscape once privacy is lost.
- On-street parking – it is hard to park and hard to get into driveways
- Strong interest in encouraging heritage conservation as part of preserving the culture of the neighbourhood; don't encourage tear downs.
- Many older homes were vacation cabins – not well built
- Will all of Fairfield develop into 3-storey apartments replacing existing houses?
- Discussion of including suites in duplexes on standard sized lots (but see parking).
- Duplexes on Brook Street – don't even know they are duplexes
- One participant lives in a duplex on a lot less than 18m wide.
- Why do older duplexes on Brook Street have many families, and newer duplexes in James Bay don't? Prefer housing attractive to families. Ways to achieve may include suites, 3 bedrooms, access to open space.
- Overall like the principles in the plan
- Want clear design guidelines, and consultation with those affected
- Fairfield at Arnold 4-storey building is not sensitive to neighbourhood – avoid this with design guidelines. Wrong scale and type of building.
- Townhomes shouldn't exceed two storeys except on Fairfield
- Small lots with suites OK – no strong comment on maintaining 300m² requirement for Gonzales, but feel there are few opportunities for small lots at this size. Could happen with 2 lots consolidated (e.g. 2 lots → 5 small lots)

Heritage

- Strong interest in encouraging heritage conservation as part of preserving the culture of the neighbourhood.
- Consider financial/tax incentives for heritage conservation – tax incentive, fee reduction
- Some interest in more HCAs – to protect neighbourhood character when new single detached homes are built
- See how Oak Bay does this – they consult on single detached home design?

Urban Villages

- Discussion on whether to preserve or replace Montague Court – attractive, unique heritage; not well-built
- Please add guidelines for sensitive transition to residential neighbourhood. Townhomes fronting the local streets is preferred. 2 storeys; 2.5 storeys with peaked roofs and sunlight. Townhomes at corner of Southgate and Douglas are a good example – a design consistent with the neighbourhood (arts + craft style, peaked roofs, relate to what's around it, allow sunlight to come through). Would like courtyard. Where will parking go? Can it be underground? Or interior to lot.
- 3 storeys along Fairfield is acceptable, but not 4
- Want specific design guidelines for Lilian/Wildwood intersection

Community Facilities

- Support shared use with schools – spaces for meeting, events
- An amphitheater for music would be nice (e.g. hillside at Margaret Jenkins)
- Gonzales beach is a key feature of neighbourhood – don't increase traffic, improve pedestrian access

June 8, 2017

Wilmer Street

Attendees: 15 adults and 5-10 children attended.

- School used to use area as "parking lot" before residential parking signage
 - Parking on streets is an issue
 - Chandler is still a problem (busy with traffic)
 - Encourage people to use transit, car share
- Concerned about multiple units on site w/one parking spot. Triplex. There are buildings in the neighbourhood that have been built with two rental suites.
- people feel like the parking spot in front of their house belongs to them
 - people don't like cars parked in the street at all – use street for hockey, basketball
 - can we limit suites to have only one car? (discussion that we can't regulate people's behaviour through zoning – suggestion that we use a residential parking permit program and give each suite only one permit; extra cars would have to be on site)
 - we couldn't have built our suite if we needed to provide on-site parking
 - Planner's note: I arrived at 5:50 PM and was able to park directly in front of house, with probably 30-50% of on-street spaces empty. Situation was similar when I left at 8:30. I asked about this and was told that renters across the street (in home that allegedly has 3 total rental units and 6 cars) were out, that several houses were for sale or in an inheritance process, and that main objections are: 1) people feel ownership of the space in front of their house; and 2) people don't generally like cars on street because they want to play roller hockey, etc., and the increase in traffic associated with more cars. Main concern seems not the current parking availability, but for future development if it has 3 or more units with only 1 parking spot on site).

Trees

- neighbourhood has a stock of mature trees – not just Queen Anne Hill. Area was called Pemberton Woods. 800 block of Richmond, for example – canopy trees
- moved here for the mature tree canopy, beautiful Gary Oaks
- does City have a plan to replace street trees proactively? Many of them are aging.
- when a single-family home is built, mature trees are often removed. How does the City protect trees? Paying a small fine is not an impediment to tree removal. Replacement with young trees changes the character of the neighbourhood for those who live here and will not see the trees mature for many years.
- concern developers will not water/establish new trees which replace those lost

Gonzales Beach

- why can't I walk dogs early in the morning in the summer? No one is there at 6 AM

Parks

- can we close off street-ends for parks / hardscape play areas or to slow traffic, encourage playing in street
- Pemberton Park (?)
 - o playground is old, needs update
 - o need hard spaces for games (roller hockey, basketball) – used to play these in street
 - o addition of fence is positive, protects small children from street

Community facilities

- work not just with public schools, but with private
- involve kids in ecosystem protection projects, using alternatives transportation

Streets

- Clare street was a pilot shared street – keep it the way it is (not sure what this refers to unless googlemaps is out of date)
- Many streets have “country lane” feeling – keep this, it is neighbourhood's character
- Brighton Street recently had a sidewalk installed – changed the atmosphere. Discussion – about 50/50 support among owners. Those with mobility issues would appreciate a sidewalk.
- Brighton connects to the park, ocean front to the east – it is a mix of streets with a rural feel, parks and trails - the greenway “transported you out of the city” - maintain this feel as a greenway, enhance as ped/cycling route. Suggest stopping sidewalk at Clare street, not going to Richmond. Consider other treatments – such as crossings for peds/bikes but not through for cars
- Discussion: are there alternatives to a standard city cross-section, which could provide safe pedestrian space with a “softer” design. What about rubberized sidewalks, chip trails, etc?
- Crosswalk at Foul Bay is positive
- Would like to do a walkabout with transportation staff
- Give residents an incentive to use car share, alternative modes (transit pass for suite residents?)
- Interest in enhancing residential parking – going to a permit system

Development, zoning, housing

- concern for parking , with new development
- like feel and design of older neighbourhood – with peaked roofs
- consider more HCAs?
- consider ways, short of an HCA, to regulate appearance? E.g. redefine half-storey
- would like to comment on the design on new detached houses – how come Oak Bay residents are able to do this
- make things easier – right now, front porch is not counted as habitable space, so the size of the half-storey above is limited, hard to fit 3 bedrooms. (House w/basement suite)
- support multi-generational living
- many seniors living alone. They don't know their options (e.g. sharing with other seniors, building a suite or garden suite) or how to connect to others who would be interested. Could there be a way to help them know their options?
- interested in duplexes with suites – supports families living in neighbourhood, multi-generation living
- inclusive community

Questions

- How can we track PW improvements?
- What's planned for Gonzales beach, and other parks (e.g. what is funded, when?)
- Can the city clean seaweed off Gonzales beach?
- Why can't dogs walk early in the morning in summer? (few beach users at that time)
- How is tree preservation bylaw enforced? When a new single detached home is built?
- What is planned for Brighton?

Foul Bay Road

Tue, June 6

6:30 – 8:00 PM

- Questions about HCAs?
- Could we look at an HCA?
- Fear abrupt change in the neighbourhood, concern about developers. Would prefer people to optimize the existing. As a starting point, give more liberty to come up with something without demolition.
- What will I need a permit for?
 - what about garden suites?
 - what about subdivision?
- Conflicted – developers come in to make money – how will this plan help stop the bad development
- Frustrated about 2003 plan not being implemented – what guarantee is there that this will be followed?
- Foul Bay Road: Can we allow parking in bike lanes just during the day?
- Bus stop on Foul Bay needs a pullover

- Lochbuie – the bushes and wide traffic circle are difficult for cyclists
- No cross-walk at Chandler and Foul Bay. Concern about kids crossing into school. Assess this? (Parking, rock wall would like protect city and private? road?)

Clare Street

15 people

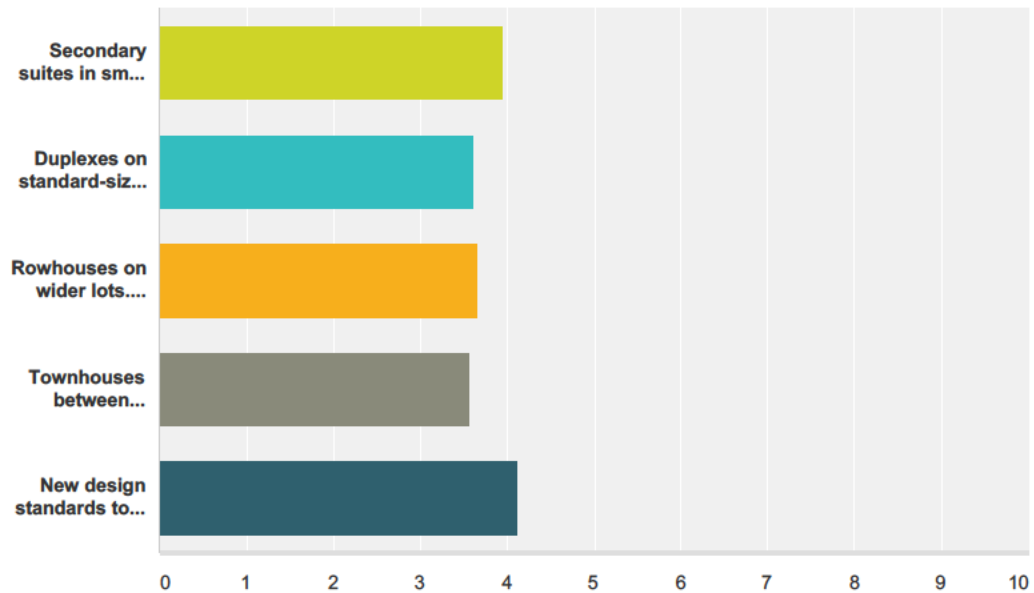
- Brighton street is an important part of a greenway going e-w to the ocean via local streets, trails, and parks. Some bought house b/c of this walk. Make Brighton Street feel like a greenway, with a softer image (not attached sidewalk and curb), as part of the larger greenway connecting to the ocean to the east. Suggestions include bioswales, boulevards, softer-surfaced walks, shared street (all modes shared), traffic calming. Current narrow road with pavement in poor condition slows people down. Sign the greenway.
- Consider a comprehensive traffic calming program for the streets between Brighton and Oak Bay. Cut-through and circling traffic is already an issue – fear it will be worse as Oak Bay Avenue Village develops. Spill-over parking is already a concern, esp. on Clare which is narrower than other streets
- Cut through traffic from Madison street related to school – cars come up Madison and then go through neighbourhood via Wilmer, Bank, Clare, etc.
- A crossing is needed at Quamichan and Madison – there are lots of cars (school related()) and pedestrians
- At Foul Bay Road and crescent road, for cars pulling out of the beach access parking area, there is a blind corner to the west
- Crosswalk at Foul Bay and Brighton needs a pedestrian activated signal – cars speed around the curve, visibility not good. (This is in Oak Bay)
- The “greens” (e.g. Wilmer Green) were envisioned as a place for kids to explore nature. Now, all people are kept out. Is there a way to allow access while protecting nature. (counter: have seen people camping, kids riding dirt bikes)
- Pemberton Park – was called Pemberton Woods. In the interest of safety/visibility, woods and underbrush have been cleared and it feels less natural. Would like a place for nature, with winding trails. (counter: drug use is a concern)
- Concern about proposed density:
 - Discussion of appropriateness of duplex + suites on 60’ wide lot next door – some felt too much on one lot, but most felt could be appropriate with consultation.
 - Pros: proposed building height (1.5 storeys + basement) and max. floor area for duplex buildings – comparable to a large detached house. Smaller units with suites will appeal to families; people in smaller suites less likely to own cars; car ownership may change; agree with keeping green backyard space. Design guidelines b/c larger more than one unit is a plus.
 - Concerns: would like consultation on each development, not just on plan. Concern if pace of change is rapid – concept is OK but if lots are built on one block, it will have impacts. Feel consultation has not always been sufficient, but where there is consultation, proposal has improved. One proposed 4-plex was changed to something else. Keep what is good about neighbourhood. Concerned that blocks near Oak Bay

Avenue already have little on-street parking, and will see more traffic from both low-density infill, and new development on Oak Bay Ave.

- Don't favour on-site parking for suites, b/c prefer green space.
- Parking is a concern – very little on street parking on Clare Street (consistent with Planner observation during time of event). Some houses don't have on street parking.
- Will there be parking in the backyard? Answer: Possible but limited – maintain green back yard (e..g duplex coul have rear parking accessed by a driveway – or we could adopt guidelines discouraging this)
- Development on Oak Bay Ave. should have sufficient on-site parking or parking behind the businesses, to avoid spillover.
- Can we support several small houses on a lot – or coach houses?
- Urban villages – some concern about replacing small residential units at Fairfield-Beechwood
- Gonzales Beach
 - Keep the beach naturalistic - don't need to change the beach much – the beach IS the playground – kids want to dig in the sand
 - Provide a patio option for refreshments – more than a concession stand or food truck. A café, with beer, etc. where people can sit on a patio overlooking the beach. Ex: Willows beach teahouse, but 2020, not 1950; Ogden Point café (doesn't need full serviced food). This could also be through private development as well – adjacent lots to the park space might be appropriate for commercial use.
 - Clean seaweed
 - Signage on beach, pointing to bathrooms above (for people who are drinking on the beach)
- More garbage cans along the streets so people won't leave dog poop in bags

Q1 Which of the following are appropriate in residential areas of Gonzales

Answered: 111 Skipped: 1



	Very appropriate	Somewhat appropriate	Neutral	Somewhat inappropriate	Very inappropriate	Total	Weighted Average
Secondary suites in small lot houses and in duplexes on large lots Read more here	42.34% 47	29.73% 33	12.61% 14	9.91% 11	5.41% 6	111	3.94
Duplexes on standard sized (5000 ft ² /460 m ²) lots Read more here	38.18% 42	23.64% 26	10.00% 11	18.18% 20	10.00% 11	110	3.62
Rowhouses on wider lots Read more here	34.26% 37	31.48% 34	12.96% 14	8.33% 9	12.96% 14	108	3.66
Townhouses between Fairfield Rd Richmond Rd Richardson Rd and St Charles St and near Glenlyon Norfolk School Read more here	31.78% 34	31.78% 34	11.21% 12	11.21% 12	14.02% 15	107	3.56
New design standards to ensure townhouses rowhouses and other multi unit housing to fit with surrounding streets Read more here	58.72% 64	18.35% 20	7.34% 8	6.42% 7	9.17% 10	109	4.11

#	Comments for "Secondary suites in small lot houses, and in duplexes on large lots. Read more here "	Date
1	Any move to increase the # of rental suites in necessary considering the housing crisis we're in Without a change Victoria will become (even more) unliveable for young people	6/8/2017 9:46 PM
2	as long as paking concerns are meet	6/8/2017 6:06 PM
3	if parking is created	6/8/2017 11:16 AM
4	How with this effect storm water and radiant heat? Will there be permeable drive ways green roofs permeable parking spots permeable decks etc Some of the photos shown at community open houses had a lot of concrete between buildings	6/8/2017 8:44 AM
5	Basement suites yes in single family houses Only 1 per house and no AirBNBs	6/7/2017 4:00 PM
6	What about secondary suites in existing houses	6/7/2017 2:50 PM
7	Any new house will be more expensive then the older stock Affordability will not be improved	6/6/2017 7:53 PM

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8	But extra parking demands will do away with green areas which makes this area so unique	6/6/2017 3 59 PM
9	as long as parking is taken in account	6/6/2017 11 31 AM
10	parking could be an issue	6/5/2017 2 15 PM
11	Parking is an issue	6/5/2017 1 51 PM
12	prior to increasing density you need to have control on what gets built Community association and your own planners say you do not Get a municipal lawyer who will find the way Beit call specific streets or who neighbourhood as heritage New houses currently mostly not fitting in Like flat roofed containers ie Claire St Vs new infil on Wilmer Negative impact on street scape	6/5/2017 12 25 PM
13	We need affordable housing	6/3/2017 3 52 PM
14	too many cars on the street	6/3/2017 10 24 AM
15	would like to mention that traffic can be horrible and parking impossible in Gonzales area hopefully all suites will provide off street parking to tenants	6/2/2017 11 43 AM
16	there is already no off street parking as it is minor densification can be allowed but generally the neighbourhood plan is too focused on intense densification	6/1/2017 3 10 PM
17	parking can be an issue	5/30/2017 11 28 AM
18	Although philosophically am in favour of increased density am very concerned that no off street provision is made for parking for suites Parking is already a nightmare in the area around Fairfield and rving what with the school the pharmacy and the coffee shop none of which have provision for parking except on the street	5/30/2017 11 23 AM
19	Just adds more people which the root of Victoria's problem	5/27/2017 1 07 PM
20	garden suites will cause neighbour conflicts noise and parking problems	5/25/2017 9 45 AM
21	Please consider reducing front set back to 4m to allow more light to the rear yard	5/25/2017 6 55 AM
22	know it's currently not mandated but more suites without requiring at least 1 parking spot for each additional "accommodation" could be revisited	5/23/2017 8 58 PM
23	We need more housing that is affordable	5/23/2017 3 29 PM
24	Off Street parking should be required as there is parking congestion on many neighbourhood streets	5/22/2017 8 16 PM
25	COncerns related to the number of cars parked on a street as well as the use for short term rentals such as air bnb Also concerns re the transient nature of more rental suites	5/21/2017 4 57 PM
26	The appropriateness of this is dependent on it being done through the renovation of existing character housing rather than brand new builds	5/16/2017 8 12 PM
27	Your plan fails to address the number of illegal suites in the area and the associated parking issues they create plus the increase on city services like water and sewer without having the suites pay for the wear and tear on the infrastructure	5/16/2017 6 11 PM
28	inadequate parking	5/16/2017 5 13 PM
29	There is lots of space in Gonzales and a clear need for more housing close to downtown As a neighborhood we should do what we can to address this as long as the developments are mindful of issues such as parking and green spaces	5/16/2017 3 37 PM
30	We agree with secondary suites and small lot houses would be all for duplexes as long as they fit into the neighbourhood design and don't look out of place ie too modern	5/16/2017 11 35 AM
#	Comments for "Duplexes on standard-sized (5000 ft2/460 m2)lots. Read more here"	Date
1	Any move to increase the # of rental suites is necessary considering the housing crisis we're in Without a change Victoria will become (even more) unliveable for young people	6/8/2017 9 46 PM
2	may work if they are designed to look like free standing houses	6/8/2017 6 06 PM
3	all depend on green space and green is not just lawn e.g. wild flowers for the bees etc	6/8/2017 8 44 AM
4	On wide lots only Front to back duplexes remove much privacy from neighbor	6/7/2017 4 11 PM
5	Nope	6/7/2017 4 00 PM
6	Maybe a bit bigger lots so there is green space to play	6/7/2017 2 50 PM
7	Parking is becoming an issue on the streets already	6/6/2017 7 53 PM

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8	Ditto	6/6/2017 3 59 PM
9	lots is too small and parking could be an issue	6/5/2017 2 15 PM
10	Too small	6/5/2017 1 51 PM
11	We need affordable housing	6/3/2017 3 52 PM
12	limit number of lots for duplexes on each block	6/3/2017 10 24 AM
13	the footprint of the duplex should not be bigger than the current house that is there	6/1/2017 3 10 PM
14	not if it will change the character and architectural heritage of the neighbourhood	5/31/2017 2 22 PM
15	Off street parking should be provided	5/30/2017 11 23 AM
16	live in a duplex and if done correctly it does not look like a duplex	5/28/2017 1 35 PM
17	Same as above	5/27/2017 1 07 PM
18	no out of character and too large	5/25/2017 9 45 AM
19	Similar comment as above increase family useable lot area in the rear yard	5/25/2017 6 55 AM
20	if not taking heritage house spots yes	5/23/2017 8 47 PM
21	A better choice to maintain the character of the area	5/22/2017 8 16 PM
22	as above	5/21/2017 4 57 PM
23	Having previously lived in James Bay I've seen firsthand the negative impact of duplexes on standard lots. These duplexes quickly became high end luxury duplexes that were unaffordable to most families in the area. Many duplexes seemed to be owned by retirees who came to Victoria for parts of the year. Any plans to allow duplexes on standard lots should be carefully considered.	5/17/2017 1 11 PM
24	Again the appropriateness of this is dependent on it being done through the renovation of existing character housing rather than by brand new builds	5/16/2017 8 12 PM
25	inadequate parking	5/16/2017 5 13 PM
26	See above comment	5/16/2017 3 37 PM
27	Ok with duplexes on any size lot as long as they fit into the style of the area ie character looking	5/16/2017 11 35 AM
#	Comments for "Rowhouses on wider lots. Read more here"	Date
1	Any move to increase the # of rental suites is necessary considering the housing crisis we're in. Without a change Victoria will become (even more) unliveable for young people.	6/8/2017 9 46 PM
2	new construction must conform to existing street character	6/8/2017 6 06 PM
3	if parking is created	6/8/2017 11 16 AM
4	like the design with parking at the bottom. Question/thought: will these garages transition well should the future have less cars as shared self driving cars?	6/8/2017 8 44 AM
5	For families a back yard is good. But the places will probably cost too much.	6/7/2017 4 11 PM
6	Not without yards	6/7/2017 4 00 PM
7	Wider side yards so as not to impact existing residences. shadow pattern to not impact existing residences	6/7/2017 2 50 PM
8	Ditto	6/6/2017 3 59 PM
9	on main roadways like Richmond	6/5/2017 12 25 PM
10	We need affordable housing	6/3/2017 3 52 PM
11	would prefer single family homes	6/3/2017 10 24 AM
12	should only be allowed on Fairfield road	6/1/2017 3 10 PM
13	On major roads only	5/31/2017 2 22 PM
14	Off street parking should be provided	5/30/2017 11 23 AM
15	Ottawa and Halifax this works out very well	5/28/2017 1 35 PM
16	LOkks like a mining town from the 1920's	5/27/2017 1 07 PM

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17	no out of character and parking and noise problems	5/25/2017 9 45 AM
18	Same problem parking on street changes use of neighbourhoods parking AND transit should increase faster than density	5/23/2017 8 58 PM
19	if not taking heritage house spots yes	5/23/2017 8 47 PM
20	With sufficient off street parking	5/22/2017 8 16 PM
21	As above	5/21/2017 4 57 PM
22	The appropriateness of this is dependent on the location of the lots on larger busier streets and on each house in the row having off street parking	5/16/2017 8 12 PM
23	have concern about too many cars being parked on nearby streets	5/16/2017 4 32 PM
24	See above comment	5/16/2017 3 37 PM
25	NO ROW HOUSES	5/16/2017 11 35 AM
#	Comments for "Townhouses between Fairfield Rd, Richmond Rd, Richardson Rd and St Charles St, and near Glenlyon Norfolk School. Read more here"	Date
1	Any move to increase the # of rental suites in necessary considering the housing crisis we're in Without a change Victoria will become (even more) unliveable for young people	6/8/2017 9 46 PM
2	this is a beautiful area dont want to see it ruined or lose the old growth tree canopy like the mass destruction in Vancouver	6/8/2017 6 06 PM
3	if parking is created	6/8/2017 11 16 AM
4	Green canopy? Having evergreen gardens and trees of interest is so important in this area	6/8/2017 8 44 AM
5	too big a change Design guidelines are just suggestions Council lets developers build giant ugly things with no yards Families need back yards	6/7/2017 4 11 PM
6	Nope Not without yards Stop this shit	6/7/2017 4 00 PM
7	BUT if they are not affordable for families will they just be for investment Maybe more should be rentable for families	6/7/2017 2 50 PM
8	Can school facilities the large population increase	6/6/2017 7 53 PM
9	Absolutely essential for all these categories that the style of building fits in with the "traditional looking" neighbourhood Please no more cube/ block houses so ugly and out of character That's not why we live here Builders must provide nice landscaping too (trees bushes greenery)	6/6/2017 3 59 PM
10	Any type of multi unit housing would be better than the 1 3 million dollar houses they are now building in Fairfield We live in a small strata duplex and our taxes have risen \$400 this year (with no improvements done) Tear downs being replaced by huge million dollar homes has caused this situation	6/5/2017 3 49 PM
11	on main roadways like Richmond ok	6/5/2017 12 25 PM
12	okay on busy streets but not in the residential area next to the school	6/3/2017 10 24 AM
13	Unless you live in this area you can't relate to the traffic concerns There are already many suites in houses adding to parking concerns inadequate parking for Hollywood park blind corners narrow and ill maintained streets Honestly get wanting to provide housing close to Margaret Jenkins but with the Fairfield plaza park school traffic this neighbourhood is at its vehicle capacity	6/2/2017 11 43 AM
14	townhouses only on fairfield road richmond road is already too congested for driving on	6/1/2017 3 10 PM
15	Off street parking should be provided	5/30/2017 11 23 AM
16	is it Richmond Ave or Richmond Rd?	5/28/2017 8 00 PM
17	live here because we dont have them	5/27/2017 1 07 PM
18	parking and noise problems	5/25/2017 9 45 AM
19	Why limit this house form?	5/25/2017 6 55 AM
20	See below	5/23/2017 8 58 PM
21	if not taking heritage house spots yes	5/23/2017 8 47 PM
22	Why limit townhouses to just these areas? if we are planning for growth for the next 20 years all areas should be open	5/23/2017 8 24 PM
23	As above	5/21/2017 4 57 PM

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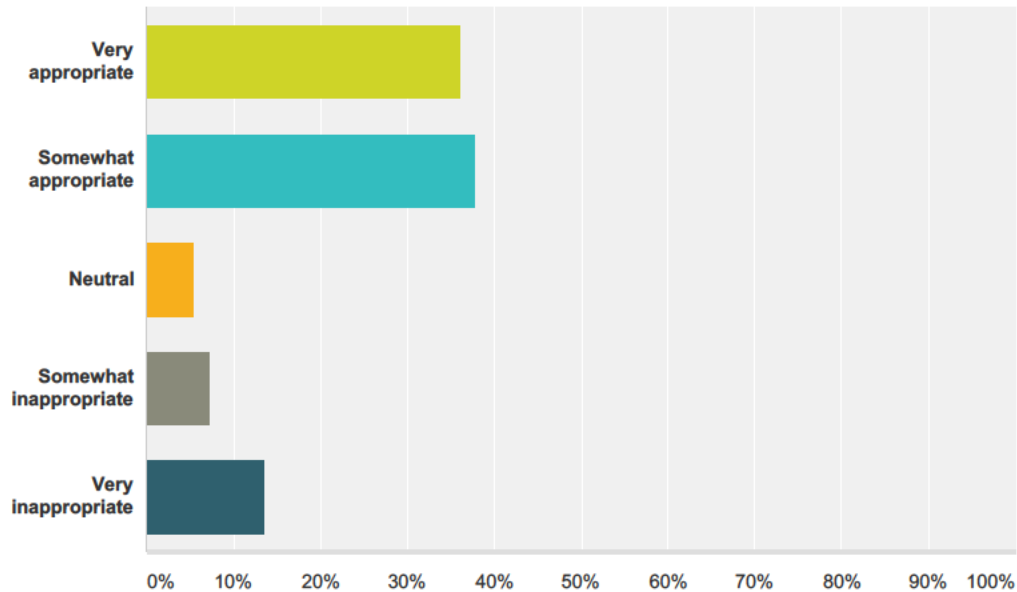
24	As much as the City of Victoria is right to encourage walking cycling and public transit the plan must be realistic about parking for private vehicles and traffic congestion on major roads The townhouses proposed for the designated area is not realistic with respect to this issue	5/16/2017 8 12 PM
25	See above comment	5/16/2017 3 37 PM
26	NO TOWN HOUSES	5/16/2017 11 35 AM
#	Comments for "New design standards to ensure townhouses, rowhouses and other multi-unit housing to fit with surrounding streets. Read more here"	Date
1	we feel that this area should retain heritage structures as much as possible and any new structures must reflect the areas character with minimum destruction to trees and street beauty	6/8/2017 6 06 PM
2	Would welcome some modern houses with glass appropriate to the location is just as valid or more valid than just looking like the house next door We want to be a modern city as well as heritage	6/8/2017 4 57 PM
3	A balance between overregulation and the current system is required cannot fathom why all the flat top boxes that keep springing up are being permitted They ruin the character of the neighbourhood	6/8/2017 4 53 PM
4	How can reclaimed salvage from heritage properties (here and elsewhere) be used in these houses?	6/8/2017 8 44 AM
5	No guarantee these will be followed so why are you pretending this will make a difference	6/7/2017 4 11 PM
6	Not without yards No townhouses period	6/7/2017 4 00 PM
7	define stories how tall New projects often have 10 12' ceilings which make the whole building taller	6/7/2017 2 50 PM
8	See above NO CUBE/ BLOCK HOUSES Must come with landscaping and green space	6/6/2017 3 59 PM
9	preserve heritage character where it exists at present	6/6/2017 12 49 PM
10	Basic designs (rather than high end finishes) would make the houses more affordable for average families Hopefully this could be considered	6/5/2017 3 49 PM
11	include single family homes in design standards	6/5/2017 2 15 PM
12	Should be for single family dwellings as well	6/5/2017 1 51 PM
13	again your problem of no control on design Even private subdivisions like Broadmead have design controls	6/5/2017 12 25 PM
14	am 'extremely' concerned that we will be crowded out believe in providing more housing but the houses beside me are larger being built larger (new development on Beechwood near Li	6/4/2017 6 08 AM
15	if they are unavoidable make sure they are spread out through the area rather than all clumped together	6/3/2017 10 24 AM
16	n 'brown shaded' Queen Anne etc area not appropriate to create more restrictive and 'one size fits all' rules rather individual lot considerations must be allowed	6/2/2017 3 32 PM
17	am a firm believer in increasing density in a way that is respectful of neighbourhood characteristics Adding more rental properties in the Gonzales neighbourhood enables mixed housing which creates more vibrant communities	5/31/2017 7 20 PM
18	A must Should also apply to single family homes in order to protect the heritage and character of the neighbourhood	5/31/2017 2 22 PM
19	As an architectural historian am concerned that the architectural character of the neighbourhood is being destroyed Gonzales is traditionally an area of bungalows but the architectural character of the environment is being destroyed by the outbreak of flat roofed modernist houses These are fine in a different kind of neighbourhood but it is important to consider architectural consistency	5/30/2017 11 23 AM
20	f most of the existing structures are single family homes how in hell are you going to make townhouses "fit in" ? Stop fooling yourselves and everybody else	5/27/2017 1 07 PM
21	Should not force a "heritage look" on new homes Modern styles provide diversity and often better usage	5/25/2017 8 15 PM
22	parking and noise problems and out of character ruin neighbourhood	5/25/2017 9 45 AM
23	Staggered units would allow more light and provide additional security ncrease eyes on the street effect	5/25/2017 6 55 AM
24	People scout to live in this neighbourhood because of its feel it's heritage New can still fit in if it uses heritage as inspiration	5/23/2017 8 58 PM
25	No square boxes like we are starting to see now	5/22/2017 8 16 PM
26	Don't make them too strict allow for creative variability	5/20/2017 1 46 PM

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27	Sounds good on paper rarely lives up to the standard when it comes to less expensive housing To be blunt design standards to fit with character architecture especially designated heritage properties is for large expensive fully detached dwellings The latter is exactly opposite to what the development plan is pursuing The more affordable housing for renters and first time buyers in the real estate market that the plan means to facilitate will require building budgets that cannot conform to the design standards The standards will be the first thing to be sacrificed in projects for the development of economical residences and with all due respect the City of Victoria will allow developers to disregard the standards once building begins	5/16/2017 8 12 PM
28	Absolutely critical We must protect the heritage style streetscape in this area	5/16/2017 3 37 PM
29	Must stay with style and character of area Houses being built right now in this area are too modern looking and not fitting with the character of the street They look out of place	5/16/2017 11 35 AM

Q2 How appropriate are small apartment buildings (up to 3 storeys) and townhouses along Fairfield Rd between St Charles St and Foul Bay Rd. Read more here

Answered: 111 Skipped: 1



Answer Choices	Responses
Very appropriate	36.04% 40
Somewhat appropriate	37.84% 42
Neutral	5.41% 6
Somewhat inappropriate	7.21% 8
Very inappropriate	13.51% 15
Total	111

#	Comments	Date
1	Extra density means more pressure on Fairfield Road. It is a key route to Plaza Cook and Moss Str Villages and City. Bicycle and walking routes must be considered along with car and bus route. Commuting route for workers downtown.	6/8/2017 8:57 PM
2	Fairfield Road is a main artery for all transportation options. For bicycles it is the main and fastest route to downtown for workers to Cook Street and Moss Str villages and City. Also to Plaza. Make bicycle path key especially adding more residents.	6/8/2017 8:39 PM
3	must retain character of old city charm	6/8/2017 6:11 PM

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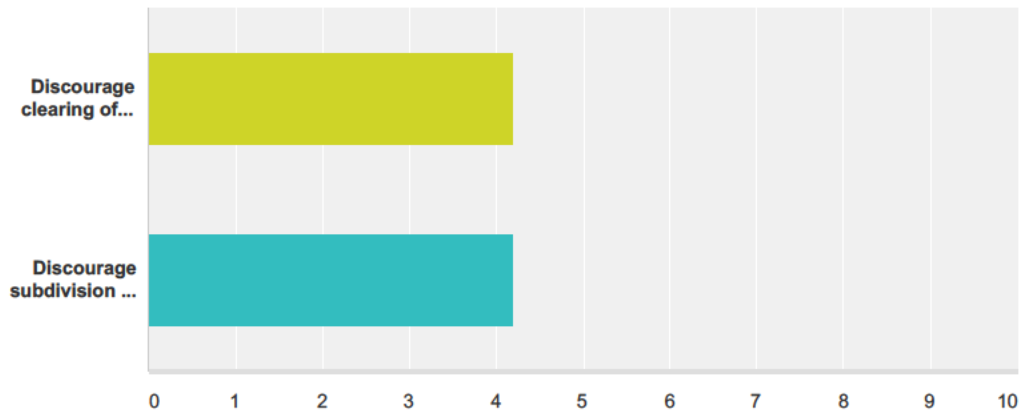
4	<p>There are a couple significant issues here 1) Your current plan includes replacing part of a park (Hollywood park) and hospital (Glengarry) with apartment buildings There will also be apartments next to an elementary school Regardless of what think of that idea replacing parkland (specifically a part of the park that has old trees) with apartment buildings runs counter to elements of your own neighbourhood plan goals can't seriously believe you want to intend to remove part of a park with in favour of apartment buildings Replacing part of a hospital with apartment buildings obviously means getting rid of the hospital or building some ghastly structure around it somehow As for the school are you sure that parents want a batch of lower income rental units next to or across the street from a school? mean even with just the park and hospital off limits you're already down about a third of the space you seem to think is there think the easiest way to think about this is to ask yourself a simple question "would rather live next to a house or next to an apartment building?" f you're already in the neighbourhood 'd think that people generally would answer "house " The entire apartment building idea seems to benefit only those that would like to live in the area not those that currently do While can appreciate designing for the future think it would be a folly not to prioritize the wishes of those of us that currently enjoy living in the area 2) The "small urban village" idea also runs contrary to the goals you've outlined Your plan is to replace some of the most affordable rental housing with commercial space? There is already an "existing large urban village" literally a block away There are already several businesses operating at this location There was even a corner store there for decades but it couldn't compete with the Thrifty Foods a block away which is why it's a pet store now As for "protecting commercial areas" are you going to turn the houses on the corners of Robertson and Lillian and rving and Crescent back into corner stores ('m probably dating myself but they used to be "commercial areas" as well before they couldn't compete and closed their doors and become residential properties) mean at least the apartment idea seems to be a misguided attempt to introduce affordable housing but this urban village idea feels like you're trying to fix problems that don't exist all while creating new problems at the same time would like to stress that am strongly opposed to both the construction of new apartment buildings and the removal of existing rental units in favour of unneeded commercial space just a block away from a significant amount of commercial space Your plan seems like a plan that a land developer would like one that stands to profit from the construction sale and management of the property</p>	6/8/2017 4 54 PM
5	To me the design of these buildings would be a very important factor The esthetics of the neighbourhood must be taken into account and the design must conform or compliment that	6/8/2017 11 27 AM
6	Having a small urban village that is full of chain stores is not of intrest As it stands now the Thrifty's parking lot is a "Gong Show" it's very full parking is hard and the lack of trees within it create an unplesant atmosphere am often on foot or bike while there So 'm concerned about this strip becoming a parking lot Having geen parking areas bike lanes and safe spaces for mobility ads and strollers is important	6/8/2017 8 54 AM
7	Two things 1 Council will allow developers to add one two or even eleven stories We might say three or four but they can easily change it to 8 or 20 for any single development And then they all want to do it 2 What will you do about the increased traffic from all the extra cars? f you look at the whole plan not just here this plan's zoning capacity looks HUUGE s the plan to double or triple the population in Gonzales? Looks like it but you are not saying so	6/7/2017 5 35 PM
8	Are you serious? We are short family housing not housing for young male tech workers Small apartments are too small NOPE No small apartments they will just be AirBNBs are you will not enforce by laws NO SMALL APARTMENTS PER OD	6/7/2017 4 02 PM
9	t makes sense for Fairfield frontage Where lots are bordered by other streets (e g Montague Court property) lower profile to suite character of neighbourhood should be maintained	6/7/2017 3 31 PM
10	Parking currently is limited along there especially with the park Hope "near Fairfield Rd" does not leak into the current res areas behind Fairfield Rd	6/7/2017 2 51 PM
11	No more then 3 stories	6/6/2017 7 53 PM
12	No more than 3 stories Definitely not 4 stories	6/6/2017 4 00 PM
13	Don't disrupt the character of the neighbourhood's by adding and high number of apartments Some are fine but not an overwhelming number of them	6/6/2017 12 54 PM
14	We desperately need more affordable rentals for singles seniors (not only for couples or families with 2 incomes who can afford higher rents than singles or seniors)	6/5/2017 3 54 PM
15	Only if off street parking is provided	6/5/2017 2 15 PM
16	With off street parking	6/5/2017 1 53 PM
17	Always ask the question of crowding out neighbours	6/4/2017 6 10 AM
18	some are appropriate but not a continous band as one might find in cook street village	6/2/2017 7 09 PM
19	mpact on neighbouring properties privacy light and outlook need to be considered perhaps through design setback requirements etc	5/31/2017 11 48 AM

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20	Appropriate only if off street parking is provided	5/30/2017 11 23 AM
21	density of traffic at Wildwood Lillian and Fairfield Road already makes this particular location problematic	5/28/2017 3 37 PM
22	don't do it we don't need more traffic and parking in this area if you force it max 2 stories	5/25/2017 9 46 AM
23	Key would be transit growing faster than density currently buses are often full and off schedule The inconvenience encourages driving which reduces cyclists feeling safe	5/23/2017 9 03 PM
24	This direction is entirely in keeping with the historic pattern of mixed development along this secondary arterial road	5/23/2017 7 34 PM
25	Three stories will overpower the feel of the neighbourhood if all the properties are redeveloped similar to what happened along Cook with frame apartments blocks	5/22/2017 8 18 PM
26	Again this bring concerns about the number of cars parked on the street from increased residents and visitors Also concerns re more use for short term rentals and air bnbs as they are near the beach	5/21/2017 4 59 PM
27	Makes complete sense Should even consider some four story	5/18/2017 11 59 AM
28	'm not sure how this could work when single family homes on this strip of Fairfield have been selling for close to \$1 million in principle this seems like wonderful idea but we need to consider what levers will be in place to prevent a strip of luxury apartments and townhouses that are not affordable for young families (the demographic we want to ensure has a space in Fairfield Gonzales)	5/17/2017 1 13 PM
29	in my previous comments drew attention to the parking and traffic problem associated with townhouses While am more supportive of small apartment blocks on the assumption that each unit will be provided with an off street parking spot am not supportive of them along the area proposed because this will require the bulldozing of perfectly good houses presently along the road as well as the "choking off" of Hollywood Park	5/16/2017 8 20 PM
30	People live in the gonzales area because it is less dense than other areas in Victoria This whole plan is ruining the neighbourhood	5/16/2017 6 16 PM
31	support townhouses and Rowhouses on Fairfield but not apartment buildings There is very little that is 3 stories on Fairfield now and this would dramatically change the neighborhood Rowhouses and townhouses would be far more appropriate keeping with the look and feel of the neighborhood and encouraging a sense of community Apartments are not ideally suited for single families they do not foster a sense of community and will require significant adjustments to the tree lined streets and will dramatically increase traffic Kids will be less likely to ride bikes and walk to school due to all the increase traffic and anonymity apartments provide How can they knock on a door and ask for help? How many cars will drive out of a parking garage in the morning? DO NOT support this and think it's a very poor idea Why is the only solution to create a tunnel of buildings in the name of Affordability when in fact it's the least desirable housing option for buyers and residents alike	5/16/2017 1 52 PM
32	NO TOWN HOUSES Ok with small apartment buildings up to 3 storeys but no miire	5/16/2017 11 36 AM

Q3 Which of the following is appropriate in this area?

Answered: 111 Skipped: 1



	Very appropriate	Somewhat appropriate	Neutral	Somewhat inappropriate	Very inappropriate	Total	Weighted Average
Discourage clearing of land and trees by encouraging intensive forms of housing and flexible site planning	59.26% 64	20.37% 22	9.26% 10	2.78% 3	8.33% 9	108	4.19
Discourage subdivision in order to retain large green spaces	54.63% 59	22.22% 24	12.96% 14	7.41% 8	2.78% 3	108	4.19

#	Comments for "Discourage clearing of land and trees by encouraging intensive forms of housing and flexible site planning."	Date
1	actually prefer green space but absolutely do not want the kind of overreaching regulations that Saanich has imposed that make it costly and impossible to make modifications to private property Also think banning paved driveways is a clear example of government overreach would not necessarily be opposed to having incentives to achieve goals but do not think it is appropriate to put outright bans in place for things of that nature	6/8/2017 4 54 PM
2	Definitely an important issue	6/8/2017 11 28 AM
3	How about community spaces in this area Places for the arts to have affordable offices/studios/rehersal/building space etc	6/8/2017 9 00 AM
4	Not just discourage Ban When the trees have been cut down they will never come back	6/7/2017 5 35 PM
5	Nope Shouldn't be "encourage or discourage" Have the guts to say no builds Do you have the guts???? NOPE	6/7/2017 4 04 PM
6	Require more planting of trees near areas where trees have been removed Require after building that more trees will not be removed	6/7/2017 2 56 PM
7	Great idea really want the natural green spaces preserved	6/6/2017 4 01 PM
8	Keep all of the tree areas and green areas possible	6/6/2017 12 56 PM
9	maintain the character of the neighbourhood	6/3/2017 10 28 AM
10	This is reasonable because it is not black and white but rather a guideline There has to be room for individual circumstance	6/2/2017 3 36 PM
11	Unclear what is meant by flexible site planning Townhouses and rowhouses in this area are not appropriate given the stated need to preserve the large lot character and tree canopies	5/31/2017 11 51 AM
12	prefer 3 or more units inside house rather than garden suites to retain green space	5/30/2017 1 20 PM
13	Trees and greenery are a major part of what makes Victoria a beautiful city and attractive place to live Every effort should be made to preserve them	5/30/2017 11 26 AM
14	Poorly worded somewhat unclear	5/30/2017 9 20 AM

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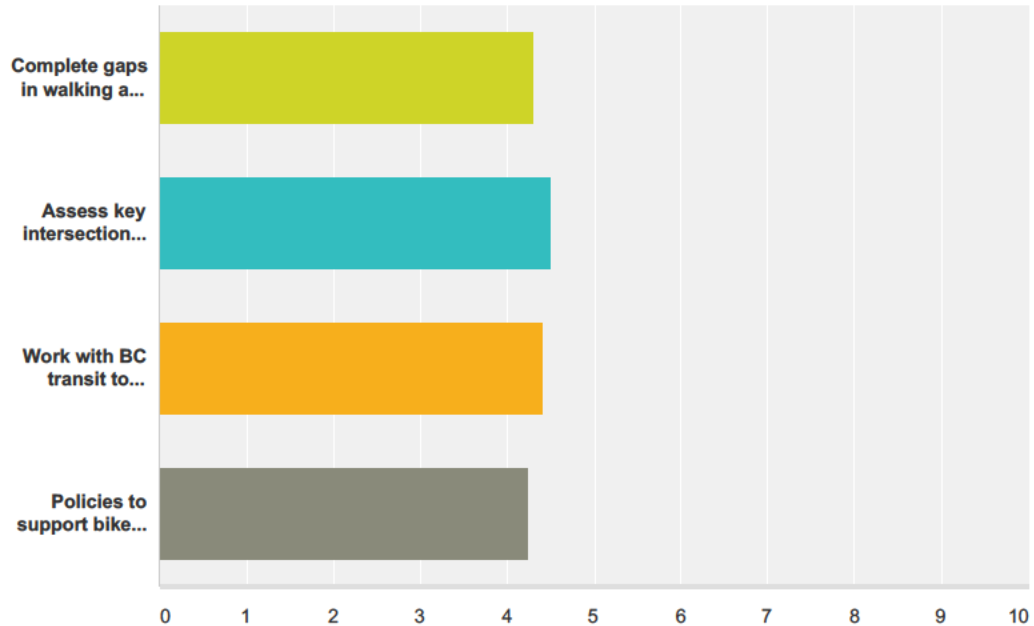
15	Agree with a ban on any more land and tree clearing	5/27/2017 1 10 PM
16	Flexibility and bylaw variance should be encouraged where necessary to provide both greater density and canopy protection	5/25/2017 8 20 PM
17	discourage clearing of land and trees but its a trick question we don't want higher density or your flexible planning which means what?	5/25/2017 9 48 AM
18	Tree planting needs to be considered however a balanced approach is required to maintain the tree canopy and increase housing	5/25/2017 6 59 AM
19	This seems a little late for discussion now that this area is a sample of what people point to as to what they don't want boxes and cutting down of trees City seems worried about parking adding to hard spaces and green space destruction but no problem with gigantic boxes and butchering of trees to accommodate and pretending that is same as a tree left to grow naturally	5/23/2017 9 08 PM
20	'm absolutely in favour of densification but also believe you can do this while also retaining trees t is SO unfortunate when large green spaces are cleared (eg 800 block of Foul Bay) More homes could have been retained while still allowing the development	5/23/2017 8 36 PM
21	A creative approach to intensification that maintains the tree canopy and open character of this area	5/23/2017 7 36 PM
22	Without the mature trees many neighbourhoods would be ugly and reflect the age and level of maintenance of adjacent old houses	5/22/2017 8 21 PM
23	Such a unique and beautiful area of town needs to be preserved	5/17/2017 1 14 PM
24	ntensive housing on the basis of existing structures is what have been recommending from the start To be blunt again notice this is explicitly proposed by the City of Victoria with concern for retaining green spaces and tree stocks only now that the focus of the plan has moved east i e into the "like Oak Bay" part of Victoria	5/16/2017 8 30 PM
25	yes Keep all existing greenery	5/16/2017 11 38 AM
#	Comments for "Discourage subdivision in order to retain large green spaces."	Date
1	Consider the fact that Fairfield is renowned for its trees and greenery All areas should be considered for protection The balance of housing to trees is not just an issue for the large lots Therefore garden suites and basement suites are less destructive than subdivision of larger lots which inevitably removes green areas and trees	6/8/2017 9 04 PM
2	Fairfield renowned for its trees and greenery Consider impact on less privileged areas which do not have large lots Subdivisions of modest lots not to be at expense of trees	6/8/2017 8 43 PM
3	must have large green spaces to discourage urban decay	6/8/2017 6 12 PM
4	wish you would stop letting developers buy up nice large old lots with houses nicely placed on them so they can cram as many houses as humanly possible on the property all to earn a quick buck t ruins the character of the neighbourhood	6/8/2017 4 54 PM
5	The large green areas can't come back but housing design can be inventive to be set under the canopy Also what about blasting? This area is rock and blasting compromises the land etc	6/8/2017 9 00 AM
6	Again not discourage ban	6/7/2017 5 35 PM
7	This should be in areas throughout the city That means you keep large single family lots and no townhomes	6/7/2017 4 04 PM
8	Great idea Ditto	6/6/2017 4 01 PM
9	Subdivisions can meet desire for urban forest and green space if done correctly but it has to be done sensitively	6/3/2017 3 54 PM
10	As stated above blanket rules like this are not appropriate or desirable The result can easily be unintended consequences if sensible plans are not even considered because of 'one size fits all' arbitrary rules The residents of the area must also be considered and listened to carefully	6/2/2017 3 36 PM
11	Subdivision is fine if it doesn't endanger large old trees	5/30/2017 11 26 AM
12	We do not live in a museum Large lots are no longer appropriate not desired by many residents and can be financially prohibitive Currently designated Heritage Properties excepted subdivision of large lots should be encouraged within the usual zoning and bylaw limits	5/25/2017 8 20 PM
13	absolutely and any politicians who support subdivision will be defeated	5/25/2017 9 48 AM
14	There should be more discussion of green space for the sake of it and green space that public can access	5/23/2017 9 08 PM
15	Perhaps the best option here would be for some form of clustered strata title development on larger properties	5/23/2017 7 36 PM
16	We have already done a lot of infill that has changed the character of Victoria's oldest neighbourhoods	5/22/2017 8 21 PM

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17	Subdivisions will not maintain the character and heritage of this area	5/17/2017 1 14 PM
18	Please re read my comment directly above and be honest about the socioeconomic bias informing the plan ALL neighborhoods need to retain large green spaces by discouraging the clearing of trees Urban development that does not hug those giant plants is civilization in peril	5/16/2017 8 30 PM
19	Yes keep existing greenery	5/16/2017 11 38 AM

Q4 Do you support the following initiatives to improve mobility, connectivity and safety?

Answered: 109 Skipped: 3



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Complete gaps in walking and cycling routes to improve connections to popular neighbourhood destinations	66.06% 72	20.18% 22	0.92% 1	3.67% 4	9.17% 10	109	4.30
Assess key intersections and other spots for safety improvements	76.15% 83	11.93% 13	2.75% 3	3.67% 4	5.50% 6	109	4.50
Work with BC transit to improve bus service	63.30% 69	22.02% 24	9.17% 10	2.75% 3	2.75% 3	109	4.40
Policies to support bike parking and car sharing in key locations	58.33% 63	23.15% 25	8.33% 9	3.70% 4	6.48% 7	108	4.23

#	Comments	Date
1	consider roundabouts as traffic calming devices to deal with the speeding problem and the universal practice of "rolling stops" at stop signs They prevent T bone collisions Speeding cars make a lot of noise and threaten an area with many residents keen on walking and cycling Also many young children in area	6/8/2017 9 09 PM
2	bike everyday regardless of weather or traffic conditions (literally do not own a car) and see no need to make improvements n fact often find that some of the new biking infrastructure though well intentioned makes my bike trips more difficult by confusing motorists (like the disastrous bungle that Pandora has turned into) For example along the waterfront there is no need to improve "wayfinding " do not think it is possible to completely idiot proof roads All you've got to do is keep going along the road you're already on Are you going to put up signs that say "cyclists don't turn if you want to keep going along this road" or something like that?	6/8/2017 5 09 PM
3	take the Foul Bay bus route often and drive that route love how that the speed limit is 30 km	6/8/2017 9 05 AM
4	Please do improve the path at Margaret Jenkins	6/7/2017 10 31 PM

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5	These seem like baby steps Why the slow pace? You should be making it safe and pleasant to walk and cycle on every single street immediately For example (and it's just one example) don't know why you would be seeking input about whether to assess key intersections etc for safety improvements that seems like a no brainer and something you should have done already and you should have acted upon Again why are you appearing to drag your feet on this stuff?	6/7/2017 8 42 PM
6	am sure most will agree with all these but no matter what you do most people still want to drive Car sharing isn't as great as advertised 've tried it Bus service bigly needs improvement> Frequency and the two buses (3&7) come at almost the same time with a big wait between And BC Transit will decide so no promises here	6/7/2017 5 35 PM
7	As a resident of rving Road recommend this is not an appropriate street to make a designated bike/pedestrian route it is a (more) narrow street with a single sidewalk and is congested by school dropoff/pickup traffic Other streets to the West seem better options ie Robertson	6/7/2017 4 38 PM
8	You aren't actually going to do this so don't see why it's in the plan	6/7/2017 4 11 PM
9	low emissions vehicles for public transport should be encouraged particularly if frequency of public transit is to increase Use of high emissions older buses (whether regular public transit or tour operators) for example should be discouraged	6/7/2017 3 35 PM
10	Cite bikers for dangerous riding it is not only the cars that cause problems How would you support car sharing? Better E/W connection to Oak Bay	6/7/2017 2 59 PM
11	How do you improve cycling when you will have more cars parked on the streets with increased densification	6/6/2017 7 57 PM
12	'm a 57 year old cyclist and fully approve these ideas	6/6/2017 4 02 PM
13	Transit bus service is good at present keep it at same level	6/6/2017 1 05 PM
14	Reinstall crosswalks at intersection of Gonzales Richmond & Despard Many students and others try to cross the road at this location and cars just speed by them These crosswalks were taken out a number of yrs ago	6/5/2017 4 00 PM
15	The way this question has been worded "Do you support the following initiatives to improve mobility connectivity and safety?" will cause a major bias in the answers received because not many people will want to say they strongly oppose improving mobility and safety oppose the methods not the endgame	6/4/2017 2 13 AM
16	Earle St has unstable substraat and a park entrance Unsuitable for trucks and speeding traffic Currently used as a shortcut by motorist and trucks	6/3/2017 8 03 PM
17	The neighbourhood is very bike accessible without any further work	6/3/2017 3 55 PM
18	cycle and walk a lot in this neighbourhood and don't see big problems am leery of spending a lot of money on this stuff	6/2/2017 3 37 PM
19	things are fine the way they are we do not need more concrete added in various parts of Fairfield	6/1/2017 3 20 PM
20	Bike routes are especially important And they should be separated from traffic using barriers wherever possible	5/31/2017 8 17 PM
21	Some past improvements little used eg bike lanes on Foul Bay Speed limits already lowered in most of area with some eg 30 km along most of Foul Bay unrealistically low and therefore rarely observed Bus service depends on ridership and low density of Gonzales makes it difficult for BC Transit to offer frequent service particularly during summer months when University/college students not using routes	5/31/2017 11 54 AM
22	Better transit between City core UVic and Uptown areas will support densification and reduction of car usage	5/30/2017 1 23 PM
23	The intersection of rving and Fairfield is blind because of the heavy parking along Fairfield right up to the corner This is not the only dangerous intersection in the area but one of the worst live on rving and am selfishly concerned that installation of a bike lane along the street would involve tearing the whole street up t has not been very many years since this street was torn up and our lives were disrupted for months s this going to happen again?	5/30/2017 11 30 AM
24	Crescent is a very busy road and good lighting that respects residents windows is very necessary	5/28/2017 1 41 PM
25	keep transit on current routes no new routes	5/25/2017 9 50 AM
26	Excellent concepts	5/25/2017 7 04 AM

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27	<p>ntersection at Richmond and Richardson needs better cues to drivers that it is a four way stop Southbound drivers on routinely blow through the stop sign Rumble strips would be a cost effective means of altering drivers to the low visibility spot signs Please do not invest in unnecessary cycling infrastructure in this area good cyclists don't need it As a long time cyclist in this city Gonzales is perhaps the most cycle friendly A white line in the road does not offer protection and will not turn non cyclists into cyclists Cycling cultures like Denmark and Holland are erroneously cited as models but people cycle in those countires because there are few affordable or practical alternatives given their urban geography car ownership is very expensive moreover medieval towns and cities have no capacity for cars Please get rid of the traffic calming islands on Richardson it obstructs vision cyclists cannot see or be seen also the islands collect dangerous amounts of gravel and debris f you want to make cycling safer legislate that all cyclists have rear view mirrors bells and lights Experienced competent cyclists don't need bike lanes Anyone can become a competent cyclist</p>	5/24/2017 4 20 PM
28	<p>Please no sidewalks on Brighton The rustic feel of the street is unique and just right There's plenty of space for pedestrians to walk on the edge of the road We love the Brighton Trail as it is</p>	5/24/2017 8 36 AM
29	<p>This is already an incredibly walking and cycling friendly neighbourhood while in the neighbourhood public transit to other areas is lacking</p>	5/23/2017 9 13 PM
30	<p>Transit seems pretty good Options along Foul Bay Fairfield Richardson and Oak Bay Ave</p>	5/23/2017 8 40 PM
31	<p>My primary concern relates to Brighton Avenue which is currently having curbs gutters and sidewalks installed in what seems to be a very conventional manner for a street that is a designated greenway would encourage the City to stop construction immediately until such time as a greenway standard is developed for Brighton Avenue Such a standard should ensure a greater proportion of the right of way width is devoted to green features including planted verges permeable paving green infrastructure such as bioswales and raingardens and a shared street concept where pedestrians cycles and cars share the paved area Road design elements such as chicanes permeable paving tree bulb outs and limited parking layby areas should be considered As it stands Brighton Avenue is being constructed to conventional street standards that in no way mark it out as a green way in anything other than name</p>	5/23/2017 7 41 PM
32	<p>traffic calming measures on richardson supported looks like potential for crosswalk at Lawndale and Pemberton park</p>	5/23/2017 2 50 PM
33	<p>Given that many transit buses pass my house on Ross St empty of with one or two riders most of the day think smaller buses and reductions or elimination in schedules needs to be looked at Don't create cycle lanes that eliminate street parking as its already hard to park in front of my own home</p>	5/22/2017 8 28 PM
34	<p>Oak Bay needs to coordinate with Victoria to complete gaps</p>	5/22/2017 1 54 PM
35	<p>How about reduced rent or market sale value for homes that do not require parking? E) the owners contract to not owning a personal automobile</p>	5/20/2017 1 48 PM
36	<p>Bike sharing should also be considered</p>	5/17/2017 1 15 PM
37	<p>As indicated previously public policies to encourage walking and cycling are all very well but naive if supposedly instead of private vehicles yes mostly electric as soon as possible The real alternative to the automobile for the vast majority of the population is not and never will be walking or cycling even in balmy Victoria The real alternative is extensive affordable public transit</p>	5/16/2017 8 45 PM
38	<p>As someone who does not drive and frequently uses public transit cycles and walks places in the neighbourhood adding a bunch of gratuitous paths will not make anything safer or nicer There are already multiple bus routes in the (small) area and frankly bus service in general is very good As for cycling and walking any safety concerns are due to people's poor understanding of road rules not a problem with the infrastructure of the neighbourhood The problem is the people not the place</p>	5/16/2017 6 24 PM
39	<p>Get BC Transit and the tour buses OFF Ross Street This is a residential area and should be respected as one Transit and the tour bus companies DO NOT contribute to road repairs As well the roads in this area are in POOR condition and with the taxes we pay they should be the best in the city</p>	5/16/2017 6 14 PM
40	<p>'m opposed to any changes on Richardson St particularly to facilitate OakBay cyclist traffic</p>	5/16/2017 5 18 PM
41	<p>The more easy walking routes there are the better We are trying to drive as little as possible and making it safer to walk to Oak Bay Ave especially in winter when it's dark would be much appreciated</p>	5/16/2017 4 35 PM
42	<p>Something must be done about the intersection of Chandler and Richmond When travelling east on Chandler in a car you cannot see around the corner for oncoming traffic The result is you have to be way out into the intersection before you know if it is safe to proceed or not The City had some shrubs trimmed on the corner to help but it is not enough With a school and hospital in this area this intersection is VERY busy at times t must become a four way stop (currently is just a two way stop) This is the only safe way of managing traffic and people at this intersection</p>	5/16/2017 3 41 PM
43	<p>Encourage BC Transit to adapt electric power buses</p>	5/16/2017 2 37 PM

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44	NO B KE LANES on roads that cannot handle them There should not be bike lanes along hollywood crescent t is already to narrow to drive for vehicles there is no space to take for bike lanes All streets proposed are not wide enough for bike lanes All users should share road there should not be designated bike lanes	5/16/2017 11:39 AM
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DRAFT Gonzales Neighbourhood Plan

Q5 Did we miss anything?

Answered: 34 Skipped: 78

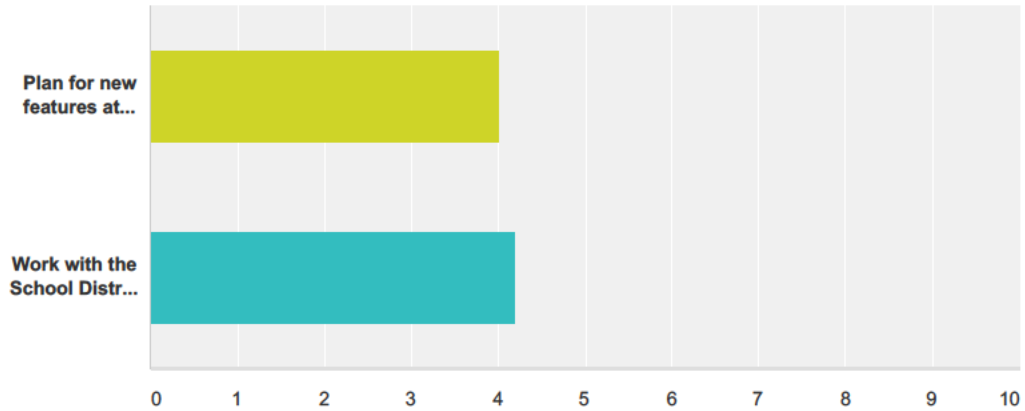
#	Responses	Date
1	Turning left onto Oak Bay Ave (whether biking or driving) really any where between Richardson and Monterey is super dodgy and dangerous (low visibility to see around parked cars and not many natural breaks in traffic during daytime hours Curious if there are ways to improve this?	6/8/2017 9 53 PM
2	Speed control Consider roundabouts for traffic calming which will also deal with universal illegal rolling stops	6/8/2017 8 45 PM
3	seems to be a good plan on paper	6/8/2017 6 14 PM
4	n the area we live near Gonzales Bay the shortest route by bike to Richardson corridor is Lillian Road and path thru Hollywood Park Recognizing and improving this route for bike access is desireable including an adjustment to Earle St sidewalk to remove sharp curb which impedes bikes	6/8/2017 5 34 PM
5	don't know if it's missing per se but "widen path at Margaret Jenkins Elementary" begs a simple question what path? 'm not sure if you actually had anyone check this or not but unless a worn out section of grass along the edge of a school field is supposed to be a thoroughfare think what you really mean is "build" a path Also 'm not sure but isn't that provincial land? s putting a public access route right through the middle of where schoolchildren play a good idea Also in terms of traffic if there was any evidence that 40km/h speed limits were effective tools at improving safety wouldn't have a problem with them But they were imposed against the recommendations of your own traffic staff (the ones that would actually know if this was a good idea or not) and there was a report after they had been in place for a year that they haven't helped reduce traffic incidents one iota So really all you did was spend a ton of taxpayers' money on new signage	6/8/2017 5 09 PM
6	see a potential problem around the Davie St cycle route plan the new Redbarn is causing serious problems with their delivery area (large trucks backing up honking congestion etc) on Redfern St Several of the Redfern residents are discussing the possibility of blocking Redfern just before Oak Bay Ave f so Davie would become a lot more important for those delivery trucks etc Having a bicycle corridor there may not be such a good idea Try moving bicycle corridor to Chamberlain St ?	6/8/2017 11 34 AM
7	Keep the speed limit slow like that as a driver a pedestrian a cyclist and a rider Going slow is a "selling" feature of Victoria	6/8/2017 9 05 AM
8	Yes Nothing about how to deal with all the extra cars on the roads	6/7/2017 5 35 PM
9	Yes This is a crappy plan All you are doing is appeasing the development community and encouraging speculation You don't make any effort to talk to neighbours with your structured predetermined outcome workshops This isn't a plan about Gonzalez but a plan for densification to benefit developers Using words like "encourage" "discourage" are meaningless drivel and you know it Words like "Ban" "Not allowed to develop under any circumstances" would be how you can convince people you want to protect and enhance Gonzalez Right now you are just acting as agents for developers and speculators	6/7/2017 4 11 PM
10	Remember that in future if we are using cars less that those old driveways and parking can be turned into greenspace	6/7/2017 2 59 PM
11	The intersection at Robertson/Ross/Crescent and access to Gonzales beech is extremely unsafe Need painted crosswalks plus pedestrian controlled traffic lights as a minimum	6/6/2017 1 05 PM
12	Make the neighbourhood more walkable with cut throughs to streets for bikes & walkers	6/4/2017 4 50 PM
13	There is a link to commercial development and this section With the arrival of the Red Barn traffic and parking of staff has increased on Redfern Street My car was just clipped 3rd time in the 900 block of Redfern Traffic calming is needed beyond the speed bumps to limit oak bay folks from zooming up Redfern to the gas station and Red barn	6/4/2017 1 33 PM
14	Support traffic policy reviews for streets in south of Oak Bay Avenue Village	6/3/2017 12 10 PM
15	We have a peaceful beautiful neighbourhood t is worth protecting as it is	6/3/2017 10 33 AM
16	leave Richardson street alone there already is traffic calming on this street and the speed limit has been reduced t is the only efficient street for getting out of fairfield Cyclists should be encouraged to use chandler as the best way in and out of fairfield Also there should be no parking allowed on one side of richmond all the way up to oak bay avenue t is too dangerous for cyclists to use as there is not enough room for parking moving traffic and cyclists	6/1/2017 3 20 PM
17	Add Crosswalks at the intersection of Crescent Road Ross Street and Robertson to improve safe access to Gonzales Beach	5/31/2017 2 26 PM

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18	enforce speed limits often 30 is totally ignored helps cyclists	5/30/2017 11 31 AM
19	Parking	5/30/2017 11 30 AM
20	Not yet	5/28/2017 8 02 PM
21	Reducing speeding and short cutting was mentioned for a few streets but notably absent was rving Road We are a straight street that shortens car trips for people connecting between Foul Bay Rd and Crescent Road (or Lillian) as well as people travelling between Fairfield Rd (via Lillian) and Crescent Road (towards Chinese Cemetary) This plan only addresses short cutting on Earle and the Oak Bay Village area but there are many many other streets facing similar issues with cars avoiding the arterial routes 'd love to see kids playing on the street in our neighbourhood but currently this isn't common due to the traffic Cars parked on the street certainly doesn't help visibility is very poor though there are claims this helps slow traffic it hasn't on our street	5/25/2017 11 46 AM
22	yes replace missing and damaged trees	5/25/2017 9 50 AM
23	Maintain narrower streets that naturally slow traffic maintain safe slow vehichular routes ensure on street parallel parking remains in place	5/25/2017 7 04 AM
24	Fairfield Plaza has little employee parking so they all park blocks away and crowd the already limited on street parking Many homes in my area have three or four cars due to students illegal suites and commercial vehicles parking overnight Go to Passmore Street any weeknight and see the crowding far more than 2 cars per house	5/22/2017 8 28 PM
25	Car speed mitigation needed along roads like Foul Bay Road (where cars frequently drive 60+ around blind corners where posted speed limit is already 30kph)	5/22/2017 1 54 PM
26	Take buses off Ross Street and move to Fairfield	5/20/2017 5 24 PM
27	Vehicles regularly exceed the 30kmph speed limit along the coastal road instal speed calming measures to make roads safer	5/20/2017 2 38 PM
28	Bike lane along Pandora Ave a total disaster Can hardly wait for it to be removed Massively interferes with emergency vehicles	5/20/2017 11 07 AM
29	Please add speed bumps to the north bound lane in the 300 block of Foul Bay Road We need to make this part of Foul Bay Road safer for the residents as most drivers do not obey the 30km speed limit	5/18/2017 3 46 PM
30	Assessment for safe access for pedestrians going to Gonzales Beach Traffic Management 3 8 Neighbourhood identified Priority Management mprovements 3 8 5 Enforcement (b Ross St/Crescent Rd between St Charles & Richmond n my opinion this area is urgently in need of some changes Pedestrian safety crosswalks are a necessity This is a popular beach for children and people of all ages Because there is a convergence of roads at Gonzales Beach it makes pedestrian crossing a real safety issue t would be very helpful too if the 30 km/hour speed limit was extended from Crescent Road to include Ross Street up to St Charles Currently as the 30 km speed zone on Crescent Road ends just before Ross Street many drivers decide to race up Ross Street and up to St Charles Our neighbours and find it dangerous just getting out of our driveway Why not extend the 30 kms per hour speed limit through Ross Street ts just a short street anyway often see near misses and hear horns honking and brakes squealing where Robertson Crescent Road and the Gonzales Beach road access intersect This should not be difficult to fix	5/17/2017 3 08 PM
31	Bike sharing programs	5/17/2017 1 15 PM
32	No but the survey program did not enable all of my commentary in the previous field so continue in this ongre on the topic of improving the safety of intersections and such There are enough speed bumps and cross walks and all the rest of that stuff Either you are URBAN planning or you are not All of the efforts to reduce speeding on the streets is reactionary V LLAGE nostalgia Traffic that moves properly is safe traffic Traffic that is regulated by physical obstructions just accelerates road rage	5/16/2017 8 45 PM
33	Keep Lisa Helps and her bike lanes off the arterial roads	5/16/2017 6 14 PM
34	You didn't have any meaningful neighbourhood consultation before deciding on radical changes to Richardson Street We need parking not restrictions We have a number of day cares in my block people park across the end of my driveway often	5/16/2017 5 18 PM

Q6 Do you support the following initiatives to create more social gathering places or “community living rooms” in Gonzales?

Answered: 109 Skipped: 3



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Plan for new features at Pemberton Hollywood and Gonzales Beach Parks that encourages people of all ages to gather such as benches games and public art and picnic tables	49.53% 53	26.17% 28	7.48% 8	8.41% 9	8.41% 9	107	4.00
Work with the School District and others to create indoor community space in Gonzales	49.53% 53	30.84% 33	14.02% 15	0.93% 1	4.67% 5	107	4.20

#	Comments for "Plan for new features at Pemberton, Hollywood and Gonzales Beach Parks that encourages people of all ages to gather, such as benches, games and public art and picnic tables"	Date
1	it would be awesome if Victoria would make a move *away* from defensive architecture i.e. no benches that can't be slept on no jagged fences around places that could otherwise offer shelter etc	6/8/2017 10:00 PM
2	'm confused don't all of these things already exist in these locations?	6/8/2017 5:10 PM
3	Would that eliminate the small green space that currently exists	6/8/2017 5:05 PM
4	love the idea of "gathering" and performances spaces however am concerned that there may not be enough thought being given to supporting those that make the art which might be performed in these spaces suggest that consideration be given to providing affordable rental space for professional performing arts organisations To put it another way it's great to be thinking about providing alternate performance spaces but there is a real need in the city for affordable spaces to create those performances	6/8/2017 11:39 AM
5	only if onsite parking is created	6/8/2017 11:21 AM
6	This is great But as a professional artist that tours internationally/nationally and am perplexed by the lack of rehearsal space and creation/administration space for the creation of the arts We are often driven out of our community to industrial areas This requires riding ones bike in traffic leaving children in school/care away from work and we are not supporting local services re food coffee etc However when working in other cities around the world arts spaces are part of a thriving city's plan Vancouver has "killed" its venue and rehearsal space over the last 15 years Many artists moved here because they could afford a house Many stayed in Vancouver and it's been hard That said it's hard here and we don't see a plan for the art spaces for the production of art This plan gives the artist a place to perform but does not address the reality there is no collective rehearsal space or office space for professional and amateur arts	6/8/2017 9:15 AM
7	support this if it does not interfere with existing uses of these parks	6/7/2017 8:43 PM
8	like that thing in the picture Homeless people can go there at night and the kids can clean up during the day Good for character building	6/7/2017 5:35 PM

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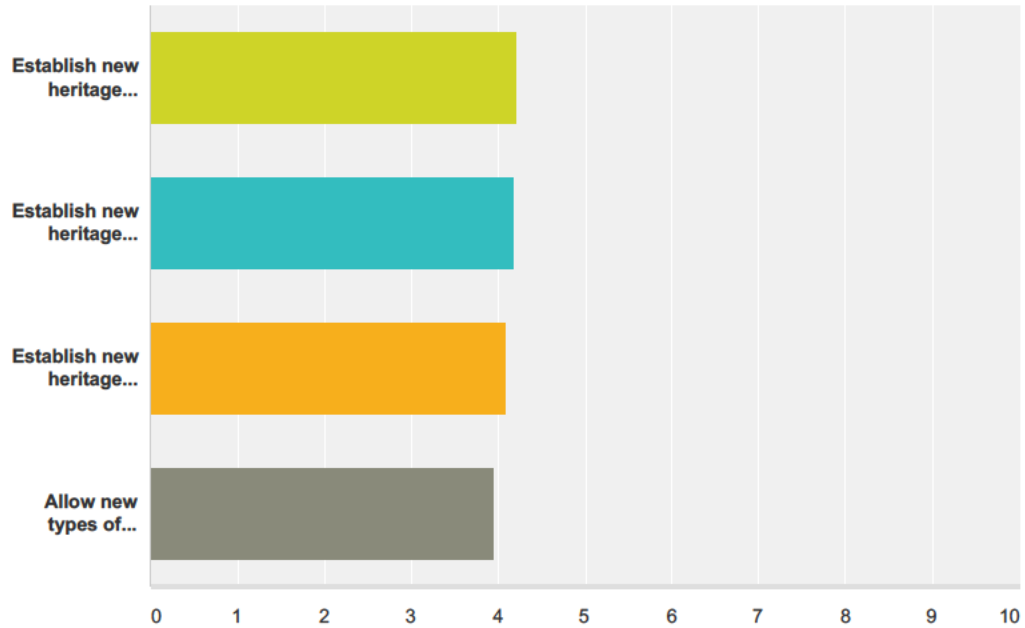
9	People go to Gonzales Beach to literally be on the beach using funds to build structures entirely unnecessary & intrusive "less is more"	6/7/2017 4 39 PM
10	No No No Ask the people they like it the way it is	6/7/2017 4 11 PM
11	ensure that natural space at Gonzales beach is preserved as it is one of the rare escapes from a manufactured landscape	6/7/2017 3 36 PM
12	Consider the noise that might be generated by groups at night	6/7/2017 3 00 PM
13	More security at Gonzales beach	6/6/2017 7 57 PM
14	As long as it doesn't compromise my ability to walk our dog on Gonzalez Beach	6/6/2017 4 03 PM
15	Picnic tables would be a great improvement	6/5/2017 4 06 PM
16	'm not sure how successful this will be t's not lack of community living rooms that keeps people inside their houses	6/3/2017 3 57 PM
17	not spending a lot of money on it	6/2/2017 3 38 PM
18	Northern Fairfield area definitely needs a place	6/2/2017 3 24 PM
19	No changes required to Gonnzales Beach Continue to prohibit dogs on the beach in the summer No one wants to sit or step in dog poop	5/31/2017 2 29 PM
20	Support this but only with strategies to minimize disturbances to neighbours particularly late night	5/31/2017 11 55 AM
21	Be careful to ensure any increased access to beach areas does not put additional pressure on marine and shore birds and their habitat as this is part of the Victoria harbour Marine Bird Sanctuary Ensure no off leash dogs especially in the mornings and in the winter	5/30/2017 1 30 PM
22	like to see parks used as gathering places but as a dog owner like many many other people in Gonzales am concerned that new features in the parks will cut down on the dog off leash areas There is already a shortage of such areas Gonzales beach is closed to dogs in the summer and both Pemberton and Hollywood parks are often used for sporting events such as Little League games which means they are often not available for dogs to run around There are often times when THERE S NO DOG OFF LEASH AREA AVA LABLE AT ALL N GONZALES which means that dog owners have to USE THE R CARS to take their dogs somewhere suitable for exercise Please keep dog owners in mind when re designing parks	5/30/2017 11 38 AM
23	noise at night particularly on Gonzales beach	5/30/2017 11 31 AM
24	Upper Gonzaolas Beach are by the bathrooms needs a major rework Better parking bathrooms kids play area art work	5/28/2017 1 42 PM
25	Grudgingly	5/27/2017 1 14 PM
26	highly support new features but not necessarily for people to "gather" Picnic tables public art and games often go unused ('m not anti art but it seems to have a poor return on investment it's not something people can use every day and it can be very expensive) Games are out who brings a chess set to the beach? Aren't there checkers apps now? 've never seen people use the checkers/chess boards at Hollywood park Some very fresh thinking is needed for games and inexpensive facilities that are timeless or can be easily modified to meet our "entertainment needs" of the future Maybe build a massive play structure at Pemberton (leaving "satellite" structures at Hollywood and Margaret Jenkins) Beach related facilities at Gonzales would be excellent (foot rinse better ramps etc) but please no more picnic tables at Gonzales people want to sit on logs at the sunny end of the beach instead use the beach nearly every day and have never sat on a bench or table 've seen the picnic tables at Hollywood Park playground used for birthday parties maybe build a long table and better sun shade that is well suited for that sort of thing?	5/25/2017 12 10 PM
27	the park is too busy already parking is a mess so improvements so encourage local use not attract more vehicles	5/25/2017 9 52 AM
28	These are already very well used seems like an incredible waste of money	5/23/2017 9 17 PM
29	AS A WORK NG ART ST N THE NE GHBOURHOOD T WOULD BE GREAT TO HAVE AN ART ST N RES DENCE LOCAT ON	5/23/2017 8 55 PM
30	Yes Pemberton Park in particular could be far better utilized	5/23/2017 8 41 PM
31	strongly encourage the City to give consideration to redeveloping the washroom/changeroom facility at Gonzales Beach into a proper community gathering place included a cafe/restaurant/snack bar that takes advantage of the views from this location while including improved washroom and changeroom facilities The model is something along the lines of the restaurant/changeroom facilities at Kits Beach Park in Vancouver albeit smaller scale in keeping with the scale of the beach an anticipated visitation rates	5/23/2017 7 44 PM
32	would not want to live near such installations as they will gater the undesirables off hours and be a maintenance headache/	5/22/2017 8 30 PM

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33	Fenced dog park areas should be prioritized	5/22/2017 1 55 PM
34	Enforce no alcohol laws on beach to encourage families	5/20/2017 2 38 PM
35	Tables with chess/checker boards in them are long overdue in this town	5/16/2017 8 49 PM
36	There are already a sufficient number of benches in these parks ('ve never had a problem find one nor have seen them all full ever) and people bring there own games to parks so anything added would just get in the way	5/16/2017 6 27 PM
37	Leave the beaches and parks undeveloped	5/16/2017 5 19 PM
38	The City has wasted so much money on public art that is really bad support benches and tables but not public art	5/16/2017 3 42 PM
39	YES YES YES	5/16/2017 11 40 AM
#	Comments for "Work with the School District and others to create indoor community space in Gonzales"	Date
1	This would be nice although know the fairfield gonzales comm centre already exists so perhaps lower priority than other items?	6/8/2017 10 00 PM
2	There are plenty of recreation centres in the City of Victoria Oak Bay Saanich and Esquimalt already	6/8/2017 5 10 PM
3	where would an indoor community space be on the crescent drive?? Not clear	6/8/2017 5 05 PM
4	Yes but will the community support the above mentioned comment	6/8/2017 9 15 AM
5	As long as we are willing to pay for extra cleaning and maintenance service this is a good idea	6/7/2017 5 35 PM
6	maximizing the use of public space makes sense and schools could benefit from additional resources being contributed by the community win/win	6/7/2017 3 36 PM
7	There could also be an outdoor amphitheater type space at MJS which could also be used for outdoor classes Problem is many school grounds are not used after hours or in summer How to make them more gathering space	6/7/2017 3 00 PM
8	Good idea but consider many seniors would avoid schools	6/6/2017 1 07 PM
9	Lots of retirees could use more space for indoor activities (yoga classes etc) instead of having to relie on Oak Bay facilities	6/3/2017 3 57 PM
10	not spending a lot of money on it	6/2/2017 3 38 PM
11	there should be no development in Queen Anne heights or Gonzales hill that is larger than current foot print of existing house no new deveopment on disturbed sites What is the city of victoria position on garry oak meadows? seems to be pro development	6/1/2017 3 27 PM
12	Work with land Conservancy to increase access to Abkhazi Buiding and grounds for neighbourhood access meeting space summer jazz concerts etc	5/30/2017 1 30 PM
13	Also Abkhazy Gardens	5/30/2017 11 29 AM
14	in existing facilities and work to keep Moss Street Market where it is	5/25/2017 9 52 AM
15	My neighbourhood (right near Hollywood pet center) has an incredible number of self directed block parties get together and events because we all know each other	5/23/2017 9 17 PM
16	NCORPR ATED SCHOOLS W TH PUBL C ART PERHAPS A GONZALES MOSA C ON THE CONCRETE WALL (VE WORKED W TH ARTSTARTS AND COULD GET FUND NG)	5/23/2017 8 55 PM
17	Great There do seem to be events at Margaret Jenkins (like your Open House) but not many	5/23/2017 8 41 PM
18	The use of idle school facilities makes far more sense than the creation of 'hang outs' in our parks	5/22/2017 8 30 PM
19	ndoor community space to do what? Would this be to house City of Victoria recreation programs such as those already offered in the existing recreation centres? Or would this space be for independent community groups to use? f so for free?	5/16/2017 8 49 PM
20	YES YES YES	5/16/2017 11 40 AM

Q7 Do you support the following initiatives to protect the historic character of houses and streets?

Answered: 107 Skipped: 5



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Establish new heritage conservation area on Upper Foul Bay Road Why this area?	55.14% 59	24.30% 26	13.08% 14	1.87% 2	5.61% 6	107	4.21
Establish new heritage conservation area on Lower Foul Bay Road Why this area?	50.48% 53	26.67% 28	17.14% 18	0.95% 1	4.76% 5	105	4.17
Establish new heritage conservation area on Redfern Street Why this area?	45.63% 47	27.18% 28	21.36% 22	1.94% 2	3.88% 4	103	4.09
Allow new types of housing on designated heritage properties such as main house + secondary suite + garden suite to support heritage conservation and increase rental housing	40.95% 43	33.33% 35	12.38% 13	6.67% 7	6.67% 7	105	3.95

#	Comments for "Establish new heritage conservation area on Upper Foul Bay Road. Why this area?"	Date
1	f it means you're not going to let land developers ruin the area with apartment buildings wouldn't oppose it	6/8/2017 5:13 PM
2	Yes However this is a celebration of Colonialist Heritage and ther Heritage of men who could own land at that time with no mention of First Nations	6/8/2017 9:28 AM
3	Nice trees	6/7/2017 5:36 PM
4	think however your so called heritage zone will be rife with "exceptions" and you will give developers what they want	6/7/2017 4:12 PM
5	Mid Century modern should be included Are any of these already divided into suites?	6/7/2017 3:03 PM
6	Quite frankly don't trust what this would mean in the future The draft plan is quite balck and white in it's current statmeents and creating a heritage conservation area opens the door for unintended consequences form future 'bright ideas' from those who do not live here	6/2/2017 3:44 PM
7	the area included should be larger and take in more of queen anne heights	6/1/2017 3:30 PM

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8	Apply this policy throughout Gonzales neighbourhood in order to protect the character and heritage of the area so that Gonzales does not become a hodge podge like James Bay	5/31/2017 2 32 PM
9	Support in general to preserve heritage character of neighbourhood but am somewhat unclear as to what practical benefit is	5/31/2017 11 59 AM
10	As an architectural historian am very concerned with preserving architectural heritage have already seen far too many Arts and Crafts bungalows and Art Moderne houses pulled down to make way for undistinguished development in particular Victoria seems to have absolutely no interest in preserving its Art Moderne buildings notice that most of the buildings that are preserved as "heritage" are large buildings but there are many smaller houses worthy of preservation	5/30/2017 11 44 AM
11	Apart from existing designated Heritage properties homeowners in these areas should not be subjected to additional and unnecessary restrictions and bylaws Most of the homes in these areas are not Heritage quality and the owners did not buy them as such if the goal is to protect the trees and streetside canopy there are better ways to accomplish this than a blanket Heritage designation This directly damages the financial wellbeing of the homeowners	5/25/2017 8 26 PM
12	heritage conservation throughout Gonzales no more oversized ultra modern houses should be allowed	5/25/2017 9 55 AM
13	Ensure energy improvements are not in conflict with this approach	5/25/2017 7 06 AM
14	My only hesitation is that by "heritage" the areas outlined look like the city means heritage only means opulent as well Plenty of the older more modestly sized houses nearer Gonzales bay say something of the heritage and evolution over time	5/23/2017 9 22 PM
15	I love the idea of keeping these beautiful old homes but hope it would not be at the expense of affordability (ie protecting lots of single family homes preventing increased density) However these old mansions can be converted into rentals or condos which would be perfect Keep the character increase rental or lower cost options	5/23/2017 8 49 PM
16	We have so few of these heritage homes left it is so important to protect and conserve them	5/18/2017 8 36 PM
17	I am all for this while exposing the socioeconomic bias informing it I would strongly oppose it if saving a handful of mansions was to be at the expense of all the character housing throughout the rest of the neighborhood Just as I objected to the preservation of green zones only in the "like Oak Bay" east I want the preservation of the architectural heritage of the entire sector renovated to accommodate intensive residences but not replaced by new builds that fail to live up to aesthetic codes	5/16/2017 9 04 PM
18	Protect homeowner rights and property values	5/16/2017 5 20 PM
19	Keep character	5/16/2017 11 41 AM
#	Comments for "Establish new heritage conservation area on Lower Foul Bay Road. Why this area?"	Date
1	Nice trees	6/7/2017 5 36 PM
2	I think however your so called heritage zone will be rife with "exceptions" and you will give developers what they want	6/7/2017 4 12 PM
3	Are these already divided into suites?	6/7/2017 3 03 PM
4	<div> <div>personal information</div> <div>given his position to remove that wonderful home</div> </div>	6/4/2017 1 38 PM
5	See above	5/31/2017 2 32 PM
6	Same comment as above	5/31/2017 11 59 AM
7	These areas support urban forest preservation	5/30/2017 11 31 AM
8	heritage conservation throughout Gonzales no more oversized ultra modern houses should be allowed	5/25/2017 9 55 AM
9	I love the idea of keeping these beautiful old homes but hope it would not be at the expense of affordability (ie protecting lots of single family homes preventing increased density) However these old mansions can be converted into rentals or condos which would be perfect Keep the character increase rental or lower cost options	5/23/2017 8 49 PM
10	Absolutely protect these heritage homes there are so few left Just think if the UK had not protected the old stock heritage homes it would not be the UK any more so lets follow suit and protect the homes we have left	5/18/2017 8 36 PM
11	As above	5/16/2017 9 04 PM
12	Protect homeowner rights and property values	5/16/2017 5 20 PM
13	Keep character	5/16/2017 11 41 AM
#	Comments for "Establish new heritage conservation area on Redfern Street. Why this area?"	Date

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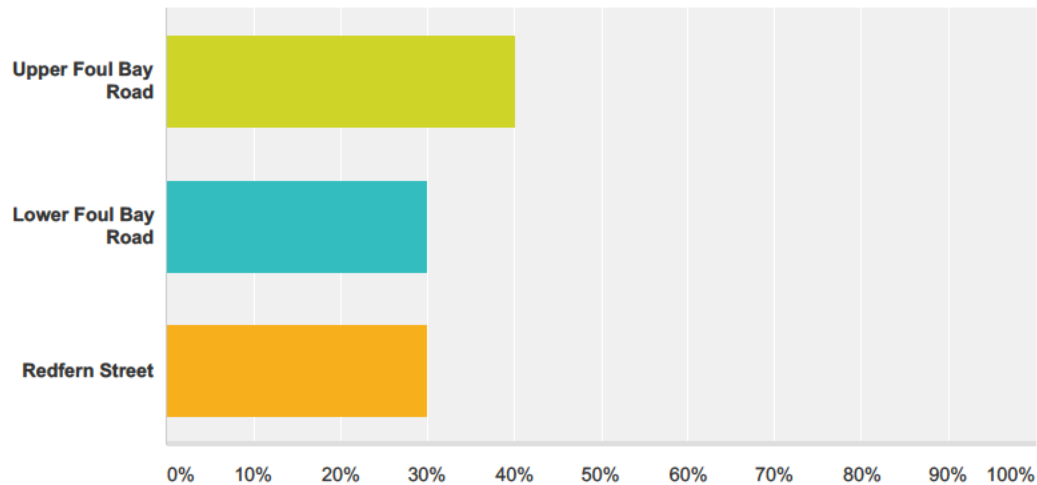
1	There are many clusters of heritage buildings that should also be considered not just these few mentioned areas	6/8/2017 9 15 PM
2	We live on tis street and we are intrested in preserving the area and see an incentive for older houses to be preserved	6/8/2017 9 28 AM
3	Nice houses	6/7/2017 5 36 PM
4	think however your so called heritage zone will be rife with "exceptions" and you will give developers what they want	6/7/2017 4 12 PM
5	That whole area has a unique character in Gonzales and for that matter the whole city it is not only the houses but the trees and landscape and no sidewalks	6/7/2017 3 03 PM
6	as a resident directly affected encourage initiatives to protect historical character but it should be the homeowners' decision on how they can alter their house not the city f the city is going to enforce this then there should be some tax break or incentive for the homeowner f the homeowner was wanting to have a heritage designated house they have that option don't understand how the city can justify enforcing this if it were to go through	6/6/2017 7 00 PM
7	expand HCA to other streets and/or complete neighbourhood in order to control design see earlier note	6/5/2017 12 31 PM
8	See above	5/31/2017 2 32 PM
9	Same comment as above	5/31/2017 11 59 AM
10	heritage conservation throughout Gonzales no more oversized ultra modern houses should be allowed	5/25/2017 9 55 AM
11	The matching houses on Redfern Street are unique and should have their character preserved	5/19/2017 8 40 AM
12	As above	5/16/2017 9 04 PM
13	Protect homeowner rights and property values	5/16/2017 5 20 PM
14	keep character	5/16/2017 11 41 AM
#	Comments for "Allow new types of housing on designated heritage properties, such as main house + secondary suite + garden suite, to support heritage conservation and increase rental housing."	Date
1	Yes yes yes to this	6/8/2017 10 03 PM
2	live in a laneway house on Redfern Street (rented) and support the development of more affordable housing options and rental options so that younger people and a more diverse population can afford to live in this neighbourhood	6/8/2017 8 28 PM
3	There are so many factors re loss of green space and how to mitdgate that incentives for replacing non drought resistant trees driveways that shed water wildflowers to attract bees/birds/insects	6/8/2017 9 28 AM
4	Helpful on large properties in Queen Anne Heights but in Redfern will have to be done carefully to keep the heritage value	6/7/2017 5 36 PM
5	Only if there is still garden area to use	6/7/2017 3 03 PM
6	always a good policy to increase appropriate housing solutions	6/7/2017 11 24 AM
7	agree with heritage designation and concern but if development to other areas of the community mean that my 1940's house is considered collateral in the plan then believe plan should be left and 'community' taken out of the title of this document	6/4/2017 6 21 AM
8	Great idea	6/3/2017 4 00 PM
9	This is too restrictive a statement so disagree with it (as discussed with Kristina Bouris) Specifically why rental? strongly disagree with suddenly saying no subdivision in this area f there is a good proposal it should be allowed to be heard and considered Otherwise much less desirable options might be done simply because of arbitrary black and while rules	6/2/2017 3 44 PM
10	no garden suites no development outside of existing foot print	6/1/2017 3 30 PM
11	Strongly support assuming this is instead of other development on the property rather than in addition to other development	5/31/2017 11 59 AM
12	Prefer more units inside the existing house rather than garden suites to keep green space	5/30/2017 1 31 PM
13	Fine so long as it doesn't affect the architectural qualities of the original building	5/30/2017 11 44 AM
14	f it has new housing on it it is not a "heritage "property Why keep trying to turn everything of value into Pabulum?	5/27/2017 1 17 PM
15	the garden suite proposal is going to cause great conflict between neighbours no wants a new dwelling 6 m from their property adopt a process for prior neighbour input beforehand	5/25/2017 9 55 AM

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16	Absolutely if in keeping with the heritage look	5/23/2017 9 22 PM
17	As long as it fits into the neighbourhood and doesn't overwhelm the on street parking available	5/22/2017 8 32 PM
18	Again concerned about the number of cars and short term rentals this will bring in to this area	5/21/2017 5 03 PM
19	It would not be at all sensible to mix new homes in with designated heritage properties	5/18/2017 8 36 PM
20	Wish could endorse this but it sounds too good to be true a cake and eat it too proposal that will result in foul fowl near or on Foul Bay road while attempt to fish for fish not fishy	5/16/2017 9 04 PM
21	do not support any new suites unless parking is off street Further Bylaw Enforcement needs to be proactive on the regulating of illegal suites (which you conveniently omitted in your plan) is this because the political will from Mayor and Council is non existent and you can't address issues that they don't allow you to?	5/16/2017 6 16 PM
22	It's depends don't support it if the trees and yards are compromised in any way	5/16/2017 1 57 PM
23	Yes as long as structures are with the character of the area	5/16/2017 11 41 AM

Q8 Do you own property in one of these areas?

Answered: 20 Skipped: 92



Answer Choices	Responses
Upper Foul Bay Road	40.00% 8
Lower Foul Bay Road	30.00% 6
Redfern Street	30.00% 6
Total	20

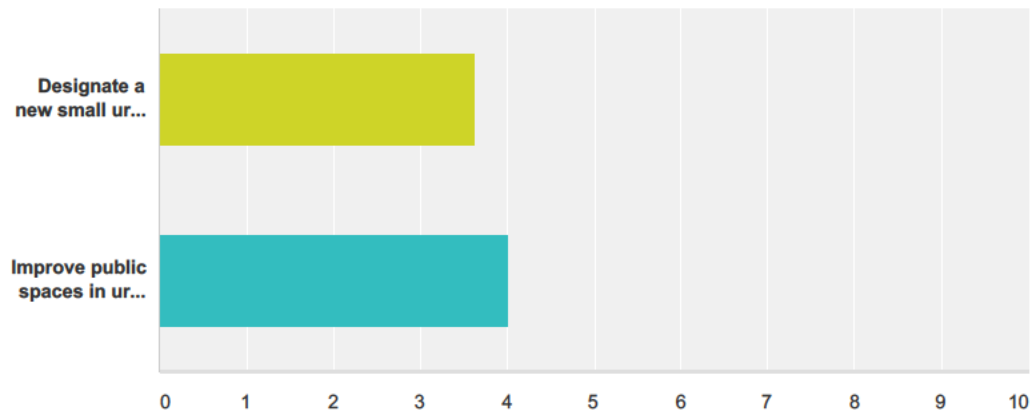
#	Comments	Date
1	A better survey of the whole area is needed There are other significant clusters that are ignored	6/8/2017 9 15 PM
2	no but near by still love cycling the beautiful treed streets in this area	6/8/2017 6 19 PM
3	f did probably wouldn't like these ideas	6/8/2017 5 13 PM
4	Not within the proposed heritage conservation area	6/8/2017 11 41 AM
5	Street parking is a big issue for us due to Gonzales beach	6/8/2017 11 23 AM
6	Wewould like to be a part of the Oak Bay Ave Village planning talks Sound and light pollution are of key intrest to us	6/8/2017 9 28 AM
7	No	6/7/2017 5 36 PM
8	do not own property in these areas but do live in a 100+ year old house Recommend incentives for owners of older properties that are outside heritage conservation areas as these properties add to the character throughout Gonzales e g waving fees where there is conversion to duplexes or waving permit fees or other financial incentives as homes are maintained and improved	6/7/2017 3 42 PM
9	No in another area of Gonzales	6/6/2017 1 09 PM
10	No	6/5/2017 1 57 PM
11	love this street The houses the trees and the people personal information be managed house too high truck traffic and equipment multiple out buildings Laws are only good with enforcement	6/4/2017 1 38 PM
12	With all the conservation areas need to make sure that paperwork hoops (heritage building permits etc) are not onerous Any new buyers will be aware of the restrictions in the HCA but existing owners should not be arbitrarily harmed	6/3/2017 4 00 PM

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13	have looked carefully at the lots in our area feel that these rules are unfair and have not taken into account the current owners am unable to attend the Jun 6 meeting	6/2/2017 3 44 PM
14	My property is of no heritage value but support this if it helps to retain the overall character of the neighbourhood and to retain green space and tree canopies	5/31/2017 11 59 AM
15	no	5/30/2017 11 44 AM
16	Do not own	5/28/2017 8 04 PM
17	rving and Crescent Roads	5/28/2017 1 43 PM
18	no	5/25/2017 9 55 AM
19	No	5/18/2017 8 36 PM
20	Do not own property in these areas	5/17/2017 3 10 PM
21	No	5/16/2017 9 04 PM
22	own property in Gonzales but not in these areas	5/16/2017 3 43 PM

Q9 Do you support the following initiatives to enhance and strengthen neighbourhood commercial areas?

Answered: 108 Skipped: 4



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Designate a new small urban village at Fairfield Rd and Lillian St/ Wildwood Ave to allow 3-4 storey mixed use buildings	37.04% 40	30.56% 33	8.33% 9	7.41% 8	16.67% 18	108	3.64
Improve public spaces in urban villages at Fairfield at Irving and Fairfield at Lillian/Wildwood including wider sidewalks, street trees, seating and lighting	44.86% 48	31.78% 34	11.21% 12	2.80% 3	9.35% 10	107	4.00

#	Comments for "Designate a new small urban village at Fairfield Rd and Lillian St/ Wildwood Ave to allow 3-4 storey mixed use buildings"	Date
1	Parking lot will draw more vehicles	6/8/2017 9:17 PM
2	this is already a nice little urban village not sure on the plan to densify it with 4 storey buildings?	6/8/2017 6:28 PM
3	Of all the ideas in the neighbourhood plan this is by far the worst idea touched on this earlier but essentially you're removing rental housing and replacing it with unneeded commercial space I'm sure land developers and business owners would like this but don't think residents would. Again you're trying to solve problems we don't have	6/8/2017 5:17 PM
4	More green/arts space More attracting bees artists birds	6/8/2017 9:30 AM
5	fear that protect means allow demolition and building something bigger maybe way bigger Council nearly always allows variances so no point in saying 3-4 stories and seriously mean it	6/7/2017 5:37 PM
6	No	6/7/2017 4:13 PM
7	like the existing site on the North side of Lillian would hope the heritage building at the corner and one East of it on Lillian be preserved but have concerns about adding to congestion in this area given that traffic and parking is already an issue for the neighbourhood	6/7/2017 3:44 PM
8	3 stories ONLY No 4 storey in Gonzales at all	6/7/2017 3:03 PM
9	3 stories at the most	6/6/2017 8:00 PM
10	Definitely not 4 stories But support 3 stories	6/6/2017 4:04 PM
11	Parking would be a problem no 3 storey buildings please	6/6/2017 1:13 PM
12	No more than 3 stories	6/5/2017 10:44 PM

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13	could support 3 story buildings but 4 stories is too high for our neighbourhood A traffic management plan is required do not support the commercial development of the small lot at the corner of Wildwood (currently Shaw Pet Hospital) This lot is much too small for a building over 2 stories tall Also parking along Wildwood is already an issue with the park across the street and staff from the Fairfield Plaza parking	6/5/2017 2 21 PM
14	3 Story max and create a gradual transition to the single family residences along Wildwood (That is only 2 story where Shaw Pet Hospital is currently)	6/5/2017 2 03 PM
15	This is where I am most concerned and fearful We live raised our family right beside the personal information Wildwood Ave attended a recent Open House and discovered that the zoning for the pet hospital could allow for a 3 or 4 story redevelopment if this occurred we would be crowded out physically and environmentally As we and I am not allowed to express this but it would affect our housing value Furthermore parking and traffic are becoming issues at our corner Therefore we have some ideas which are as follows For policy 6 2 3 ask to have Wildwood included in the policy text " if redevelopment occurs create a gradual transition in building heights and massing to complement residential properties on Beechwood and Wildwood Avenues" For policy 6 2 5 inquire about how this may affect neighbouring single family residential sites (such as your own) Policy 6 2 3 requires a gradual transition in building heights and massing however building close to the property line could have a negative affect on neighbouring sites so there needs to be a clear distinction between sites along Fairfield and the north side of Lillian then sites along Wildwood and Beechwood Aves For 6 2 6 before considering lower parking requirements there needs to be a traffic management study conducted in this area (specify peak season e g baseball) to showcase that there are already parking issues in this area	6/4/2017 6 39 AM
16	Who actually wants this?	6/4/2017 2 19 AM
17	except for 3 story building which I support the relatively recent 4 story condominium next to the pharmacy is too tall	6/2/2017 7 13 PM
18	The width of Lillian Rd is inadequate for any more traffic don't quite see the improvement and we would probably lose the businesses already there	6/2/2017 12 05 PM
19	3 storey max But no increase in traffic on Lillian Wildwood Beechwood Robertson	5/31/2017 4 12 PM
20	Max height should be 3 stories given adjacent residential neighbourhood	5/31/2017 12 00 PM
21	Ensure design is in keeping with area and businesses are viable	5/30/2017 1 32 PM
22	It depends parking is always a problem	5/30/2017 11 50 AM
23	highly support	5/25/2017 12 16 PM
24	more commercial encroachment no parking and traffic problems already and strongly oppose multiple story buildings	5/25/2017 10 00 AM
25	This current commercial space hardly frequented already can not accommodate for patron parking The current buildings should be preserved at all costs as they are beyond an icon in the neighbourhood They are an appropriate size to house SMALL commercial business	5/23/2017 9 27 PM
26	Yes it would be great to have more of a "hub" at this corner	5/23/2017 8 50 PM
27	own a business that would be affected by construction and am concerned about the damage to my earning potential	5/23/2017 3 33 PM
28	4 stories is too tall for this area and belong in high density parks of the city only	5/22/2017 8 33 PM
29	I love that we do not have any tall building in this area and simply single family homes The single family homes could be encouraged to put in rental suites or build a garden suite rather than build up There is a very special area of single family homes running between Irving and Wildwood and I believe these should be left alone	5/18/2017 8 44 PM
30	There are a few shops there now Let them be A new building will probably drive them out with higher rents Meanwhile the Fairfield Plaza is a stone's throw away Anyone not satisfied with the products and services offered by the businesses there should make the effort to travel to another part of Victoria to shop	5/16/2017 9 14 PM
31	I like the idea of a commercial area but does it need to be 3 or 4 stories? Why? Again I'm against that level of densification in Gonzales Cook st Fernwood Victoria and elsewhere are already going down that route can't we try a little harder to keep the charm the trees the friendly neighborly way of Gonzales?	5/16/2017 2 03 PM
32	Not needed We have Ross Bay Plaza 2 blocks away	5/16/2017 11 42 AM
#	Comments for "Improve public spaces in urban villages at Fairfield at Irving and Fairfield at Lillian/Wildwood including wider sidewalks, street trees, seating and lighting"	Date
1	yes if non defensive seating (i.e. doesn't obviously have an anti homeless person rail in the middle)	6/8/2017 10 06 PM

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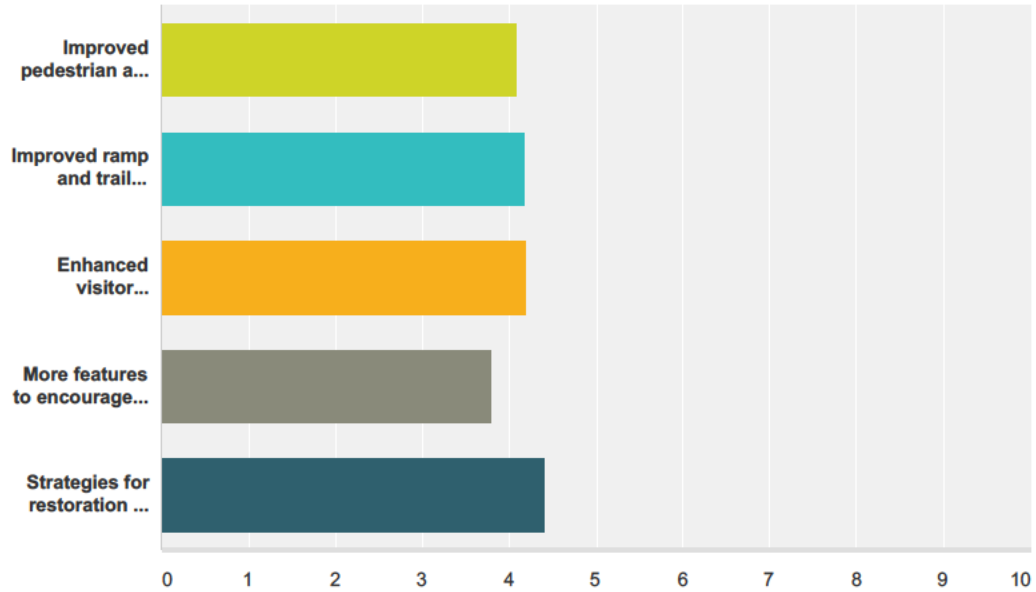
2	do NOT like the new LED streetlights they are much too bright and abrasive The brightness of these lights is disruptive and potentially damaging to the people plants and animals in the area as the LED lighting disregulates the circadian rhythms hope that the lighting in public spaces is more human friendly With the new LED lighting the city is designing lighting on streets for cars and car drivers instead of for the people who live in the neighbourhood and want to sleep in the dark at night	6/8/2017 8 38 PM
3	'm trying to remember the last traffic or pedestrian fatality at any of the locations you've mentioned and can't recall one (and 've lived in the area a long time) So it seems to me that they're already working just fine and no new expense is needed Also did you have anybody check to see if you even have enough right of way for this? don't think you do unless you make it a single lane one way street (which is a terrible idea)	6/8/2017 5 17 PM
4	Lighting is very important think that a lot of thought should be given to what type of lighting There are many people who suffer with scoptic sensitivity and poorly placed lighting may provide illumination but cause but cause issues with sensitivities am more in favour of more low powered lighting rather than bright /harsh LED lights	6/8/2017 11 45 AM
5	What about arts creation/rehersal/office space?)	6/8/2017 9 30 AM
6	Again unclear why you are not already proceeding with this and why you are asking for input t seems like an obvious way to improve the city	6/7/2017 8 46 PM
7	Sure why not doubt any of this will be done unless a neighbourhood group raises money and finds a few volunteers to do the work	6/7/2017 5 37 PM
8	What you think is improvement is usually in direct opposition to what the neighbourhoods think is improvement	6/7/2017 4 13 PM
9	See above	6/7/2017 3 44 PM
10	n Hollywood park there will be lots of seating etc and gathering so can't see people sitting at Lillian when the park is so close the Bus stop could be improved	6/7/2017 3 03 PM
11	Help with parking How about doing a traffic management study in area to consider traffic associated with Fairfield Plaza (and staff parking) and use of Hollywood Park during baseball season)	6/5/2017 2 03 PM
12	adding transportation comments folks use streets off oak bay ave as shortcuts south two vehicle hits on Chamberlain St two weeks ago one my car based on drive throughs folks already shop on the avenue and park all along Chamberlain and other side streets even before you take away parking spaces on the avenue Check your records for roughly a 1980 city report on blocking off the sideroads like Chamberlain from oak bay ave Do not widen redfern to make it a freeway Try more like Layton	6/5/2017 12 38 PM
13	You can't just keep widening sidewalks and adding all these things and still have space The sidewalks are already wider than average there is more than enough seating the existing trees already cause many problems with aphids and falling branches and rot out and there are street lights already	6/4/2017 2 19 AM
14	Seems okay now	6/3/2017 4 01 PM
15	not spending a lot of money on it	6/2/2017 3 45 PM
16	Parking is already a TERR BLE problem in this area largely because of parents delivering and picking up their children at Margaret Jenkins school and because of people shopping at the pharmacy where there is no parking This corner is extremely dangerous because it is blind People pulling out of rving onto Fairfield cannot see the traffic because of cars parked right up to the corner on Fairfield on both the East and West sides of rving	5/30/2017 11 50 AM
17	terrible lighting at night females alone don't feel safe	5/30/2017 11 33 AM
18	highly support this but don't like how the top of rving Road has become a parking lot for people using the village sightlines are poor when turning from Fairfield onto rving because of all the parked cars Fairfield/Lillian/Wildwood is a strange intersection and more cars (mobile and parked) will present challenges	5/25/2017 12 16 PM
19	Fairfield/Lilian/Wildwood is hardly an urban village and oppose making it one would rather remove commercial than increase it t's close to lots of public space but do plant more trees in neighbourhood	5/25/2017 10 00 AM
20	the sites along the south side of Lilian and along Wildwood are directly adjacent to single family homes Transition form mid density commercial uses to low rise residential areas to be a respectful and gradual The existing commercial space at 277 Wildwood works because it conforms to the small scale character of the neighbouring homes This site deserves particular attention due to its proximity to single family homes	5/24/2017 10 08 PM
21	We already have tons of green space and park areas FOR HEAVENS SAKE NO MORE L GHTS City haze from lights has increased especially with some street lights on fairfield Rd being replaced with LEDs they are so harsh	5/23/2017 9 27 PM
22	as long as this does not involve a three storey buildings being built	5/18/2017 8 44 PM

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23	This sounds like the warm and fuzzy mask on the face of the commercial development to which have already objected Making the intersection more pedestrian friendly in order for those pedestrians to be shoppers at a new vertical mall is bunk All that will happens is increased traffic and no parking if the businesses initially thrive and failed businesses when shoppers realize there is no place to park	5/16/2017 9 14 PM
24	The sidewalks in these areas are already larger than a standard side walk and making them bigger would make the road essentially unusable When school starts and ends and parents drop there kids off there is already barely enough room for cars to drive (let alone when a bus comes) Furthermore in the example picture there is an added bus stop when a bus stop was recently taken out near there because it was useless and just made the bus slower	5/16/2017 6 32 PM
25	look forward to seeing a plan for Oak Street Village	5/16/2017 2 39 PM
26	Depends if 3 4 story buildings are needed to pull this off	5/16/2017 2 03 PM
27	support it at rving but not at lillian	5/16/2017 11 42 AM

Q10 The plan suggests improvements for a future Gonzales Beach Park plan. Do you support the following initiatives at Gonzales Beach Park?

Answered: 109 Skipped: 3



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Improved pedestrian and cycling connections to and from the surrounding neighbourhood	53.70% 58	25.93% 28	6.48% 7	4.63% 5	9.26% 10	108	4.10
Improved ramp and trail access	56.07% 60	21.50% 23	13.08% 14	2.80% 3	6.54% 7	107	4.18
Enhanced visitor facilities such as washrooms and bike parking	53.77% 57	27.36% 29	9.43% 10	3.77% 4	5.66% 6	106	4.20
More features to encourage community gathering such as picnic tables and play features	47.62% 50	20.95% 22	7.62% 8	12.38% 13	11.43% 12	105	3.81
Strategies for restoration of coastal bluffs and supporting migratory birds	68.27% 71	14.42% 15	10.58% 11	2.88% 3	3.85% 4	104	4.40

#	Comments for "Improved pedestrian and cycling connections to, and from, the surrounding neighbourhood"	Date
1	This is a very beautiful area and could use some upgrading for sure	6/8/2017 11 50 AM
2	Diss ability access please	6/8/2017 9 40 AM
3	Most of the parks could use more bike parking	6/7/2017 5 37 PM
4	No	6/7/2017 4 15 PM
5	Cycling lanes must consider narrow streets and on street parking Don't sacrifice green and treed boulevards	6/6/2017 1 17 PM
6	don't take away any parking spaces please We need all parking spaces that exist now it is difficult to improve and add cycling connections	6/5/2017 10 48 PM
7	new crosswalk would be helpful	6/3/2017 10 42 AM
8	it works fine now don't spend much money	6/2/2017 3 46 PM

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9	Add crosswalks (3) at the intersection of Crescent Ross and Robertson streets to improve safe access to the beach Also reduce traffic speed on Ross Street to 30km/h (remove end 30km/h sign at the end of Crescent St (just before beginning of Ross)	5/31/2017 4 30 PM
10	Yes cycling safe for bikers to and from downtown and oak bay	5/31/2017 4 04 PM
11	Care should be taken to ensure routes are appropriate and will be used Foul Bay bike lane gets very little use compared for example to bike traffic on Richardson St	5/31/2017 12 02 PM
12	Yes unless the means tearing up rving Road AGA N	5/30/2017 11 54 AM
13	LEAVE T ALONE	5/27/2017 1 22 PM
14	public space and let's remove illegal docks etcc along beach	5/25/2017 10 05 AM
15	Seems ok now	5/23/2017 8 51 PM
16	Please create a safer crossing area at Robertson/Ross Streets	5/21/2017 5 05 PM
17	The City has wasted a lot of my money on bike routes and has done so with no public vote on them and with no care for the negative impact they have on traffic flow strongly oppose any more spending on cycling routes	5/16/2017 3 46 PM
18	How? t's not that bad Add a cross walk at the kids end if the beach and it's great	5/16/2017 2 09 PM
19	NO B KE LANES yes to pedestrian improvements	5/16/2017 11 43 AM
#	Comments for "Improved ramp and trail access"	Date
1	Yes for access for people using wheelchairs 'm less excited about designing ramps for watercraft	6/8/2017 8 40 PM
2	No	6/7/2017 4 15 PM
3	so long as it respects the natural aspect of the beach	6/7/2017 3 47 PM
4	Yes but wheelchairs would not be able to go to beach Maybe an area where wheelchairs could access to see the water There are 5 nursing homes/hospitals in Gonzales	6/7/2017 3 06 PM
5	Good already	6/3/2017 4 08 PM
6	it works fine now don't spend much money	6/2/2017 3 46 PM
7	yes we have a canoe and sometimes find it hard to take our boat to the waters edge as there are many logs etc but we make it We live a block away so it's nice to carry the boat down	5/31/2017 4 04 PM
8	Yes for sure the ramp closer to Foul Bay Road was better for bring kayaks down before the stairs where installed	5/28/2017 1 46 PM
9	am 75 and a bit disabled and have no problem	5/27/2017 1 22 PM
10	its about time why now when the city lazily allowed mega homes to encroach on public space and let's remove illegal docks etcc along beach but oppose reopening boat launch	5/25/2017 10 05 AM
11	AM AN AV D PADDLE BOARDER AND USE A TROLLEY TO ROLL MY BOARD TO THE BEACH	5/23/2017 9 03 PM
12	Beach access is too steep at Ross Street	5/16/2017 6 18 PM
13	Ramp is adequate as is stop wasting money	5/16/2017 5 23 PM
14	Seems unnecessary	5/16/2017 2 09 PM
#	Comments for "Enhanced visitor facilities such as washrooms and bike parking"	Date
1	Need parking off street	6/8/2017 11 25 AM
2	Washrooms are always an issue for the diss abled the elderly women and parents with children The concrete bunker with small stalls	6/8/2017 9 40 AM
3	Keep it simple t's about the beach not the amenities	6/7/2017 4 45 PM
4	No	6/7/2017 4 15 PM
5	think heritage interpretive signs should be there both for the First Nations and for the late 1880's 1930's Do not take away the lawn areas to add more parking	6/7/2017 3 06 PM
6	Washroom is needed at east end of beach as regular partiers (March October) daily use the bushes and private property as a toilet	6/6/2017 4 16 PM
7	this already exists?	6/3/2017 10 42 AM
8	what is wrong w/ current washrooms some more bike parking would be nice	6/2/2017 7 15 PM

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9	it works fine now don't spend much money	6/2/2017 3 46 PM
10	update washrooms bike racks and more Consession stands would be nice vegan options burgers wraps etc	5/31/2017 4 04 PM
11	Keep focus on upper areas of park	5/30/2017 1 41 PM
12	Perfectly sound and adequate as it is	5/27/2017 1 22 PM
13	ok as long as in area of exisiting facilities and doesn't go to willows beach scalle no commercial	5/25/2017 10 05 AM
14	MORE GARBAGE AND PERHAPS ANOTHER WASHROOM AT THE FOUL BAY END	5/23/2017 9 03 PM
15	Seems ok now	5/23/2017 8 51 PM
16	strongly encourage the City to include a refreshment stand/cafe/restaurant with outdoor terrace in any enhanced visitor facility at Gonzales Beach	5/23/2017 7 47 PM
17	There are already washrooms Just need to add more cycling lanes to get there and bike parking	5/23/2017 4 19 PM
18	Have fresh water near the bathrooms to hose off boats and kids' feet etc	5/19/2017 8 42 AM
19	have no problem with the washrooms now	5/16/2017 9 18 PM
20	Hot water and soap would be a nice start criminals in jail have that at least as do Saanich Parks	5/16/2017 6 18 PM
21	You must be blind there are washrooms already (Underused)	5/16/2017 5 23 PM
22	No more bike parking There is already enough Families use that beach and for young families biking is not an option especially with all the things you need to bring We need better pedestrian access and parking for vehicles	5/16/2017 11 43 AM
#	Comments for "More features to encourage community gathering such as picnic tables and play features"	Date
1	into having some more tables i find this beach nice because it doesn't have a ton of "extras" There are lots of other places with playgrounds think this would be nice to bring my kids to just for the joy of going to the ocean and letting the beach be the playground	6/8/2017 10 09 PM
2	Yes and supports the community that provides festivals performance events music We need affordable space to work out of	6/8/2017 9 40 AM
3	Yes as long as they don't detract from existing character	6/7/2017 8 48 PM
4	People go to be on the beach Other structures not a good use of money or space	6/7/2017 4 45 PM
5	No	6/7/2017 4 15 PM
6	prefer the natural gathering that occurs on beach blankets and siting on logs	6/7/2017 3 47 PM
7	Play structures are not needed Play on the beach Maybe some adult activities like bocce or chess definitely more picnic tables including ones with wheelchair access	6/7/2017 3 06 PM
8	People come for the beach put the play features in Hollywood or Pemberton Park instead	6/3/2017 4 08 PM
9	leave he beach unclu ered bu playground on upper grassy area would be okay	6/ /2017 10 42 AM
10	it's a beach let's leave it that way	6/2/2017 7 15 PM
11	it works fine now don't spend much money	6/2/2017 3 46 PM
12	picnic tables play areas for dogs and kids but enough green space to relax and read a book	5/31/2017 4 04 PM
13	Doesn't increased use by people affect the natural environment especially bird life?	5/30/2017 11 54 AM
14	already too noisy at night	5/30/2017 11 34 AM
15	Upper Gonzaoles Beach are by the bathrooms needs a major rework Better parking bathrooms kids play area	5/28/2017 1 46 PM
16	No more picnic tables There are many and they never seem to get used Everyone comes to the beach to sit on the beach Any features should be designed to encourage everyone to go down to the sand and should have a natural feel structures made from bare wood that emulates driftwood for example Highlight the history from Victoria's early beach days (ie the controversy of Gonzales Bay vs Foul Bay name) or what about the Ross farmhouse where was it located? Certainly family oriented facilities should be located at the west end The east end seems to be all 20 somethings drinking beer and smoking dope	5/25/2017 12 25 PM
17	as long as its not accompnied by more vehicles	5/25/2017 10 05 AM
18	B GGER AREA FOR FAM L ES AT FOUL BAY END W TH TABLES AND COOK NG	5/23/2017 9 03 PM
19	wouldn't object but don't think it's necessary	5/23/2017 8 51 PM

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20	The beach is fine	5/23/2017 4 19 PM
21	Lets try to keep the beach natural and not overdue the 'amenities' Washrooms could be improved	5/22/2017 8 35 PM
22	Please no play structures the kids need to just play on the beach/rocks/tidepools and not be distracted by plastic artificial play structures	5/20/2017 1 54 PM
23	Depends on the play features am against turning any part of park into a playground or any sort	5/16/2017 9 18 PM
24	Why are play feature necessary? t is already a beach Build a sandcastle go swimming chill out	5/16/2017 6 33 PM
25	Leave beaches undeveloped	5/16/2017 5 23 PM
26	How is this keeping with the natural setting of the beach? Kids don't a playground at the beach they just need the water and sand As for picnic tables no one uses whats there now	5/16/2017 2 09 PM
27	YES YES YES	5/16/2017 11 43 AM
#	Comments for "Strategies for restoration of coastal bluffs and supporting migratory birds"	Date
1	fight again mega walls built in conjunction with "Block Houses" which are located right at beach level Big black wall at east end of Gonzales Beach	6/8/2017 9 20 PM
2	This plan is supported by home owners how can we help in our own back yard front yard side yards roofs drive ways?	6/8/2017 9 40 AM
3	Unless dogs are better controlled in the area birds will tend to stay away	6/7/2017 5 37 PM
4	That would mean banning dogs There's no way you or Council will ban dogs	6/7/2017 4 15 PM
5	Yes get rid of invasive species and restore BUT make sure people can still see the water from the street area	6/7/2017 3 06 PM
6	Makes no sense taxpayer subsidies for waterfront owners?	6/3/2017 4 08 PM
7	Enforce the dog bylaws always see them giving warnings never tickets	6/3/2017 10 42 AM
8	Update signs on shore birds so people are more aware	5/31/2017 4 04 PM
9	ABSOLUTELY But how can you encourage bird life and at the same time encouraged increased use of the park People and birds are antithetical	5/30/2017 11 54 AM
10	Should be doing more of this all over the CRD	5/27/2017 1 22 PM
11	and deal with waste dumping lawn and garden chemical use and illegal docs etc along shrelne	5/25/2017 10 05 AM
12	Do it This is the exact opposite of a playground for people t is a "playground" for other species that we are fortunate enough to experience while at the beach	5/16/2017 9 18 PM
13	And the problem is?? Unless you build a lot of junk on the beach	5/16/2017 5 23 PM
14	This would depend on the cost 'm not in favor of spending much on this	5/16/2017 3 46 PM
15	Bu you can' have i bo h ways you can' crea e higher densi y and keep he birds They need rees o nes	5/16/2017 2 09 M
16	YES	5/16/2017 11 43 AM

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Q11 Did we miss anything?

Answered: 23 Skipped: 89

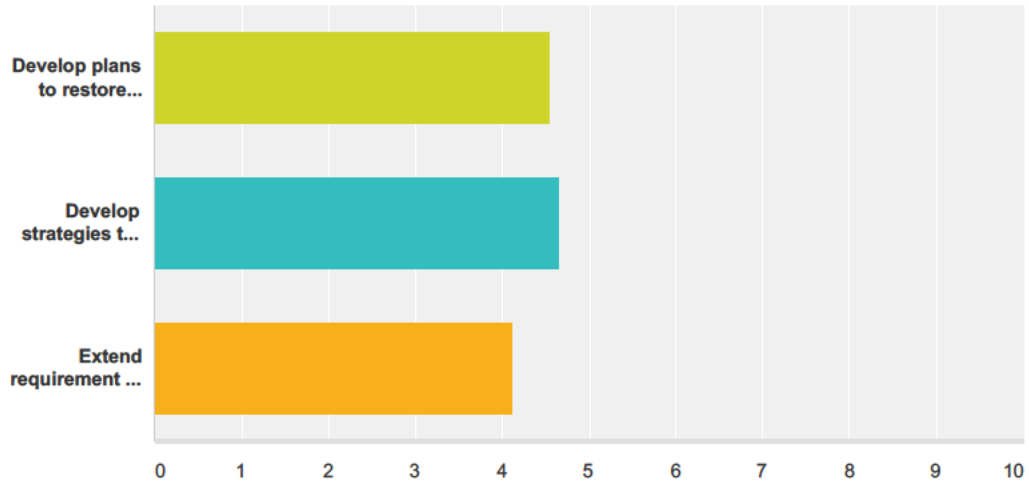
#	Responses	Date
1	Yes 1 Mentioning first Nations Land that we are on 2 Planning long term/short term rehearsal/creation space for rent/free for artists that bring life/business/connection into the community by festivals etc	6/8/2017 9 40 AM
2	Regarding dogs all the beaches and parks in Victoria have dogs running around loose it would be nice if off leash dogs were restricted to a few small areas Maybe more enforcement of present bylaws would help	6/7/2017 5 37 PM
3	Just leave it	6/7/2017 4 15 PM
4	could improve locations of garbage and add recycling collection	6/7/2017 3 47 PM
5	Maybe readjust the parking as it is so busy in summer Add a kiosk for posting garage sales etc and other things that might be going on in the area	6/7/2017 3 06 PM
6	More security during the day	6/6/2017 8 01 PM
7	Our biggest interest of the entire neighbourhood plan is that we want to walk our dog on the beach on summer mornings This would be the single biggest improvement to the quality of our lives and to the quality of the neighbourhood We live in a house overlooking the beach and walk the beach twice daily with our dog from Sept May We are scrupulous about picking up not only our dog's poo but also other poo we might see on the beach and we regularly pick up plastic stuff that has washed ashore We have observed that in summer months there is nobody on the beach until about 9 30 when the parents and tots show up applaud Victoria for passing a bylaw that experiments with a 6 30 8 30 a m window of time during the summer for people to walk dogs Please post signage at each walkway to inform people of this change (and we don't want our neighbours to think we are flouting the law) Dog walking on the beach is the best time of our day it brings us health serenity social contacts (with other dog walkers) relaxation and happiness Thank you	6/6/2017 4 16 PM
8	More identifiers to provide information about the First Nations of our area interpretive signs story poles art etc Also more signage about the indigenous plants animals birds etc of this and our area	6/4/2017 6 45 AM
9	The September May off leash dog access is great For most of the winter the only people on the beach are dog walkers in the summer (June August) the beach is empty before 10 AM it should be opened for off leash dog access until 10 AM After 10 AM the beach starts to fill up with little kids big kids and families For those who don't want to share their beach with dogs close access to dogs in the summer from 10 AM until dark Dog walkers on Gonzalez Beach are responsible picking up dog excrement and trash Allowing dogs until 10 AM does no harm to any other beach user	6/3/2017 4 08 PM
10	don't go to the beach in the summer because of the loud thumping stereos it is a way of taking over the space and should not be allowed	6/3/2017 10 42 AM
11	Make minimal changes to the beach and park they are great the way they are	5/31/2017 4 30 PM
12	Need more clarity about the importance of this area within the Victoria Harbour Marine Bird Sanctuary and the strategy to support birds and reduce conflict/stress to birds by people and pets	5/30/2017 1 41 PM
13	How about allowing dogs off leash on the beach in the summer in the early morning hours say before 9 00 AM?	5/30/2017 11 54 AM
14	parking restrictions? people park on intersections and everywhere near the beach very dangerous for cyclists as visibility is limited	5/30/2017 11 34 AM
15	keep it quaint low key we don't want/need another Willows Beach	5/25/2017 10 05 AM
16	This beach goes from lovely and tranquil in "off season" to absolute insanity in summer it is busting at the seams from people OUTSIDE the neighbourhood Those of us from the neighbourhood avoid it all summer because it is unrecognizable overflowing partying loud scene	5/23/2017 9 31 PM
17	Nothing says community gathering place like a place where people can get food and drink and relax in a lovely setting This opportunity to enhance neighbourhood conviviality exists at the site of the existing changeroom/washroom near the bus stop and parking area at the west end of Gonzales Beach	5/23/2017 7 47 PM

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18	traffic flow over the spring/summer it is almost impossible to cross crescent road whether i have my dog or no people in cars DO NOT STOP even when i am in one lane waiting for chance to cross to park/home it is all well and good to do future planning for housing for the area but we need to deal with the traffic an completely idiot drivers at the very least we need a crosswalk at richmond and crescent so kids parents and dogs can cross safely the crosswalk at lillian is completely useless	5/22/2017 3 53 PM
19	Perhaps a food cart or some way to have a little coffee shop	5/21/2017 5 05 PM
20	Reduce dog traffic at Gonzales Beach	5/20/2017 5 32 PM
21	The beach has become a gathering area for young adults to drink making it less appealing to families and children	5/20/2017 2 38 PM
22	f the big tree/logs could be kept off the bottom of the ramp and the bottom of the stair ways t difficult to get down onto the beach when the big logs trees prevent getting onto the beach if you have disabilities thank you	5/18/2017 8 47 PM
23	don't own a dog but like to interact with them hope there is never a restriction on dogs on the beach (as is the case at some times of year at Willows Beach) Let's keep the beach open for all including our four legged friends	5/16/2017 3 46 PM

Q12 Do you support the following initiatives intended to preserve and restore the neighbourhood ecosystems?

Answered: 107 Skipped: 5



	Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed	Total	Weighted Average
Develop plans to restore natural areas in Gonzales and Pemberton Parks	76.42% 81	11.32% 12	5.66% 6	4.72% 5	1.89% 2	106	4.56
Develop strategies to maintain the urban forest such as street tree replanting, new trees in urban villages, community orchards and neighbourhood pilot projects	75.47% 80	19.81% 21	1.89% 2	0.94% 1	1.89% 2	106	4.66
Extend requirement for permeable driveways and parking areas to all new development Read more here	57.55% 61	18.87% 20	12.26% 13	0.94% 1	10.38% 11	106	4.12

#	Comments for "Develop plans to restore natural areas in Gonzales and Pemberton Parks."	Date
1	Restoration is already proceeding in appropriate places that is good but don't want to see any loss of existing uses	6/7/2017 9:13 PM
2	And then after developing the plans follow through and do it	6/7/2017 5:37 PM
3	Like you did in Moss Rock Park?	6/7/2017 4:16 PM
4	Get rid of invasive species Even on private property education and action	6/7/2017 3:07 PM
5	don't spend much money	6/2/2017 3:48 PM
6	Pemberton park is important habitat for barred owls along with LG property in Rockland need to ensure broader strategy to support park transit zones	5/30/2017 1:43 PM
7	Please don't do anything to discourage the owls in Pemberton Park	5/30/2017 11:55 AM
8	Definitely Gonzales not sure about Pemberton	5/30/2017 9:28 AM
9	"restore and expand"	5/27/2017 1:23 PM
10	vague question everyone supports it generally	5/25/2017 10:08 AM
11	Absolutely love the forest at pemberton park (Owl Forest as my kids call it)	5/23/2017 8:53 PM
12	Pemberton park had a large natural area until the Cit and Dogge people decided to put in the dog poop trail owned a home across the street for years and that was not an improvement just became a destination for dog walkers and their dogs who crapped on the lawns and boulevards all the way to the park and home again	5/22/2017 8:42 PM

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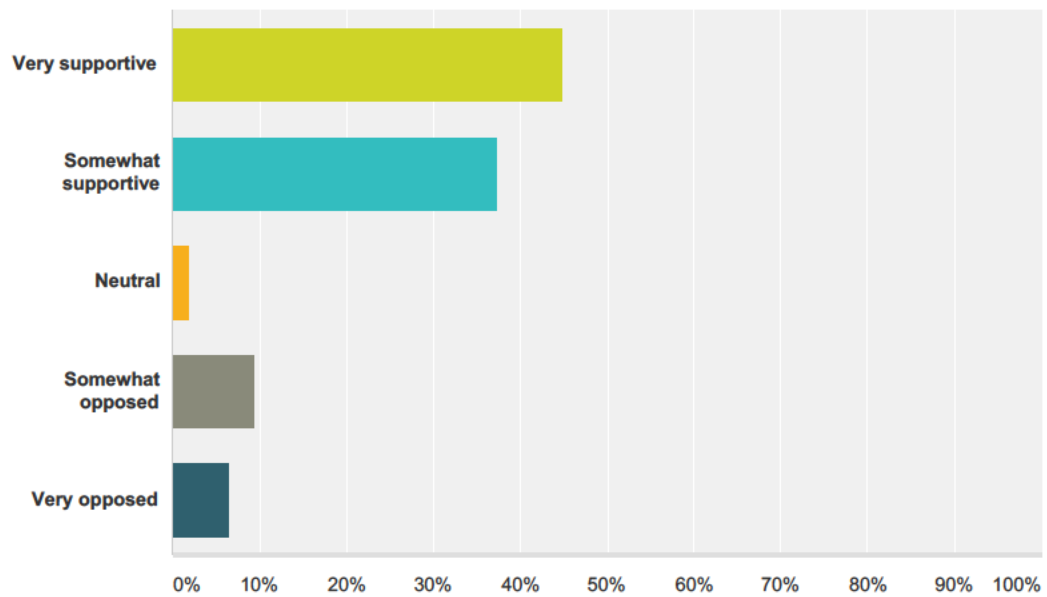
13	Waste of money so far just restricting public use of the park More bush= more invitation for campers	5/16/2017 5 24 PM
#	Comments for "Develop strategies to maintain the urban forest, such as street tree replanting, new trees in urban villages, community orchards and neighbourhood pilot projects."	Date
1	Community orchards/gardens is an excellent idea	6/8/2017 10 10 PM
2	Deal firmly with BC Hydro to get them into 21st Century to bury cables as the Gas Company has done The excuse that it is too expensive is not valid or we would have overhead gas lines The butchery of trees by Hydro weakens the large trees and makes them vulnerable to wind damage which brings down lines ncreasing storm damage may be expected due to climate change Also we live in an earthquake zone in a compact neighbourhood making it difficult to access or evacuate should line come down	6/8/2017 9 26 PM
3	this should already be part of the strategy	6/8/2017 6 52 PM
4	One of the reasons love where live is the green canopy Existing healthy trees should be maintained and protected where trees have been removed due to developer mismanagement or poor tree health replanting should be encouraged / subsidised	6/8/2017 11 52 AM
5	How about green roofs for new commercial/residential	6/8/2017 9 44 AM
6	After the strategies are developed do it	6/7/2017 5 37 PM
7	You will not do this so don't see any reason to comment	6/7/2017 4 16 PM
8	Change bylaws so that a developer is only charged \$750 to cut down a tree or that such a landscape tree be allowed to be replaced by cheaper trees	6/4/2017 6 52 AM
9	The street trees cause major aphid problems that cause damage to cars and houses and kill other plants	6/4/2017 2 21 AM
10	don't spend much money	6/2/2017 3 48 PM
11	new native trees are the priority orchards are a lot of work and should not be undertaken by the city	6/1/2017 3 41 PM
12	Trees are always god	5/30/2017 11 55 AM
13	and the heritage areas also help	5/30/2017 11 33 AM
14	PLEASE make it a priority to encourage landowners to trim their hedges along sidewalks and promote maybe planting them a little bit further back from the sidewalk? t's very difficult to walk along sidewalks in Gonzales without having an eye poked out by a thorny bush or laurel sticking way out in the way	5/25/2017 12 29 PM
15	improve urban forest its been neglected don't want community village orchards on city land pilots for what?	5/25/2017 10 08 AM
16	All expect neighbourhood orchards Currently organizations like lifecycle L TERALLY can NOT keep up with excess fruit from unused trees languishing in people's yards	5/23/2017 9 33 PM
17	Standard must be increased for the painting of garedns on public boulevards Many are untidy and left an eyesore all winter n the Gonzales area the street trees planted are of a variety that have roots invade the drains and overgo the neighbouring yards A more suitele type and moderate size will be an improvement as the old ones are taken out	5/22/2017 8 42 PM
18	Smaller broadleaf evergreens on Boulevard s Magnolia trees work well	5/20/2017 5 35 PM
19	As long as "new trees in urban villages" does not mean trees in a new urban village at the intersection of Fairfiled/Lillian/Wildwood	5/16/2017 9 23 PM
20	When the Shawn the arborist makes a list of unsafe trees why does he have to waste time taking the list to council to be approved before dangerous trees can be removed? Power control issues??	5/16/2017 6 20 PM
21	Everywhere this has been done the street has been narrowed	5/16/2017 5 24 PM
22	This strongly depends on the cost and the specifics of the kind of plants proposed There are many really bad city trees along streets in this area and replacing them with more appropriate trees would be good	5/16/2017 3 48 PM
#	Comments for "Extend requirement for permeable driveways and parking areas to all new development Read more here."	Date
1	Discourage box houses with concrete sloping driveways into garages at front of house	6/8/2017 9 26 PM
2	this appears to be a great idea and far advanced with working with home owners and future developements	6/8/2017 6 52 PM
3	ncentives are fine but hard requirements reek of government overreach	6/8/2017 5 18 PM
4	Does this include new commercial areas? Less grass and more wildflowers and ground covers Dogs will need to be accomidated with patches for dogs to "go"	6/8/2017 9 44 AM

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5	Support for requiring driveways and parking areas to be permeable NOT support for requiring driveways and parking areas (i.e. more off street parking)	6/7/2017 9 13 PM
6	There may be areas where this is not beneficial so maybe reword to allow impermeable stuff in certain circumstances For example if the driveway is on solid rock there may be little gain if the area is boggy maybe it will contribute to flooding in the house Don't really know not an engineer	6/7/2017 5 37 PM
7	Yes and city infrastructure it will give an example for others to follow	6/7/2017 3 07 PM
8	Provide economic incentives for water catchment (e.g. rain barrels a small beginning) residential composting community learning events for organic and water wise practices etc	6/4/2017 6 52 AM
9	permeable driveways are ugly and overpriced	6/4/2017 2 21 AM
10	Great idea	6/3/2017 4 08 PM
11	Yes but don't make people rip up their driveways just because they are doing a reno with a permit	6/3/2017 10 44 AM
12	when i built my new home on chandler avenue in 2005 6 permeable drive ways were foolishly prohibited so all the rain falling on all the concrete is a burden on the storm sewer system having come from a community where permeable driveways were common for good reason i was baffled and annoyed by the concrete mind of the planning zoning and building departments	6/2/2017 7 17 PM
13	encourage it yes require it no	6/2/2017 3 48 PM
14	Why not? new development only of course	5/30/2017 11 55 AM
15	Prohibitive installation and maintenance cost and effort	5/25/2017 8 32 PM
16	Street parking is a big issue Responsible drivers do slow down but irresponsible drivers (who already speed and short cut) don't slow down Street parking makes safe drivers drive safer but makes unsafe drivers even more dangerous	5/25/2017 12 29 PM
17	and ban lawn and garden chemicals car and boat washing servicing and storage in neighbourhoods or your permeable proposal is meaningless	5/25/2017 10 08 AM
18	This might be appropriate but doesn't necessarily deliver the return on investment The maximum site coverage requirements for residential lots already addresses the question of maintaining site permeability well enough	5/23/2017 7 48 PM
19	Easier to do when building new Success of permeable paving depends of type and the regular maintenance that most won't see	5/22/2017 8 42 PM
20	My only reservation about this is that my preference is for the renovation of existing structures over new builds but the expense of permeable driveways might deter my preference if private homeowners were not given some sort of grant from the City of Victoria	5/16/2017 9 23 PM
21	if you want it you can pay for it	5/16/2017 6 20 PM
22	We looked into this for our yard restoration and were not convinced it is all that effective and certainly was not worth the cost it is required we will have far fewer people doing yard renovations and this will have a negative impact Let's leave it as an option the City supports but please DO NOT make it a requirement	5/16/2017 3 48 PM
23	We would love to install a permeable driveway and tear out slab of concrete out Perhaps you could extend a tax benefit or grant for existing driveways?	5/16/2017 2 10 PM

Q13 Overall, how supportive are you of the draft Gonzales Neighbourhood Plan?

Answered: 107 Skipped: 5



Answer Choices	Responses	
Very supportive	44.86%	48
Somewhat supportive	37.38%	40
Neutral	1.87%	2
Somewhat opposed	9.35%	10
Very opposed	6.54%	7
Total		107

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Q14 Tell us why

Answered: 69 Skipped: 43

#	Responses	Date
1	focus on parks & green space and making it more possible for residents to stay within our own community to have our needs met also making it easier for homeowners to create rental spaces and having higher density housing options in the area is VERY MPORTANT to alleviating the housing crisis	6/8/2017 10 19 PM
2	live in this neighbourhood and want more affordable housing options so that younger families can live here like the idea of a neighbourhood that is more pedestrian and bicycle friendly love the peaceful quiet treed streets and hope that the neighbourhood can retain these qualities as it grows	6/8/2017 9 34 PM
3	good to have a plan and to be consulted	6/8/2017 9 32 PM
4	its good to see that council is working with residents to maintain the urban character while pushing for future requirements	6/8/2017 7 01 PM
5	This plan addresses problems that don't exist (few commercial areas) and creates new ones (removing park space for apartment buildings) There are some good thoughts about trying to preserve the character of the nieghbourhood that are overpowered by suggesting the most drastic changes the neighbourhood has ever seen with the construction of apartment complexes and an "urban village" that is an obvious euphemism for a small strip mall The plan itself feels confused and poorly thought out can see no evidence (statistical or otherwise) to support some of the changes and some ideas seem to directly conflict with the goals	6/8/2017 5 39 PM
6	believe it addresses the issues we will be facing as a community in the coming years and is concerned with maintaining/improving the esthetic appeal of the area	6/8/2017 11 54 AM
7	Parking problems on certain streets	6/8/2017 11 26 AM
8	You are involving the community There are good ideas here and have watched folks walk into your community events angry and then leave with pride/hope	6/8/2017 9 46 AM
9	New housing types need to blend with existing house stock Design guidelines are critical	6/8/2017 7 02 AM
10	1 The whole process making this plan seems a sham The meeting went to was very controlled by staff t was as if the plan was already finalized and we were there to tick the box "public consulted? yes" 2 Part of Fairfield Plaza is in Gonzales but there is no consultation about it that know of And nothing in this survey except that it will be done elsewhere 3 Oak Bay Ave is a major shopping and residential street in Gonzales and it has been shunted to another bunch of meetings and surveys Are the planners bonused on number rather than quality of meetings? Or maybe lots of overtime? 4 ask my neighbours about the survey and plans and none of them have heard of it So if you think you are getting public input you are deluded 5 At the meeting i went to developers and people who want to subdivide their properties were over represented And they tend to monopolize the staff Either that or 80% of Gonzales residents are developers and that's hard to believe	6/7/2017 5 39 PM
11	Some good ideas for mix of housing improving facilities setting guidelines to prevent over development Please keep it simple though Don't force development commercial or residential Part of the neighbourhood is the relaxed feeling and the (mostly) natural beach	6/7/2017 4 48 PM
12	This is a plan for speculators and developers t is not a plan that is well thought out Your mission is to densify at all costs and you will do it	6/7/2017 4 17 PM
13	We need to plan for higher density t's inevitable would like growth and development to include strong participation and input from those directly or indirectly affected by major changes whether new building rezoning creating amenities etc	6/7/2017 3 52 PM
14	it is important to be thinking ahead and mostly this plan does do that think it will be the implementation and incentives for developers (to value the neighbourhood they will build in) and homeowners (to protect the private land and the heritage and character) Public will be watching to see if this plan is followed	6/7/2017 3 24 PM
15	Maintaining and improving the character of a historic neighbourhood is a positive municipal policy	6/7/2017 11 28 AM
16	Suggested Densification is too much You will not keep the current ambience of Gonzales	6/6/2017 8 04 PM
17	Content is very thorough and thoughtful and really appreciate your process of consultation Great job Thanks to all the employees and volunteers who have worked on it	6/6/2017 4 17 PM

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18	Like the plan but am concerned about the addition of a high number of apartments Some are a good idea but a lot of them would dilute the heritage character of the neighbourhood	6/6/2017 1 22 PM
19	A new development at Lillian and Fairfield is needed but it must be kept to 3 stories	6/5/2017 10 51 PM
20	Planning for affordable rentals is a great idea especially with the cost of single houses out of reach of many residents mproving transportation also great idea	6/5/2017 4 13 PM
21	Obviously parking is an issue that needs to be addressed before development of any kind is approved	6/5/2017 2 22 PM
22	t has needed an update	6/5/2017 12 41 PM
23	strongly oppose the proposal to build row houses anywhere in the Gonzales area Any new secondary suites or duplexes should have off street parking Parking is a huge problem in this neighbourhood very strongly oppose and proposal to build 3 or 4 story buildings at the corner of Lillian and Fairfield Rd The existing development at that corner is quaint and lovely	6/5/2017 11 16 AM
24	am supportive of adding townhouses in our area to enable seniors to downsize in their neighbourhood Consider parking spaces for mobility scooters for townhouses	6/4/2017 4 59 PM
25	ts about seeing what is needed and then with engagement putting forth a vision to manage change	6/4/2017 1 43 PM
26	am supportive of creating a neighbourhood that blends livability with affordability although this is a relevant term for our neighbourhood But am concerned for my/our/neighbour's place within it We have created an organic urban landscape that is threatened by the potential of a three or 4 story building being built beside us have an urban farm that is threatened by development through a plan that suggests otherwise	6/4/2017 7 06 AM
27	Not much of the plan makes much sense economically or logically This plan seems to be pandering to a very very small portion of the population of the neighbourhood	6/4/2017 2 24 AM
28	Need to restrain development on small lots Not suitable for character of existing neighborhood	6/3/2017 8 06 PM
29	t's a good balance between maintaining the current neighbourhood feel and increasing affordable housing so that young families can join us oldies	6/3/2017 4 15 PM
30	don't feel that it is our responsibility in quiet neighbourhoods to provide affordable housing options for people planning to move to Victoria or needing inexpensive rental options would like to see the ramshackle homes on busy streets like Shelbourne Quadra and Bay replaced by townhomes and apartment buildings This would improve those areas rather than detract from ours	6/3/2017 10 49 AM
31	Strongly opposed to concept of HCAs My modest property is not a heritage property and never will be but this proposal indiscriminately sweeps up everything in the area subjecting my own non heritage type place to the same restrictions and repressive measures that would be attached to a prized MacLure residence My house can't even be seen from the road but you will want to tell me can't install vinyl windows? No Protect the trees along the street and leave my property alone	6/3/2017 12 30 AM
32	Needs changes re my area	6/2/2017 3 48 PM
33	Too much government interference and red tape Other things should be focused on	6/2/2017 12 28 PM
34	Would this be necessary if the municipalities amalgamated? No room for growth because we can't move outwards to provide victoria city hall with more tax funding so move up crowd in Will housing in fairfield/Gonzales provide families with affordable living doubtful the taxes alone are daunting?	6/2/2017 12 15 PM
35	the plan is to pro densification the old plan was fine why prepare a new one?	6/1/2017 3 44 PM
36	t covers key elements including housing transportation mixed communities heritage preservation commercial hubs and environmental considerations	5/31/2017 8 23 PM
37	Much more attention is needed to traffic management especially traffic speeds on Ross Street Also must address tour bus traffic through the neighbourhood streets they should b directed along Foul Bay Rd Fairfield Rd and Memorial Crescent They do not fit on Hollywood Crescent or Ross St Also greater efforts must be made to protect the character and heritage of the entire neighbourhood not just the three snall areas identified	5/31/2017 4 41 PM
38	We are renters and have been renting for almost 6 years here in Gonzales we live just a block away from the Gonzlaes beach and spend a lot of time biking to and from work boating from Gonzales beach running around the community and hiking trails in the area or near by areas would love to see the area be updated with housing sustainability bike areas parks rec and beach areas t a beautiful little area almost a hidden gem As renters we dream of buying a place someday in the Gonzales area so good change and growth would be amazing to be apart of	5/31/2017 4 12 PM

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39	Overall good Some proposals lack sufficient specificity and/or language too weak to achieve intended objectives e.g "encourage" new types of housing "discourage" subdivisions and "encouraging careful house design" when there are few if any real tools/levers to achieve that Plan needs more consideration of/mitigation strategies for the impact on neighbouring homes from allowing 3 4 storey building along Fairfield Allowing 5 or 6 stories in proposed Ross Bay Village too high for the area	5/31/2017 12 26 PM
40	Appreciative of the time spent getting to this point but question whether the 'transportation' section is too heavily weighted for implementing all kinds cycling pathways networks bike storage facilities etc	5/31/2017 11 07 AM
41	Like concept of gentle densification need housing for new families Area needs to be "welcoming"	5/30/2017 1 44 PM
42	think protecting the character and natural beauty of the Gonzales Neighbourhood is very important	5/30/2017 1 37 PM
43	support increased density and preservation of trees and natural areas But don't see anything in it about parking about architectural consistency in the neighbourhood or about dog off leash areas Since would guess that at least half the households in the area have a dog this is an important aspect of life here	5/30/2017 11 58 AM
44	Seems to be well thought out and the consultation process is impressive	5/30/2017 9 32 AM
45	more community spaces and mixed housing is a good idea However it is absolutely necessary to consult with Wildwood (not just Beechwood) residents regarding the further development of an urban village in this area it is an area that is already very dense with traffic particularly when baseball is in season	5/28/2017 3 44 PM
46	it is very reassuring to have a community plan together for us to comment on like the mix of new housing historic property businesses proposal and the concept Thank you	5/28/2017 1 50 PM
47	NO one is prepared to grasp the real problem Victoria and the world is facing the same problem too many people You can't "solve" it by repeatedly trying to accommodate them Surely we should try to set an example	5/27/2017 1 29 PM
48	Supportive of "green oriented initiative" Don't want more rules / regulation (enough already) about how we are allowed to develop our own property	5/25/2017 6 50 PM
49	think there are many steps in the right direction transforming the neighbourhood from a car centric place to a walk bike friendly area is a huge step Putting energy into the villages (Irving/Fairfield Fairfield/Lillian) in particular will keep the neighbourhood young and vibrant In the last 5 years our neighbourhood has dramatically changed from retirees to young families It's becoming a great mix of demographics and a lot of the plan is in line with this Putting effort into Gonzales Hollywood and Pemberton especially think they have the potential of being a triple crown for outdoor fun and recreation	5/25/2017 12 48 PM
50	Many a questions are misleading don't trust this process is more than a ruse to justify transforming a quiet and fragile neighbourhood into a busy mixed area for which none of us moved here Already too many cars and traffic too much noise need a calming plan not one to create another Fairfield village that will kill Gonzales	5/25/2017 10 16 AM
51	We need to increase opportunities for affordable housing options	5/25/2017 7 10 AM
52	it strikes me as fragmented and unrealistically ambitious It's already a great neighborhood put the money where it's needed most There are areas of the city that need more attention Doing the new pool right strikes me as a very high impact high value project for this community Put a library in that facility as well Save the tax payers money for that one it will be a magnificent and lasting legacy Homelessness is the other big ticket item this is a pressing issue Our neighborhood's "issues" are trivial in comparison	5/24/2017 4 36 PM
53	As a cyclist I'm concerned about the expense and practicality of putting bike lanes on busy streets (Fairfield Rd Richmond Oak Bay Ave) There are so many quiet streets in the neighbourhood which could be designated as cycling routes think these would be more attractive for all ages and newer cyclists than busy roads	5/24/2017 8 42 AM
54	Worried that concept of "density" is overriding principle and not taking into account culture of the area	5/23/2017 9 34 PM
55	Seems to strike a nice balance Pro densification but also finding ways to protect the beauty of the neighbourhood The big old houses are wonderful but it's also very important to me to live in a mixed neighbourhood I'd like to see more rental townhouses row houses condos etc in Gonzales Love the community hubs idea Living in this neighbourhood often means heading to Oak Bay or Fairfield to have a coffee or shop I'd love to have more gathering spaces in Gonzales	5/23/2017 8 57 PM
56	think the plan is a great document Clear and visionary think it needs a bit of enhancement respecting greenway design standards and enhanced opportunities for community gathering and enjoyment ie some kind of place to get food and something to drink at Gonzales Beach	5/23/2017 7 53 PM
57	Adding Affordable housing is the key to diversify the community economy and services	5/23/2017 4 21 PM
58	have lived in the area for 30 years miss having Hollywood grocery store would love to see more local options for shopping in these areas also love the idea of making parks and Gonzales beach more accessible year round	5/21/2017 5 10 PM

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59	'd love to see increased density but reduced traffic That will take careful planning and a paradigm shift on the part of residents in giving up their personal automobiles for car share/transit biking	5/20/2017 1 57 PM
60	Transportation improvements for bikes modestly increased density along major corridors and encouraging alternate developments such as townhouses	5/18/2017 12 07 PM
61	t will allow for some growth more housing for families keep our beautiful neighbourhood intact and develop a village feel	5/17/2017 3 21 PM
62	Some of the duplex/townhouse plans have me concerned we don't want this neighbourhood to cater to 'empty nesters' or retirees who can afford to 'downsize' to a luxury duplex or townhouse	5/17/2017 1 22 PM
63	decline the opportunity to give an overall evaluation	5/16/2017 9 24 PM
64	Many of these plans will cause the density of the Gonzales neighbourhood to increase The most basic of logic shows us that when neighbourhood density increases the utility of those in the neighbourhood decreases f anyone wanted to live in a place with more "urban" areas they would live closer to a city centre There is only a certain amount of space and it is not feasible to widen sidewalks and add bike lanes everywhere and still have room to drive and have more/larger housing and keep green space and have heritage space The only way to fit all these ludicrous things all in one area is to build up and if there is anything anyone knows about building up is that you have less space for more money Frankly not much about this plan makes any economic sense and even lacks general common sense	5/16/2017 6 50 PM
65	Overall looks good but deal with the illegal suites parking issues and the bus pollution on Ross Street	5/16/2017 6 21 PM
66	like the idea of better pedestrian trails and more green space and preserving heritage My only reservations are around increased vehicle traffic and streets full of parked cars that come with densification We used to live in Saanich where the car is king and people park on their lawns when they run out of curb side parking We don't want to see that here it's one of the reasons we chose this neighbourhood	5/16/2017 4 42 PM
67	t does some good things but there are details missing on costs and specifics planned making it hard to know for sure how effective it will be	5/16/2017 3 49 PM
68	t good but not great think you need to focus on what Gonzales is is it an eclectic neighborhood with a deep appreciation for nature or is it a creatively inspired urban neighborhood? There are a few mixed messages in your plan that will make it hard for residents to agree or disagree with and very hard for you to make the right choice	5/16/2017 2 15 PM
69	like that we are focusing on making the area better however we need to focus on keeping the character and the greenery in the area We also shouldn't densify until we have the proper structures in place such as enough spaces for children in schools and enough space in our hospitals f we are planning on allowing more people to live in the area those structures are a must also don't want to see row houses or town houses in the area They do not suit am happy for 3 storey apartment buildings or duplexes triplexes and so on in character looking homes	5/16/2017 11 45 AM

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Q15 Do you have any other comments on the draft Gonzales Neighbourhood Plan?

Answered: 33 Skipped: 79

#	Responses	Date
1	The new street lights that are going in in lots of neighbourhoods are really harsh on the eyes and not only mess with human sleep and physiological cycles but have the same effect on plants and animals in the vicinity (can affect migratory and mating patterns in some animals) 'd strongly recommend that the city reconsider it's recent moves to replace all the street lights with harsh LEDs The long term health and environmental effects are largely unknown but don't want to be the guinea pig to find out	6/8/2017 10 19 PM
2	Please do NOT put the new LED streetlights on every street (and especially not on Redfern Street and other quieter side streets) These lights are much too bright and completely ruin the atmosphere at night in addition to being harmful and disruptive to people plants and animals n case you think 'm just ranting on an invented conspiracy theory the harmful effects of LEDs has been documented to the point that The American Medical Association has issued a statement guiding the reduction of the harm caused by LED lights (https://www.ama-assn.org/ama/adopts-guidance-reduce-harm-high-intensity-street-lights)	6/8/2017 9 34 PM
3	Look at the whole area so that all residents feel benefited equally Consideration for protection of the larger more affluent areas such as Queen Anne Heights is good but trees and greenery protection in all areas is just as important From the point of density very important	6/8/2017 9 32 PM
4	t feels like a plan for how to ruin the neighbourhood	6/8/2017 5 39 PM
5	Discourage picnic table areas bec it encourages rats people will litter it's predictable that garbage will be left behind and rodents will become a problem look at case study from Granville island Vancouver All for development of commercial areas for food restaurants but not in favour on the waterfront park areas unless u consider garbage and cleaning crews	6/8/2017 5 12 PM
6	Please relax the off street parking requirements and allow homeowners to convert their unused garages and driveways to useful spaces Allow it as of right without any requirements	6/7/2017 9 14 PM
7	would like specific requirements for the development of the Montague Court property n keeping with what is proposed structures fronting Fairfield should be up to 3 stories but structures fronting Lillian and Beechwood should be more consistent with the elevation of the neighbourhood to maintain its character Careful consideration of parking is needed Currently employees who work at Fairfield Plaza take up space on Fairfield which means customers of the businesses at Fairfield and Lillian spill into neighbourhoods causing troubling congestion f there is more development this needs to be addressed as well as pedestrian safety	6/7/2017 3 52 PM
8	would hope any new development in Montague mews could somehow keep the look of the little cottages Maybe building something taller in the middle Page 15 of draft says previous plan encouraged open space by reducing house sizes That does not seem to be happening How does the plan support affordable housing? How does the plan encourage urban forest on private land? How handle workers parking on Res streets Lower the speed limit on Ross Wish all ref to meters could also be in feet Page of draft 49 rear setbacks 9 m or 30% of lot depth how does that work with the push for garden suites How many garden suites is too many in a neighbourhood taking into privacy green space and parking???	6/7/2017 3 24 PM
9	have a continual concern that the city will continue to permit small lots with no control on what gets built With no regard to street scape and whether new buildings actually fit in	6/5/2017 12 41 PM
10	Make it mandatory to preserve our fabulous large trees Don't allow taking down large trees especially the oaks just because it's a "new build" tragic	6/4/2017 4 59 PM
11	Commercial space the Shell gas station promised to maintain their gardens This was a process participated in They do not keep their gardens up full of black berry brambles and now huge coffee cups on the edge of the property nothing about those garish cups fits this plan They must be managed please Thank You	6/4/2017 1 43 PM

DRAFT Gonzales Neighbourhood Plan

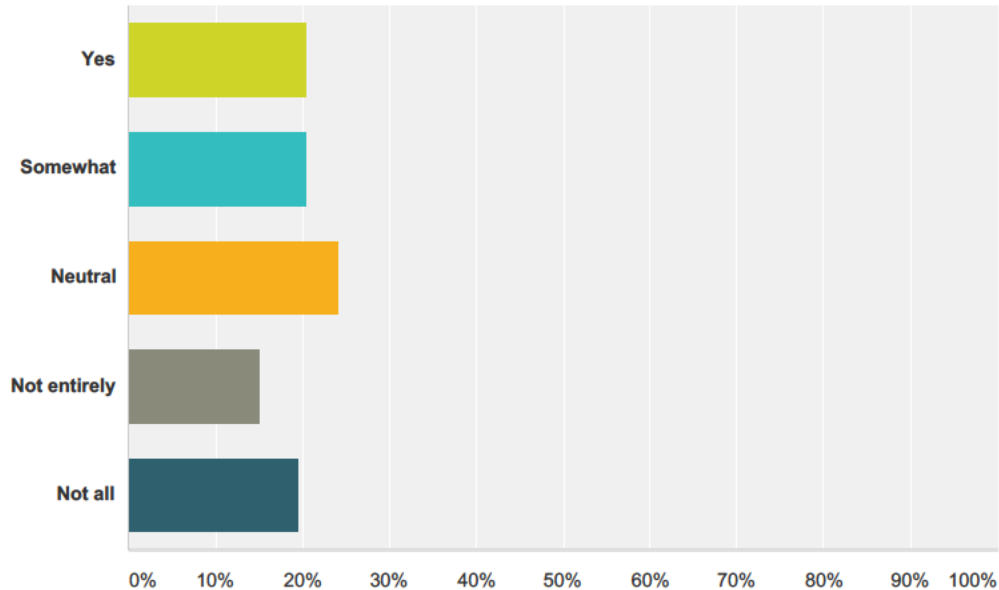
12	As mentioned previously recently attended an Open House to explain the plan This was the first had heard of this plan How come was missed for initial input? Furthermore as the City's Official Community Plan adopted in 2012 includes various Strategic Directions for each of Victoria's neighbourhoods For the Gonzales sub area the strategic directions include "21 10 6 Explore opportunities to enhance small urban village at the intersection of Fairfield Road and Irving Road " however there is no mention of the Wildwood/Lilian/Fairfield intersection The land use map also does not identify those sites as commercial spaces to be explored rather as a Traditional Residential area Toward this end am looking for clarity on where the rezoning policies apply Upon first review it sounds like the proposed heights and densities (up to 3 4 storeys) are for sites along Fairfield Rd not Wildwood if this is the case which rezoning policies then apply to the commercial sites along Wildwood (e g the adjacent site to you) You can ask if they have a land use map of the proposed zoning changes	6/4/2017 7 06 AM
13	This plan will ruin Gonzales Please please please don't do it On a side note a couple of the pictures featured in the Gonzales neighbourhood plan are not even in Gonzales Someone maybe should have double checked that	6/4/2017 2 24 AM
14	Very well organized meeting and well thought out plan my congratulations to those who worked to put them together At the meeting was told about the recent bylaw setting out a trial period of summer time dog access on Gonzales Beach between 6 30 and 8 30 AM This is not common knowledge Can you post a notice to this effect at Gonzales Beach and at other parks to which dog walkers have had to decamp for the summer?	6/3/2017 4 15 PM
15	I have lived in this neighbourhood most of my life so of course am sad to see too many changes coming am not against town homes but limit them to fourplex units on a two house lot Don't create congestion in areas already suffering from traffic concerns	6/2/2017 12 15 PM
16	money in the CRD parks planning budget should be used to buy important habitat in the city such as queen anne heights area or Gonzales neighbourhood plan would support my taxes going toward buying local habitat for a change rather than property out in the Highlands	6/1/2017 3 44 PM
17	No	5/31/2017 8 23 PM
18	The boundaries of the Plan Area are very arbitrary The area south of Richardson is really part of the Fairfield neighbourhood	5/31/2017 4 41 PM
19	Need for regional transit plan should be included as a key element of improved transit	5/30/2017 1 44 PM
20	Need's more cow bell	5/30/2017 1 37 PM
21	I think you covered the waterfront and can see a lot of work went into it it is well laid out But as said Victoria is simply "pushing the mountain ahead of itself "	5/27/2017 1 29 PM
22	I'd like there to be a place for community programming currently most community association / recreation activities occur in Fairfield it would be great if there was at least some seasonal programming within walking distance perhaps at Pemberton Park or one of the schools in Gonzales	5/26/2017 12 04 AM
23	Please address shortcutting and speeders on all the residential streets cutting one end off some streets to prevent driving through would be amazing Short cutters don't stop fully at stop signs or obey speed zones so more drastic steps are needed One thing missing from the plan is facilities for runners/joggers A very popular running route is between Little Ross Bay Green along Hollywood Cres or Ross Street to Gonzales Bay (and beyond) via Crescent Road What can be done to widen sidewalks and improve visibility along this route Getting homeowners to trim their bushes along there would help too and a better flatter sidewalk (or asphalt pathway instead of concrete sidewalk) would be amazing Maybe work with Oak Bay to improve the sidewalk along Crescent Road to King George Terrace and beyond to McNeill Bay? It's a great running route but the sidewalk totally stinks as it is (uneven surfaces very narrow in places overgrown hedges poor driveway sightlines car parked on the sidewalks in Oak Bay)	5/25/2017 12 48 PM
24	I want clarity on where the rezoning policies apply and which rezoning policies apply to commercial sites along Wildwood If redevelopment occurs it must complement single family residential properties building close to the property line will have a negative effect on neighbouring properties and there must be provision for affected party input before approval We need tougher parking requirements there needs to be a traffic management study conducted in this area Already problems with over parking and parking commercial and recreational vehicles Vague questions cause the survey to be misleading	5/25/2017 10 16 AM
25	I think it is a mistake to leave the planning for the Ross Bay Village and the Oak Bay Avenue Village out of consideration for this planning exercise Oak Bay Avenue Village in particular depending upon how broadly it is conceived has great potential to change the fundamental land use character south of the Avenue at least to Brighton Avenue in the direction of multi family and attached housing forms This may be entirely appropriate if the village is to have sufficient density within an easy walk of shops to make it commercially viable and vital while also not being car dependent This is a hard conversation to have and putting it off till later won't make it any easier and would fundamentally change the direction of the plan for the northern edge of the neighbourhood	5/23/2017 7 53 PM
26	More cycling infrastructure please	5/23/2017 4 21 PM

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27	crescent needs residential parking for at least part of the street it is impossible to go out in the afternoon and have confidence that you can find a parking place when you get home	5/22/2017 3:56 PM
28	There needs to be a commitment from the District of Oak Bay to work together on border issues. A good example of this lack of coordination is how the bike lanes and sidewalks along Foul Bay Road in Victoria end once you cross the Oak Bay border. If Oak Bay doesn't cooperate on, for example, sidewalks on both sides of Foul Bay Road and bike lanes along that road, it defeats Victoria's goals.	5/22/2017 1:59 PM
29	Again, I am concerned about increasing too much rental volume. We already have a number of suites and these bring in a transient population as well as they are increasingly being used for short-term Airbnb, by which I find disruptive. People come for their one-week vacation and can be loud and disruptive in a neighbourhood where homes are already very close together. I have great concerns about these types of business in my area. To me, this is very different from the ones being proposed at Lillian and Wildwood and Fairfield.	5/21/2017 5:10 PM
30	Work with GNS to get their population to reduce traffic on our residential streets. The before and after school parade of vehicles driving middle and high schoolers to the door is unnecessary and unhealthy and referred to on our street as the GNS 500. Thanks for asking.)	5/20/2017 1:57 PM
31	How can we ensure this neighbourhood is a welcome and affordable place for families?	5/17/2017 1:22 PM
32	No	5/16/2017 9:24 PM
33	The City needs to do a much better job of managing its finances and must approach projects like this with better budget management than other recent projects have displayed (e.g., I can't believe how much of my money went to paying for a bike lane on Pandora.)	5/16/2017 3:49 PM

Q16 Were you as involved in the development of this plan as you wanted to be?

Answered: 107 Skipped: 5



Answer Choices	Responses
Yes	20.56% 22
Somewhat	20.56% 22
Neutral	24.30% 26
Not entirely	14.95% 16
Not all	19.63% 21
Total	107

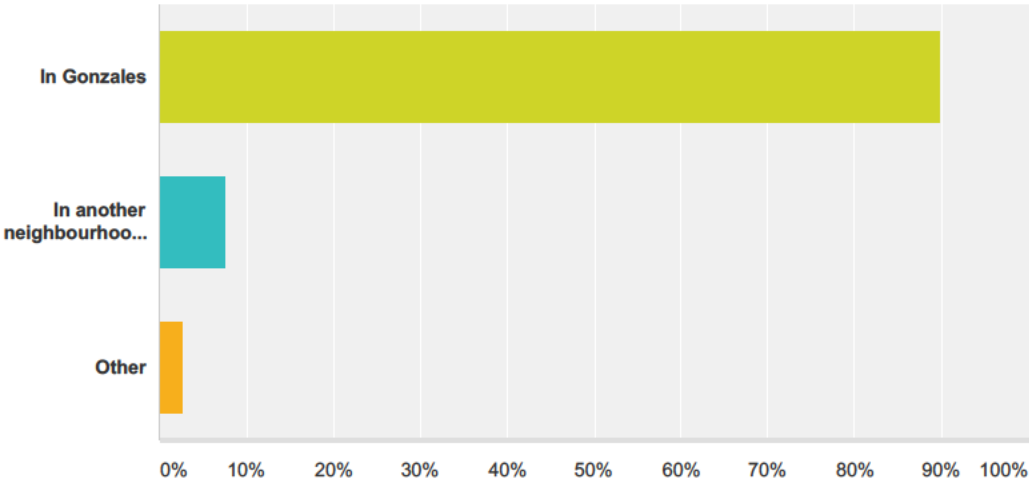
#	Comment	Date
1	moved to this neighbourhood fairly recently (Sep '16) so wasn't as invested in it before as am now	6/8/2017 10 19 PM
2	didn't know it was happening until received a brochure in my mailbox	6/8/2017 9 35 PM
3	would like to see more artist renderings of future looks of areas and urban villages	6/8/2017 7 02 PM
4	suspect that a very loud minority of people gave most of the input for this draft plan and that a wider base of community engagement is required can't believe people that live near Fairfield Road want apartment buildings as neighbours	6/8/2017 5 40 PM
5	never knew about it and we own a home on Crescent	6/8/2017 5 13 PM
6	think their needs to be direct outreach/meetings with neighbours effected directly by development This was made available but we did not hear back from the city when we asked to have a meeting Please reach out to the home owners and buisness when it comes to Oak Bay Ave development know you have open meetings but somtimes that attracts folks with a bee in their bonnet and they dominate the discussion am very interested in bringing more arts/market events to the corner of Redfern with Shell/RedBarn HomeHardware We would also like to talk about noice and light pollution it's a give an take We feel that a street barricade would be a good idea for the end of Redfern St The parking lot of Red Barn has many issues for us here on Redfern as does the lack of maintenance of the Shell Gas Station Solutions can be found	6/8/2017 9 53 AM

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7	was involved but none of my friends and neighbours were consulted at all The engagement people and planners say "what else can we do?" but obviously what they are doing isn't working And there is this "working group" who nobody knows Were they all developers? don't know How were they picked? Who picked them? Why do you ask my gender at the end of the survey? f i say i am a woman do my comments carry more weight?	6/7/2017 5 39 PM
8	My husband attended city hall last year to give a presentation in support of dogs being allowed on the beach on summer mornings between 6 9 Thank you for listening to him	6/6/2017 4 18 PM
9	Appreciated the opportunity to attend meetings and/or complete this survey	6/5/2017 4 13 PM
10	Wasn't aware it was in the works	6/5/2017 2 22 PM
11	We didn't know it was going on	6/5/2017 2 05 PM
12	knew nothing about a new plan being created and would have liked to have more input in the initial stages	6/5/2017 11 17 AM
13	As mentioned was not involved and have to ask why was not invited to participate Therefore for me this is a flawed process	6/4/2017 7 08 AM
14	t feels as though it was decided before discussions with the people in the neighbourhood began	6/3/2017 10 50 AM
15	Timing and time commitment interfered	6/2/2017 3 49 PM
16	Uncertain about the degree to which my ideas will be integrated in the final plan but have been so far	6/2/2017 3 27 PM
17	what options do we have to comment on the next iteration of the plan?	6/1/2017 3 45 PM
18	own a house in the catchment area but reside in Toronto am currently renting the house to a family of four will return to Victoria as a permanent resident within the next two years	5/31/2017 8 24 PM
19	Only involved very late in the process	5/31/2017 4 42 PM
20	The City did a poor job of communicating to residents that the plan was under development There should have been letters/flyers to homes advising of when/where meetings were taking place such as is being done for the draft plan participated in one of the meetings but only found out about it by happenstance and would like to have attended others	5/31/2017 12 29 PM
21	Hard to get a word in edgewise at the meetings	5/30/2017 11 58 AM
22	wasn't aware of the plan until received the brochure So far have attended one meeting and have read the plan This will probably meet my needs may attend on eof the upcoming meetings	5/30/2017 9 35 AM
23	just learned of the plan last week want to get more involved	5/28/2017 1 50 PM
24	But see now it was my own fault	5/27/2017 1 29 PM
25	poor city communication	5/25/2017 10 17 AM
26	just heard about this am curious to know what notification efforts were made	5/24/2017 10 09 PM
27	saw lots of info on the latest rounds of meetings but these seem already very far down the planning process not sure how public input was sought until now?	5/23/2017 9 36 PM
28	WENT TO mAY 23RD OPEN HOUSE	5/23/2017 9 08 PM
29	'm happy with my involvement but was sorry could not attend the Open House wish there was more than one date available but understand you can't meet everyone's needs	5/23/2017 8 58 PM
30	only heard about it with the pamphlet that came in the mail last week But it generally looks good to me and am excited about it	5/21/2017 5 11 PM
31	was unaware that a plan was being drafted it would have been good to know a bit more about that process in advance of being presented with the draft	5/20/2017 1 58 PM
32	attended two workshops	5/18/2017 8 58 PM
33	Was not aware of this plan until received mail about the draft plan on May 16th	5/17/2017 1 24 PM
34	t's the usual in Victoria a sham consultation after decisions have been made	5/16/2017 5 41 PM
35	No not at all	5/16/2017 2 40 PM

Q17 Where do you live?

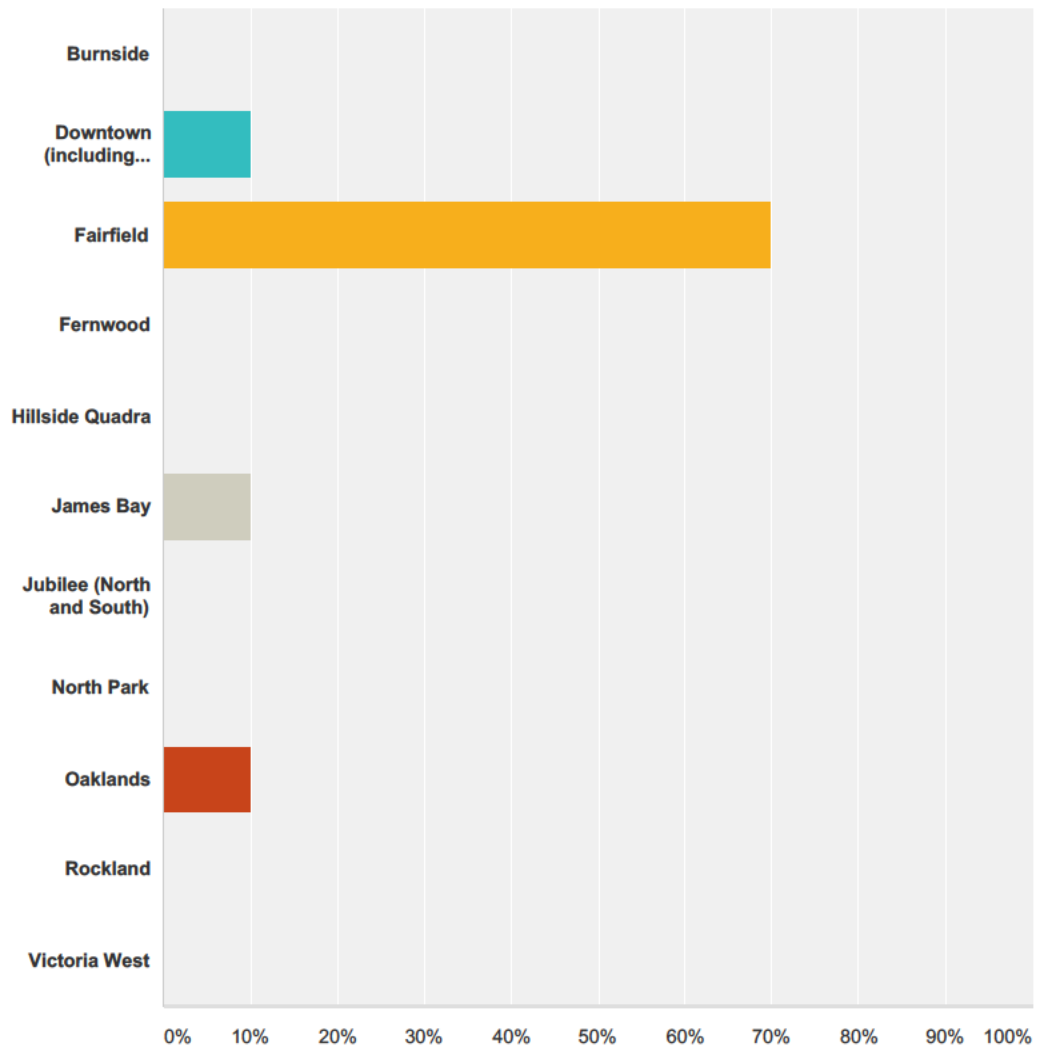
Answered: 107 Skipped: 5



Answer Choices	Responses	
n Gonzales	89.72%	96
n another neighbourhood in the City of Victoria	7.48%	8
Other	2.80%	3
Total		107

Q18 Where do you live?

Answered: 10 Skipped: 102



Answer Choices	Responses
Burnside	0.00% 0
Downtown (including Harris Green)	10.00% 1
Fairfield	70.00% 7
Fernwood	0.00% 0
Hillside Quadra	0.00% 0
James Bay	10.00% 1
Jubilee (North and South)	0.00% 0
North Park	0.00% 0
Oaklands	10.00% 1
Rockland	0.00% 0

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Victoria West	0.00%	0
Total		10

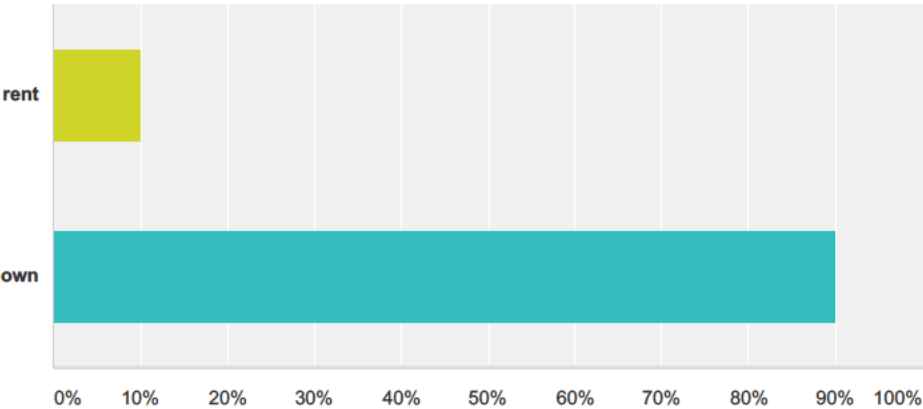
Q19 Where do you live?

Answered: 14 Skipped: 98

#	Responses	Date
1	Gonzales	6/8/2017 8 31 PM
2	Blanchard and humboldt	6/8/2017 7 05 PM
3	Victoria Gonzales t's not on your list?	6/8/2017 9 54 AM
4	Right next door to Gonzalez t matters to me how you are going to wreck it	6/7/2017 4 18 PM
5	Vancouver	6/7/2017 11 28 AM
6	Fairfield Victoria	6/6/2017 11 40 AM
7	Victoria	6/4/2017 7 08 AM
8	Victoria	6/3/2017 3 42 PM
9	Toronto Ontario	5/31/2017 8 24 PM
10	victoria	5/30/2017 11 34 AM
11	live in Saanich but own my house in Gonzales where am moving into 2018	5/28/2017 1 52 PM
12	Victoria	5/23/2017 4 21 PM
13	Victoria	5/23/2017 3 35 PM
14	Fairfield Victoria	5/18/2017 12 08 PM

Q20 Do you own or rent your home?

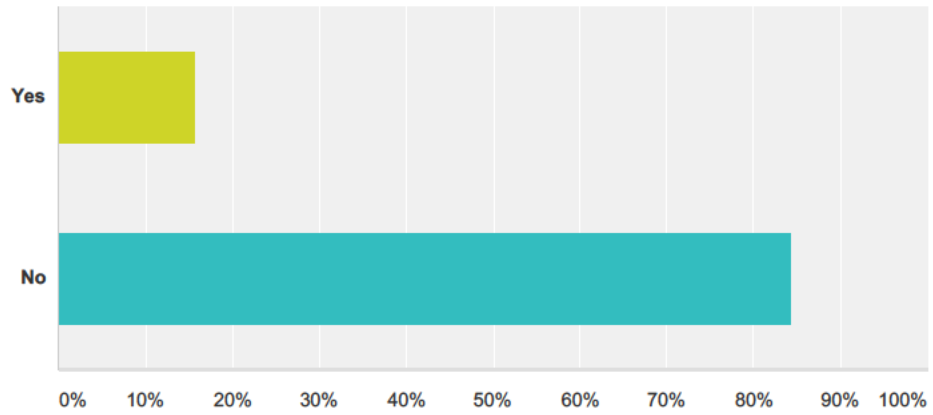
Answered: 109 Skipped: 3



Answer Choices	Responses	
rent	10.09%	11
own	89.91%	98
Total		109

Q21 Do you own a business in Gonzales?

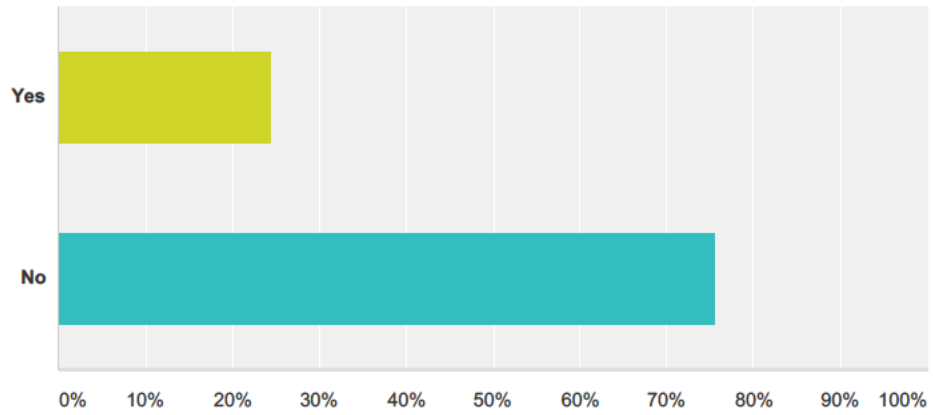
Answered: 108 Skipped: 4



Answer Choices	Responses	
Yes	15.74%	17
No	84.26%	91
Total		108

Q22 Do you work in Gonzales?

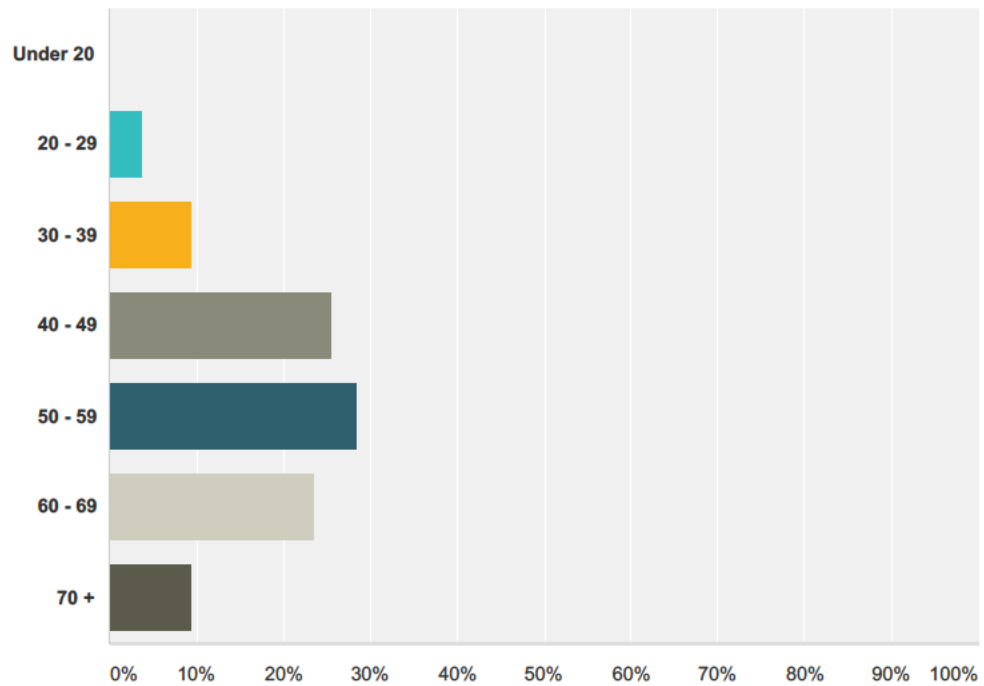
Answered: 106 Skipped: 6



Answer Choices	Responses	
Yes	24.53%	26
No	75.47%	80
Total		106

Q23 How old are you?

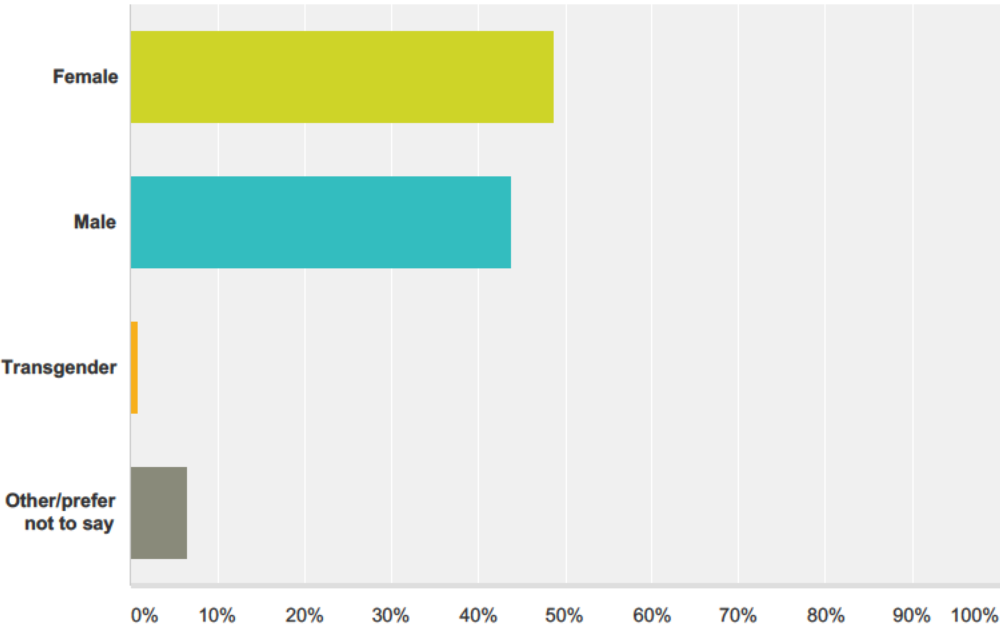
Answered: 106 Skipped: 6



Answer Choices	Responses	
Under 20	0.00%	0
20 - 29	3.77%	4
30 - 39	9.43%	10
40 - 49	25.47%	27
50 - 59	28.30%	30
60 - 69	23.58%	25
70 +	9.43%	10
Total		106

Q24 Do you identify as

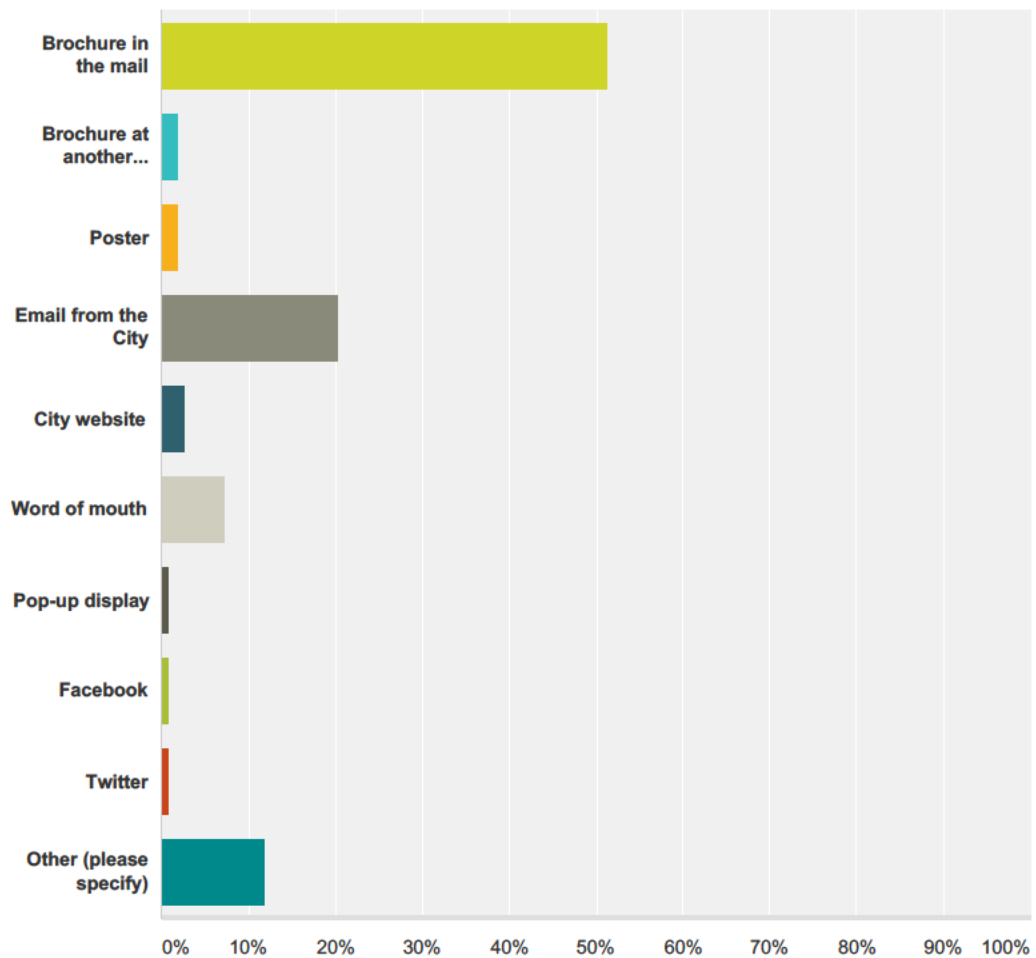
Answered: 107 Skipped: 5



Answer Choices	Responses	
Female	48.60%	52
Male	43.93%	47
Transgender	0.93%	1
Other/prefer not to say	6.54%	7
Total		107

Q25 How did you find out about this survey?

Answered: 109 Skipped: 3



Answer Choices	Responses	
Brochure in the mail	51.38%	56
Brochure at another location	1.83%	2
Poster	1.83%	2
Email from the City	20.18%	22
City website	2.75%	3
Word of mouth	7.34%	8
Pop up display	0.92%	1
Facebook	0.92%	1
Twitter	0.92%	1
Other (please specify)	11.93%	13
Total		109

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#	Other (please specify)	Date
1	From a friend had no idea this was going on	6/7/2017 4 19 PM
2	involvement with FGCA	6/7/2017 3 26 PM
3	neighbour	6/5/2017 12 42 PM
4	From community association	6/4/2017 7 11 AM
5	Told about survey at the Glenlyon information meeting (found out about that from brochure in mail)	6/3/2017 4 15 PM
6	Blockwatch	6/2/2017 12 16 PM
7	Have been modestly involved in the Fairfield Gonzales planning process from the outset	5/30/2017 11 35 AM
8	Brochure at Fairfield Branch	5/28/2017 1 53 PM
9	enraged neighbours	5/25/2017 10 18 AM
10	Meeting with area planners	5/25/2017 7 27 AM
11	Open House	5/24/2017 4 37 PM
12	Community meeting	5/23/2017 9 38 PM
13	heard word of mouth about the survey for Fairfield so went online and did it was about to seek out a survey for Gonzales when received the brochure in the mail	5/16/2017 9 27 PM



Gonzales Neighbourhood Plan Heritage Conservation Areas Homeowner Workshops

Through the development of the Gonzales neighbourhood plan, the community told us that heritage and historic areas are important to the fabric and character of the community. Three areas were identified as having special heritage value due to the high concentration of historic homes, unique historic architectural styles and homes in good condition.

Homeowners in those areas were invited to participate in a workshop on Wednesday, May 24 to explore what it would mean to be included in a heritage conservation area. Following a presentation about heritage conservation areas, the 17 homeowners who attended were seated at tables with their neighbours and guided through a facilitated discussion.

The following notes were captured at those meetings.

Table 1: Redfern Street

What do you like about the idea of establishing a Heritage Conservation Area in this area?

- Stop inappropriate development
- Keep the neighbourhood the same
- Keep older houses not modern houses
- Neat that there's a subdivision that's heritage
- Like the feel of the streets
- Values of property might increase
- Preserving look and feel
- Love that the houses match and the style of them
- Adds to the community
- Everyone has community pride
- Neighbourhood feel
- Garden suite/ secondary suite accommodation

What are your concerns about establishing a Heritage Conservation Area in this area?

- Don't like being restricted
- What about solar panels/geothermal
- Concerns about retroactive changes
- Increased cost in renovations (materials, labor, wooden windows)
- Toolsheds, outbuildings, energy efficiency
- What about the house across the street? Should protect the whole street
- Concern that future planner is not as amenable
- Higher taxes

What other questions or comments do you have?

- Demolishment circumstances
- Where would a tin roof/solar panels fit?
- Why isn't it the whole street?
- Is the city open to offering incentives to help with heritage sensitive renovations?
- Retroactive changes
- Condition of road surface. City needs to put in resources
- What does that mean in exchange for new housing?
- Can the boundaries be extended to across the street?

Table 2: Lower Foul Bay Road

What do you like about the idea of establishing a Heritage Conservation Area in this area?

- Ability to preserve architectural style – character elements. (rock walls, buildings, tree's) - Garry Oaks are prime
- Limit's new modern architecture that might be out of character
- Windows are important design elements
- Important to include all homes. Consider expanding the HCA to include the other side of the street
- Would stop modern houses (like Irving) – would help ensure redevelopment is complimentary to heritage context
- Preserves area from redevelopment that is out of character and rapid development that is happening currently.

What are your concerns about establishing a Heritage Conservation Area in this area?

- Proposed area is not broad enough – need some design control on the other side of the street
- Impact on property value may benefit area in a positive way but negatively impact houses that are subject to regulation

What other questions or comments do you have?

- New buildings in the area, often modern and large for the lot
- Is there co-ordination between Oak Bay & Victoria when it comes to heritage designation?
- Is there possibility for a sidewalk on the east side?

Table 3: Upper Foul Bay Road

What do you like about the idea of establishing a Heritage Conservation Area in this area?

- Preserve look of community (Bought house because of character)
- General principle but wrong area
- Feels like an area – Not homogenous, but heritage value

What are your concerns about establishing a Heritage Conservation Area in these areas?

- Concern that this is a back door way to heritage designation

- Infringement on property rights
- Concerns about city having more control over private land but has regulations for SROW/Trees
- Encumbrance for property owner
- Discretion of planner
- Some people like the modern look – The area is a mix already
- People aren't going to build a dump – Property values are too high
- Ambience on the street, in trees, curvy street
- Let it keep evolving
- Subdivision is part of the heritage of these areas
- Pursuit of heritage should not overlook evolution
- Adding another layer of bureaucracy. Concerned that rules won't be followed by everyone or those with deep pockets
- Can't see much of this area from the street anyway
- Is the right thing being protected? Should this focus on trees, lanes and driveways?
- Focus on designation rather than HCA. Let homeowner decide
- Concern about current developer proposals if they go ahead it may not be worthwhile

What other questions or comments do you have?

- R-1 would maintain
- Effect on property values
- What defines heritage?
- Trees create the character in this area
- Would agree with preserving trees
- Rock walls, would those be protected?
- Concern about the city controlling the appearance of a non-heritage house
- Extra effort
- Rules applying to a house should be for heritage designation houses
- If HCA is for an area, city should maintain the street, boulevards, rock walls, trees, railings (maintain the heritage streetscape)
- Heritage designation – Encourage homeowners to choose designation by incentivizing e.g. tax benefits
- Feedback should come from the community
- Concern about existing neighbourhood plan not being followed
- Make it as clear as possible so that homeowners / review process is as clear as possible – understand where there is flexibility

Subject: RE: Gonzales Heritage Conservation Area

----- Forwarded message -----

From: **Ashley Escott**

Date: Tue, Jul 4, 2017 at 10:06 AM

Subject: Gonzales Heritage Conservation Area

To: KBouris@victoria.ca

Dear Kristina Bouris,

My husband and I are the owners of the home at 351 Foul Bay Road and are writing in regard to the proposed Heritage Conservation Area at Lower Foul Bay Road. We are very lucky to own a home in Victoria. I have lived in Victoria on and off for the past 7 years and my husband has been living here since he was 9 and our son was born here. My husband and I are both 31 years-old which likely makes us some of the youngest homeowners in this area. Millennials are underrepresented as homeowners in Victoria and I hope that we provide a different perspective on the proposed Heritage Conservation Area. It is our opinion that the proposed policy is inappropriate for the goal of preserving Victoria's rich architectural heritage as it increases the cost of home ownership in an already unaffordable city and is a severe infringement on personal property rights.

A more effective policy tool would be to actively promote the benefits of Heritage Conservation Areas and encourage them to apply for Heritage Designations. I have spoken to my neighbours about the city's approach to heritage architecture protection and very few of them were aware of how they could designate or register their homes. I do not know how to designate or register my house. A good method to boost Heritage Registrations and Designations would be for the City of Victoria to send out a notice with information to all homeowners how they may designate or register their homes. This could allow the City of Victoria to maintain its architectural heritage while respecting the wishes of individual homeowners. The proposed policy is too strong and will have unintended negative consequences.

The policy of creating Heritage Conservation areas against the will of homeowners runs counter to the city's efforts to maintain housing affordability. Home renovations are extremely expensive and many older homes in this city need substantial repair. The creation of these additional Heritage Conservation Areas will add to this expense in a market that already has sky high prices. The market for home renovations is so tight that builders will likely charge more for renovations on heritage registered properties in anticipation of potential difficulties. These difficulties may come in the form of additional regulatory hurdles as homeowners will need to apply for a Heritage Alteration Permit and will be forced to adhere to a traditional design. Builders in Victoria are already able to command high prices and adopting this policy will increase renovation costs for those living in Heritage Conservation Areas. These potential higher renovation costs could actually result in a deterioration of some of the housing stock in these areas if homeowners are deterred from renovating their homes. In the case of my own home I have two outbuildings that are in a state of disrepair but it is uneconomical for me to repair or replace them. This new policy places me in a difficult position as I may be unable to demolish an outbuilding that is unsightly and may become unsafe over time.

The proposed Heritage Conservation Area policy puts homeowners in a worse position than the City of Victoria's current policy. There is already a precedent in place for how to deal with houses that the City of Victoria wishes to designate as heritage. When the city of Victoria adds a heritage designation on a building against the will of the owners they must pay for the potential lost future value. The proposed Heritage

Conservation Area would give city additional control over the effected area but seems to allow it to do so without paying for the privilege. Compensation should be payable where property values are reduced as a result of restricted potential uses.

This proposed policy will have a direct negative effect on my household and the value of my home as an investment. We purchased our home a year and a half ago and made an investment of over one million dollars. Our family has invested everything that we have in this property. We made the decision to purchase this property carefully and with all the information available to us at the time. Our home sits on a lot that is around a half acre, which is around three to four times as big as other lots in the area. Our property has considerable potential due to of the size of our lot, the amazing neighbourhood and high property values. We specifically confirmed that this was not a property that was heritage designated, registered or had other encumbrances on title when we were looking to buy a house. We believed that we would be able to live in a fantastic neighbourhood while also owning an investment with considerable potential. We were not able to anticipate that this property would be encumbered by a Heritage Conservation Area that would limit our property's potential value and future uses. The City of Victoria needs to compensate homeowners whose properties' potential future value erodes or future uses are reduced if the policy is passed in its proposed form.

My husband called the City of Victoria when we received the notice of the proposed Heritage Conservation Area. He called Kristina Bouris, whose name was on the notice, and was called back by Steve Barber. My husband had made a direct request for our home to be excluded from the Heritage Conservation Area. He was told that it was not possible and that this was not done on a house by house basis. He was advised that the only way to keep our house out of the Heritage Conservation Area was to gain support from our neighbours to reject this proposal. It seemed as if he was saying that our property rights were in the City's hands and the hands of our neighbours. We have over one million dollars invested in our property so the stakes are very high for us. We have lost sleep since first receiving notice about the Heritage Conservation Area. This process has left us feeling bullied and as if our financial future has been taken out of our hands. I would make a note that everyone we have dealt with has been pleasant and professional.

There are five houses that would constitute the Lower Foul Bay Road Heritage Conservation area. One of these five houses, 349 Foul Bay Road, is already Heritage Designated. In effect, there are only four houses that would be impacted by this proposal. I can say for certain that I do not want my home to be included. Perhaps the city could just ask the remaining three home owners if they would like to add their homes to the Heritage Register and guide them through this process? Forcing 25% of homeowners, at a minimum, to place their homes in a Heritage Registry is a very high proportion.

In conclusion, the Heritage Conservation Area is a solution in search of a problem. Homeowners may already voluntarily designate their homes or join the Heritage Registry but they lack the awareness and resources to do so. A heritage awareness campaign and streamlined process is a step that should be taken before homes are registered against their owner's wishes. The proposed policy is heavy-handed and will have unintended consequences. A lighter touch would be more effective and respectful of homeowners' property rights.

Thank you for your consideration,

Ashley Escott

Lucas De Amaral

From: ANDREW BECKERMAN [REDACTED]
Sent: Sunday, July 09, 2017 12:13 PM
To: Victoria Mayor and Council
Cc: Walsh, Mark
Subject: gonzales community plan

dear mayor and council, i am sorry i will not be able to attend your meeting on july 13. i appreciate the presentation that staff produced at ecole margaret jenkins school (EMJS) recently. there was a respectable turn out from the neighbourhood.

one item that was not presented nor discussed was the actual EMJS property. 2 deteriorating temporary structures on the campus preceded my arrival in the neighbourhood 12 years ago. when EMJS was scheduled for earthquake proofing, the district first thought they could keep the students on campus. another temporary structure was moved in. when it became apparent that staying on site would not work, the students were relocated to the richmond school campus. unfortunately the temporary structure stayed for the duration. i was told that the district had signed a contract and could not remove it. that may have been beneficial for them, but maintained an unnecessary eyesore for us in the neighbourhood.

i am glad to learn that our school population is growing. that means more families are choosing victoria as there home. that apparently has increased the demand for "after school" spaces. EMJS already has 2 of those i mention above. the fairfield gonzales community centre now wants to add another. this change has been initiated without any discussion with me and other school neighbours (i live directly behind the school grounds on chandler avenue). that structure will sit on a portion of the school campus that students use for unstructured adventure and exploration: digging holes; making canals to move rainwater; small mud structures and self directed play and wandering.

there is a rumour in the neighbourhood that not only will that area become home to another temporary structure, but part of it will be paved as a parking lot (i'm sure you can recall the joni mitchell lyric that resonates with that idea). both these changes are contemplated with engaging the schools neighbours. i should also point out that our other neighbourhood elementary school sir james douglas has been spared the introduction of any temporary structures. there appears to be adequate parking in the existing school parking lot for staff and certainly the potential of possible street parking during the day on the south side of chandler avenue.

at the morning drop off (and to a lesser extent the afternoon pick up) narrow chandler avenue becomes a major drop off point. parents careen into the street and let their children off. cars are parked on both sides of the street despite residential parking restrictions on one side. with only one lane of traffic movement available, there is a lot of backing and forthing. fortunately no child has been hit in that congestion. the alleged addition of a parking lot on the west side of the campus would only add to that pandemonium. i believe i reflect the views of my neighbours who view that presence of the school an asset to our street so we accept that morning congestion. btw it's unclear why there isn't much incidence of car pooling. individual parents seem to drop off their own kids and race off to work.

it is also rumoured that the proposed site of these two items is actually owned by the city of victoria. if this is true it is even more disturbing that there has been no public consultation. as our municipal government i ask you to engage in changes to school site use and secure an opportunity for public engagement.

thank you

andrew (beckerman)
1800 chandler avenue

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Wednesday, July 05, 2017 11:06 AM
To: 'Charles Campbell'
Subject: Email to Mayor and Council RE: I am a resident and homeowner on Trutch Street and I am writing to express my strong opposition to the proposed creation of a Heritage Conservation Area on Trutch Street.

Dear Charles,

Thank you for your email and sharing your concerns regarding establishing Heritage Conservation Areas. Your email has been shared with Mayor and Council and with Staff in Community Planning for their information.

The City is exploring several different areas for Heritage Conservation Areas in Fairfield as part of the neighbourhood planning process.

We are in the process of preparing a summary of all feedback regarding Heritage Conservation Areas, which will be shared with homeowners as soon as it is available. The summary will include feedback from homeowner meetings, other homeowner correspondence, a recent community survey and community open houses. Based on our engagement over the last few weeks, there is a diversity of views among homeowners as well as the general public regarding the potential for Heritage Conservation Areas in the areas being explored. As a result, staff will present the feedback results to Council in the summer and request direction on how to proceed with Heritage Conservation Areas, prior to drafting the neighbourhood plan. We will send updates on key dates, such as Council meetings, as they become available. If you would like to add your email to the list to stay up to date on this, please send an email to engage@victoria.ca, making sure to specify which neighbourhood list to which you would like to be added.

If you have any further questions regarding this, please don't hesitate to contact Kristina Bouris, Senior Planner in Community Planning. She can be reached at kbouris@victoria.ca or 250.361.0532.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Charles Campbell [REDACTED]
Sent: Friday, June 30, 2017 12:01 PM
To: Kristina Bouris <KBouris@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: I am a resident and homeowner on Trutch Street and I am writing to express my strong opposition to the proposed creation of a Heritage Conservation Area on Trutch Street.

Dear Mayor and Council,

I am writing in regards to the proposed creation of Heritage Conservation Areas in Fairfield. I am a homeowner and resident on Trutch street and am in **opposition** to creating Heritage Conservation Areas anywhere in Victoria, especially on Trutch street. As it is clear from the responses recently released by the city there is opposition to the creation of Heritage Conservation Areas due to and not limited to:

- **potential negative impact on property values**
- **infringement on property rights**
- lack of certainty about when a permit would be required
- **increased time and costs to upgrade properties**
- **lack of homeowner choice to be included in an HCA**
- **inappropriate boundaries for the proposed areas** (design restrictions on only a limited area)
- inability for sustainable retrofits such as solar roof tiles
- Heritage Conservation Areas are not the only tool to encourage heritage values
- Increased insurance costs (not mentioned)

I am very concerned that the city has mentioned that it would not consider reimbursement of property value loss due to the creation of these Heritage Conservation Areas. This is in direct opposition to 613-1 and 613-2 of the Local Government act. If the city is going to benefit from the creation of Heritage Conservation Areas at the expense of homeowners, the homeowners must be compensated.

Also, there is already a forum and mechanism for Heritage Conservation - Heritage Designation - which already exist on Trutch and in Fairfield. This form of conservation is much more natural and doesn't impose regulation on those who don't want it. Heritage Designation encourages homeowners with incentives - which actually work, as we can see around Fairfield and on Trutch Street.

Lastly, Trutch, the name: How can city council, Ben Issit in particular, encourage the dissolution of the name Trutch at UVic and then turn around a vote to preserve his name and ex-home in this way?

Thank you for your time,

Charles Campbell

President's Report

Over the past three months I have been much involved with representing heritage in the creation of a new neighbourhood plan for Fairfield. The process has required meetings with community representatives (mainly through a 'working group'), City of Victoria Planning Department staff and consultants the City has brought in to provide guidance and examples of what they feel a neighbourhood should look like and include.

It has been, and probably will continue to be, an interesting experience. I have learned a great deal; some it specific relating to the city planning process, some just a general feeling built up through many meetings.

The members of the working group consist of a range of community stakeholders; residential owners, renters and business interests. Each has a viable and justified viewpoint on how the community should look like over the life of the new neighbourhood plan, say 20 years. Some have environmental concerns, to preserve and enhance the tree-lined streets and green areas. Others, who are currently renters, see rising rents and the demolition of the older, affordable housing posing a threat to their ability to live in the community as Fairfield becomes 'gentrified' with increased, more expensive, density. After the extended arguments regarding the height of new buildings in the Cook Street Village area, some animosity towards further development existed. The business owners along Cook Street feel that population increases along the street will help their businesses but also have concerns about the threat of rising rents that can come with success.

The City Planning staff and consultants use the Official Community Plan from 2012 which laid out a vision that preserved traditional residential areas but also incorporated the 'Urban Village' concept that predicted an increase in density in the Cook Street Village (hence the recent controversies), at the corner of Moss and Fairfield Road (we see that in the pending proposal to build on the church site), and at the existing Fairfield Plaza site, where we now have Thrifty's Foods and other services.

In my opinion, this Urban Village concept was not well explained in 2011/2012. The use of the word 'village' did not adequately reflect the fact that these villages consisted of new buildings three to six storeys high, dependent upon which 'village' was being discussed. What do you envision when you hear the word 'village'?

For the new neighbourhood plan, city staff is adamant that Fairfield must accept more density; the OCP says so. Every alternate offered has at its base the premise 'We must plan for an increase in population by allowing the inclusion of small lot development, backyard housing, and the demolition of older, less valued housing stock to be replaced by new multi-family dwellings'.

They hope to soften the effect by placing most of the new, higher buildings near Cook Street Village (mainly four stories in height) between Cook street and Beacon Hill park and running eastwards towards Linden.

They are also proposing higher buildings in the North-west quadrant, from Vancouver Street over to Quadra and bounded by Fairfield and Fort to the South and North. In portions of this area we see 10 storey buildings where the Downtown area butts up against Fairfield. The current proposal calls for new buildings from four to six storeys, but I am sure that, once the plan is accepted, we shall see development proposals of up to 8 and 10 storeys.

The City Planners and Consultants seem to feel that the existing stock of three and four storey rental and condominium structures will be demolished as the buildings grow older. I tend to disagree. Some stock will be lost but, as I go around the area, I see owners renovating and upgrading, with new roofs and windows being installed on a regular basis – an investment projecting continuing use for the next 20 years at least. A city with truly sustainable objectives would support such investment with creative tax and building code initiatives.

As we continue the planning process, I would hope that City staff share with us the results of all the community surveys carried out and compare the proposed plan to these comments – it is of little value to the community in general to simply come up with a plan that conforms to the current Official Community Plan,

As well, I would like to see City Planning provide a forecast, a model, of what Fairfield will look like in 20 years. Will it retain some remnants of its current charm, which is why so many want to live here, or will it resemble instead the Fairview slope of Vancouver; block after block of three to four to six storey townhouses and apartments? What will be the population? Older or younger? Middle class or wealthy? No matter how good the building designs, it will it be Fairfield, or will it just be Fairview transposed.

If you have not yet gotten involved in the Fairfield Neighbourhood planning process, I urge you to look for a city surveys and planning events and express your opinion.

Ken Johnson
President,
Hallmark Heritage Society

"The greatest danger to the world is not the bad people, it is the good people who don't speak out."
Albert Einstein

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, July 07, 2017 9:39 AM
To: 'Leela Ford'
Cc: Rebecca Penz; Kristina Bouris
Subject: Email to Mayor and Council RE: Heritage Conservation Areas (HCA's) in Fairfield

Dear Leela,

Thank you for your email and sharing your concerns regarding establishing Heritage Conservation Areas. Your email has been shared with Mayor and Council and with Staff in Community Planning for their information.

The City is exploring several different areas for Heritage Conservation Areas in Fairfield as part of the neighbourhood planning process.

Recently a summary of all feedback regarding Heritage Conservation Areas was shared with homeowners. The summary included feedback from homeowner meetings, other homeowner correspondence, a recent community survey and community open houses. The summary also laid out the next steps to be taken in this process.

Staff will now present the feedback results to Council at a date to be determined and request direction on how to proceed with Heritage Conservation Areas, prior to drafting the neighbourhood plan. We will send updates on key dates, such as Council meetings, as they become available. If you would like to add your email to the list to stay up to date on this, please send an email to engage@victoria.ca, making sure to specify which neighbourhood list to which you would like to be added.

If you have any further questions regarding this, please don't hesitate to contact Kristina Bouris, Senior Planner in Community Planning. She can be reached at kbouris@victoria.ca or 250.361.0532.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Leela Ford [REDACTED]
Sent: Wednesday, June 28, 2017 1:24 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Heritage Conservation Areas (HCA's) in Fairfield

Dear Mayor and Council,

I am a resident and homeowner on Trutch Street and I am writing to express my concern and strong opposition to the proposed creation of HCA's (Heritage Conservation Areas) in Fairfield.

I have lived on Trutch Street (one of the proposed Heritage Conservation Areas) for almost 30 years. I love the beautiful heritage homes in my neighbourhood and I value heritage. My family and I have put a lot of time, effort and love into preserving the heritage value of our home. My opposition to the proposed HCA's is not coming from a place of anti-heritage.

I took part in one of the HCA Homeowner workshops and I completed the Future of Fairfield engagement survey. I have also contacted City staff with questions and feedback, as well as talking with my neighbours and other residents of Fairfield on this subject. **I appreciate the time, effort and energy that everyone has put into this matter and I understand it is no easy task to balance so many individual opinions and ideas.**

There are many streets in Fairfield with beautiful heritage homes and it feels arbitrary and unjust to impose an HCA on only a few select blocks while leaving the rest of the neighbourhood's heritage unprotected. **The creation of a few HCA's will provide a small overall benefit to the community while creating a heavy burden for affected homeowners, who will be left to deal with increased house insurance costs, loss of property value, additional time spent with permit applications, increased costs of maintenance to homes, and loss of freedom to make decisions about their properties.**

I feel the creation of these four HCA's will do little to actually preserve heritage in Fairfield. Heritage Conservation Areas still allow for homes to be torn down and redeveloped (as long as new buildings conform to a heritage aesthetic), so the creation of HCA's will not necessarily preserve our city's heritage buildings, but rather create the aesthetic, or illusion, of heritage. The creation of these HCA's may in fact have the opposite effect of preserving heritage, as increased costs and burdens may make some homeowners unable to remain living in their current homes, thus leaving these heritage homes vulnerable to tear down and redevelopment.

A small group of residents are being asked to shoulder the burden of maintaining a heritage aesthetic, while the rest of Fairfield's heritage value goes unprotected. Unlike the already existing heritage designation program, there are no grants or incentives being offered to assist affected homeowners. **I am concerned that no compensation is being considered for residents in these proposed HCA's.**

In reading through the Fairfield Neighbourhood plan I noticed that for most topics (like information on Townhouses and Secondary suites) both pros and cons were provided. This was not the case for the information presented in regards to HCA's. **I am concerned that only the advantages of HCA's have been presented to homeowners and the community, without mention of the disadvantages or challenges.** I would like to see the City present a more fair and balanced view on what living in an HCA would mean for homeowners.

I read through the information provided by the City on why Trutch Street in particular was picked to be an HCA. I understand the decision was made in part because Trutch Street is home to the residence of the first Lieutenant Governor of BC, Sir Joseph William Trutch. I agree that this particular home has heritage value, but it is already designated heritage and thus already protected. **It is my opinion that Sir Joseph William Trutch, the individual, is not someone who should receive any additional honour or celebration, and it concerns me that this has contributed to the reason why Trutch Street has been chosen to become an HCA.**

I am concerned that this current approach to preserving heritage is causing residents to feel on the defence - concerned, anxious, angry, and confused. I have heard from some residents that legal action is even being considered. **I feel this has created a very negative climate around something which we should be celebrating.**

I would like to see a more collaborative, community based approach to heritage preservation in Fairfield. I believe this would foster a more positive environment than the current solution of HCA's and excessive regulation. More promotion of the already existing heritage designation program (which protects heritage), more education, incentives, and strategies for homeowners, contractors and developers to promote and preserve

heritage values throughout Fairfield - this kind of approach could increase awareness and appreciation for heritage, **preserving and enhancing heritage values throughout all of Fairfield, not just a few small areas.**

I am concerned these four proposed HCA's are being rushed through without exploring other options for preserving heritage in Fairfield and without properly informing residents and homeowners about what HCA's mean for them.

The heritage homes of Fairfield are important and contribute to what makes this neighbourhood so special. I would like to see a more balanced approach to heritage conservation which celebrates the diversity of our neighbourhood, where heritage is protected and valued throughout, not just in a few small areas.

Thanks to City staff and the Mayor and Council for taking the time to hear my concerns and thank you for your hard work on this matter - I appreciate all your time and energy,

Leela Ford

Lucas De Amaral

From: Robin Jones [REDACTED]
Sent: Thursday, June 15, 2017 12:48 PM
To: Lisa Helps (Mayor)
Subject: Fairfield/Gonzales Engagement process

Categories: lucas in progress, Awaiting Staff Response

Dear Mayor,

I am a member of the FGCA CALUC and the Gonzales working group for the Land Use Plan. I have attended 95% of all meetings regarding the Gonzales plan, CALUC meetings as well as the recent Design workshop for Fairfield Plaza as well as the Resilient Neighbourhoods meetings. I have lived in Gonzales for 35 years.

I was encouraged by David Biltek, chair of the CALUC to write to you.

I am very pleased with the process and the meetings. At first I wondered if community input was just to make us feel we had a say but that the city would not care what we said. BUT thru all of the meetings I have felt that the city planning staff did care and tried to implement our ideas. I feel the draft Gonzales plan is on the whole excellent. There are A few places where I wish it were stronger. I feel we should be bold in our expectations and not be cowed by developers. I hope that the planning staff will really push any new project developers to really care about their projects neighbours rather than the bottom line.

Members of the Gonzales working group were certainly open to new types of housing **IF** the developers consider the context of the projects. For example if the OCP or the Gonzales plan were to state “**up to** 6 stories” of course developers will come in with a 6 storey project. **It should be written to say 4 stories but could be taller to 5 or 6 IF certain community amenities were included.** That would probably work with the other neighbourhoods as well.

I look forward to the future in Gonzales. Implementation is the key.

I was also on the group for the design of the Fairfield Plaza. That was a big challenge as the OCP designated it a large Urban Village. The group was generally unhappy with the preliminary plan by the Architect and city planner at the end of the first day. They did listen somewhat to our concerns and did make changes for the next day. It is better **BUT** not great nor creative. Fortunately that would happen in the future and could be twigged soon.

Also 2 articles in the TC this week make me happy. The potential moratorium on demo of older rental buildings. And the solution of the Air BNB problem.

I was a member of a Planning Commission in Kirkland Washington in the '70's and we did a moratorium on all development for 1 year because the push to build in potential sensitive slide areas, as well as along the lake waterfront. We conducted much research and had many public meetings.

I just wanted to complement the planning and engagement staff for their part. It will be great for the FGCA CALUC to have that plan as a tool to really influence the character of this part of town.

Sincerely

Robin Jones

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Wednesday, June 21, 2017 3:59 PM
To: 'Karen Dellert'
Subject: Email to Mayor and Council RE: Heritage Conservations Areas Fairfield Conerns

Dear Karen,

Thank you for your email and sharing your concerns regarding establishing Heritage Conservation Areas. Your email has been shared with Mayor and Council and with Staff in Community Planning for their information.

The City is exploring several different areas for Heritage Conservation Areas in Fairfield as part of the neighbourhood planning process.

We are in the process of preparing a summary of all feedback regarding Heritage Conservation Areas, which will be shared with homeowners as soon as it is available. The summary will include feedback from homeowner meetings, other homeowner correspondence, a recent community survey and community open houses. Based on our engagement over the last few weeks, there is a diversity of views among homeowners as well as the general public regarding the potential for Heritage Conservation Areas in the areas being explored. As a result, staff will present the feedback results to Council in the summer and request direction on how to proceed with Heritage Conservation Areas, prior to drafting the neighbourhood plan. We will send updates on key dates, such as Council meetings, as they become available. If you would like to add your email to the list to stay up to date on this, please send an email to engage@victoria.ca, making sure to specify which neighbourhood list to which you would like to be added.

If you have any further questions regarding this, please don't hesitate to contact Kristina Bouris, Senior Planner in Community Planning. She can be reached at kbouris@victoria.ca or 250.361.0532.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Karen Dellert [REDACTED]
Sent: Wednesday, June 21, 2017 7:44 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Jonathan Tinney <JTinney@victoria.ca>
Subject: Heritage Conservations Areas Fairfield Conerns

Dear Mayor and Council,

Subject: Heritage Conservation Areas (HCAs) in Fairfield:

I strongly oppose the four HCAs being proposed in Fairfield. To start, I want you to know the subject of heritage preservation in Fairfield is one I take very seriously and have lived in one of the proposed areas (Cook St. and Dallas Rd) for over 20 years. I value heritage, evident by the thousands of hours we have personally invested in respectfully maintaining the heritage in our home. Along with heritage, I also value fairness, and my relationships with neighbours and the community, the HCAs do not support these values. This is why it is now important for me to write directly to Mayor and Council expressing my concerns. I have been engaging with city staff, they are aware of my concerns and attended the impacted property owners workshop. I appreciate all the work city staff has done and know it is very hard trying to balance many perspectives and engage busy community members. **Staff have informed me many of the process problems are a result of the Fairfield Local Area Plan being fast tracked. Along, with my concerns I will also recommend an alternative approach, one which will cover a larger area working in a cooperative and collaborative manner resulting in preserving more heritage in Fairfield.**

Concerns:

1) HCA's in these few tiny areas will do little to achieve heritage preservation in Fairfield. What about the remaining 99%. HCAs are the wrong tool for preservation heritage in Fairfield.

I have tried to understand what will be achieved within these tiny areas. At the workshop a photo of the new house at 123 Cook St. was shown saying we need to protect from more of these flat tops because they don't fit. If this is the case how will this help the broader community preserve a heritage look? The majority of the homes highlighted in the survey and at the workshop in my area are already designated heritage. Is the objective of these HCAs to force the few that aren't? How does this help the broader community preserve heritage? The homes in my area and street are very diverse and I do not think you can put the same umbrella of restrictions over such a diversity of homes and doing so has caused tension among neighbours. I do not understand the criteria for the selection of these tiny areas. Why stop at May St? Why stop at Cambridge? And why not include other areas where heritage homes exist? In talking to my neighbours many who also attended the impacted owners workshops they do not understand either and feel the overly restrictive approach of few HCAs are the wrong tool for preserving heritage.

2) The proposed HCAs will negatively impact our property values; restrict and limit our ability to afford the maintenance on our homes. Understandably, this has many of my neighbours frightened, angry, anxious and talking about potentially taking legal action. For some, this could have a negative impact on their retirement plans and the ability to age in place.

Normally, if a City forces heritage designation on a property owner the City is required to compensate the owner. We have been informed the City does not plan any compensation to impacted property owners. The last two heritage designations on Cook St were part of a package that included approval for a zoning change to allow a small lot on the same property. In my view this is a large compensation. I do not think it is fair to force HCAs to be forced on areas with no consideration of compensation. I have and many of my neighbours have also talked to real estate agents and developers and they have all told us will have negative impact on our property values.

The Local Government Act states; **Compensation for heritage designation 613** *(1) If a designation by a heritage designation bylaw causes, or will cause at the time of designation, a reduction in the market value of the designated **property**, the local government must compensate an owner of the designated **property** (HCA is a designation of all the properties within and the same rules and regulations that apply to homes with heritage designation according to section 615 can be applied to homes within a HCA)*

The current approach has many of my neighbours talking about legal action if this goes ahead. I am very hopeful this doesn't happen when I believe we can accomplish much more working collaboratively

rather than in a confrontational manner. As a taxpayer I am also very concerned about the potentially large liability for loss of property value this can have to the city/taxpayer.

3) The process to date has not been fair to impacted property owners. A former resident spoke in 2012 to Mayor and Council about a HCA in my area. Next in the fall of 2017, a top down workshop of 30 people(none from my area) the city presented proposed areas followed by a yellow sticker exercise resulted in the four areas begin selected. Then, a survey to the broader community was sent asking for their input and did not cover any cons as was done in previous sections nor did it ask for other ideas and thoughts on preserving heritage. This is a huge missed opportunity. At the same time the survey was out a letter was sent to impacted property owners inviting them to attend a workshop. At the workshop I asked if the communities input from the survey would have as much weight as impacted property owners input I was told yes. This is not fair given the survey was biased and has added to the tensions.

Here is the process as I understand it in more detail:

City staff informed me the idea of my area being a HCA started in 2012 by a former resident at 25 Cook St. This resulted in a small mention in the OCP to explore the idea. The neighbour who requested this no longer lives in the area and I can find no one else including myself that was aware of this. The next mention of a HCA is in the Strategic Plan updated in January 2017 this time was Dallas Road between Cook St and Clover Point. Next the Fairfield Local Area Plan started. A workshop of about 30 people showed up. The format was the city presenting their ideas then a yellow sticker exercise. This resulted in the four areas being selected. No one from the areas the city presented as options were directly invited to attend this initial workshop. Next a survey asking the boarder community for input was sent out at the same time letters to impacted property owners was sent with an invite to a workshops to discuss the impacts with them. The HCA part of the survey did not follow the rest of the survey's format of pros and cons and just highlight benefits and most homes highlighted are already designated nor did it take an ideal opportunity to ask for other ideas. Once I did the survey I voiced my concerns about the survey going out before impacted property owners could voice their concerns,being biased, missing an opportunity for other input and asked for the survey to be changed and or the results not to weigh the same and to reflect the process problem. I was told no but good idea for the next surveys.

The above approach being fast tracked through the Fairfield Local Area Plan has missed a huge opportunity to achieve broader input and ideas from the community and to work in a collaborative approach and I do not think aligns with the spirit of Section 15: Community well-being Civic Engagement.

Recommendation:

Create a Heritage Collaboration Area for Fairfield

This is an idea a neighbour discussed with me, one I support, and would invest my time in. The approach would be collaborative vs. top down by regulators and would focus on education and solutions for enhancing and preserving heritage values. The city, homeowners, developers and NGOs would help facilitate a process where solutions are found for renovations and construction that preserve and enhance heritage values. I think this creative approach will have far more benefits to enhancing heritage in Fairfield than a few HCAs. It will also achieve broader awareness of heritage values and better contribute to culture change on this important issue. **This approach also will allow us to focus on preserving heritage rather than pitting neighbours against one another and the city.**

Thanks very much for your time and consideration and would look forward to discussing this important subject with you.

Karen Dellert
15 Cook St.
