

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

We support a modest increase in densification to allow for more diverse forms of housing, while retaining the Gonzales character, form and fit with the existing neighbourhood. We appreciate the need to balance the desire for more diverse housing options and rental housing while ensuring current residents, particularly renters, are not displaced. Therefore we are proposing the following changes to our current 2002 plan for your consideration:

Duplexes and duplexes with secondary suites on lots 7000 square feet if corner lots; 8000 otherwise and triplexes on corner lots or lots with laneway access 7000 square feet throughout Gonzales.

Townhouses in a Single Row with secondary suites on lots of 8000 square feet with sufficient street frontage (30m width minimum) on Fairfield Road and Richardson Road between St. Charles and Richmond (as long as Richardson remains a main transportation thoroughfare). The cities townhouse guidelines should be mandatory; not recommended, as they are not being followed as written.

House Conversion - Currently house conversions for larger houses to multiple units (e.g. 3 units) is only available for houses built before 1931. And for houses built before 1970 they can be converted to two units; or for those that are duplexes already they can be converted to a triplex. Consider allowing house conversions of existing houses after 1970 to multiple units.

Houseplexes of 4 - 6 units on 8000 square foot lots; max 2 ½ storeys if ½ storey wholly within peak of roof; with same setbacks as with current R1G zoning on Fairfield Road and Richardson Road between St. Charles and Richmond (as long as Richardson remains a main transportation thoroughfare).

Coop Housing and Seniors Housing is encouraged and desired. It is hoped that creative development proposals can be accommodated on our large lots as long as sufficient green space is maintained.

Apartment buildings on Fairfield Road (up to a 2.5 stories (30 feet) **and Oak Bay Ave** (up to 3 stories or 36 feet)

Remove Small Urban Village Designations at Lillian and Wildwood and Irving and Fairfield Road. The definition of urban village for one or two parcels does not accurately reflect what it was originally intended to be.

Site Coverage: any new buildings should not cover more than 40% of a lot. Front and back lawns are an integral component of our family neighbourhood as they offer places for children to play and retention of tree cover.

The existing Gonzales Plan allows for small lot infills - this should be retained in a new plan.

