

From: Public Hearings
Subject: FW: Rezoning Application No. 00490 for 1845 Gonzales Avenue

From: Jim Lauder [mailto:
Sent: Thursday, January 21, 2016 12:10 PM
To: Public Hearings
Cc: George Zador
Subject: Rezoning Application No. 00490 for 1845 Gonzales Avenue

Victoria City Council & Fairfield Community Association

Opposition Letter

We reside at 1730 Richardson St. and the following outlines our objections to the rezoning application as listed.

1. The applicant initially approached us and stated that the intention was to create a garden suite for their elderly in law to reside in. At that time the applicant resided at 1845 Gonzales. Months have elapsed and currently the applicant **does not reside at this address**, but instead, has rented out the dwelling. I believe the applicant's intention is to simply use the dwellings for commercial gain and profit, and as such, would be an absent landlord. There are countless examples in our city where properties become exploited by renters who simply do not care for the state of the home nor their neighbours!

2. We moved into this particular area of Fairfield because of the beautiful environment, its 1950's charm and many mature trees, and specifically to our address because of the natural view planes not obstructed by buildings.

However, recently, the neighbour who resides at 1740 Richardson **removed four 35 foot mature healthy fir trees** located on the south south east property line! These beautiful trees offered very desirable privacy from my deck and rear and large windows. Because of the destruction of the trees, I face the awful prospect at staring at yet another building in the form of the proposed garden suite, which makes my protest even stronger and justified!

3. Furthermore, there is no provision or intention to provide parking off street for this development, and I object to creating more parked cars on Gonzales. It is likely that an **additional three cars** owned by tenants would crowd the street. I object to the current Garden suite guidelines that do not address this critical parking congestion issue! I do not want to live in an area where the city streets are crowded with cars. Density in the form of multiple rental properties with many more vehicles, creates safety issues for young children, blockage for city maintenance workers..etc.,not to mention the environmental impact.

Gonzales Avenue is a narrow street that is already plagued with speeding car issues, that compromise the safety of young children who reside there. When the applicant intends to rent the proposed suite out it is clear that they will not provide off street parking.

In conclusion, I am deeply disturbed and offended by the prospect of more density that destroys our local ecosystem that includes not only trees, but insect habitat as well. More sewer, less green space for birds and animals, valuable insects, drainage issues, more water cascading off a structure...etc. These are serious issues to be considered. Its time our community stood up and put a halt to development of this nature! It is a mere "thin edge of the wedge" that invites even more destruction of the charm of our Fairfield area for the sake of mere profit and commercial gain. The existing zoning protects our area and it was designed with intent to preserve the integrity of the community. The encroaching and rapid rate of development in our beautiful Fairfield Community must be stopped, and this is one project that needs to be stopped. Please do the right thing for the sake of our neighbourhood and to preserve green space, the environment, and animal habitats, as well.

Signed: Jim Lauder
January 21, 2016

cc: