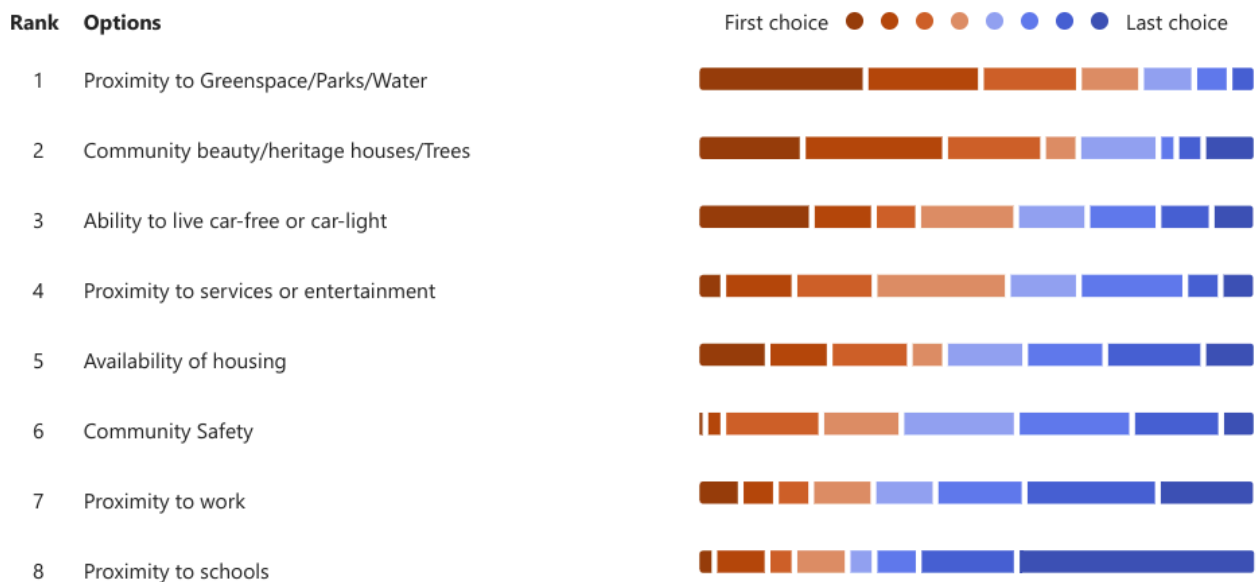


Results of a Gonzales Neighbourhood Assn (GNA) Survey for a Town Hall meeting held on May 29/2024

A survey patterned after one originally created by the Downtown Residents Association (DRA) asked 10 questions of Gonzales residents over a two week period (May 24 - June 8). This was in preparation for the GNA town hall held at Glenlyon Norfolk School on May 29. It was also meant to inform directors of the priority of residents as to which issues the GNA should take on. This is a summary of the results

Question 1 - Why did you choose to live in Gonzales?

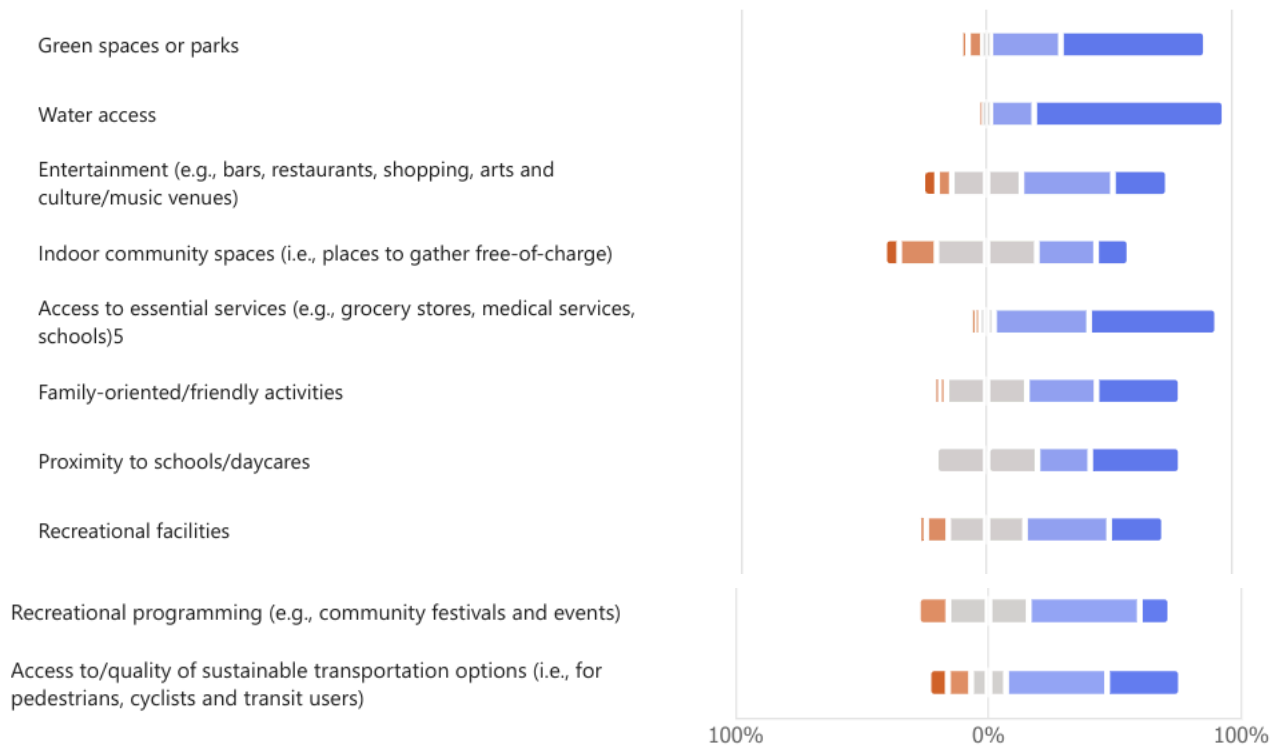
63 Responses



Question 2 - Rate your level of satisfaction with the following amenities in the community on a scale of 1 to 5 (1 - very unsatisfied, 2- somewhat dissatisfied, 3 - neutral, 4 - satisfied, 5 - very satisfied)

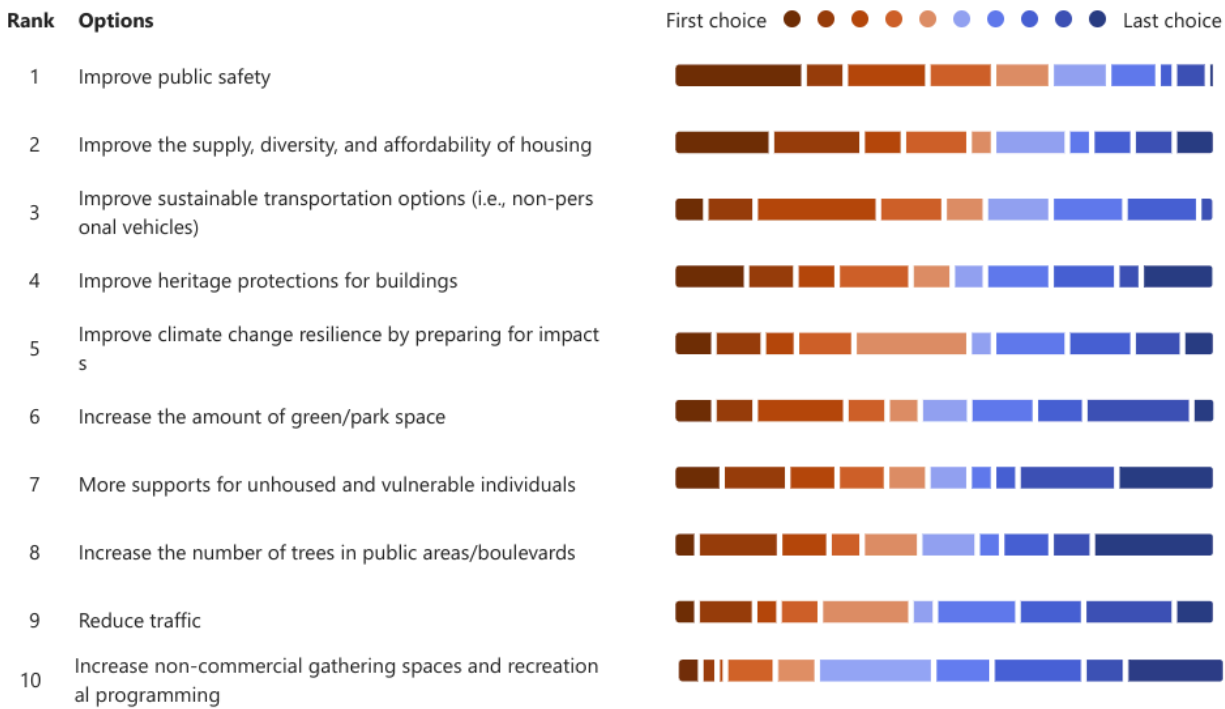
67 Responses

● 1. very dissatisfied ● 2. somewhat dissatisfied ● 3. neutral ● 4. Somewhat satisfied ● 5. Very satisfied



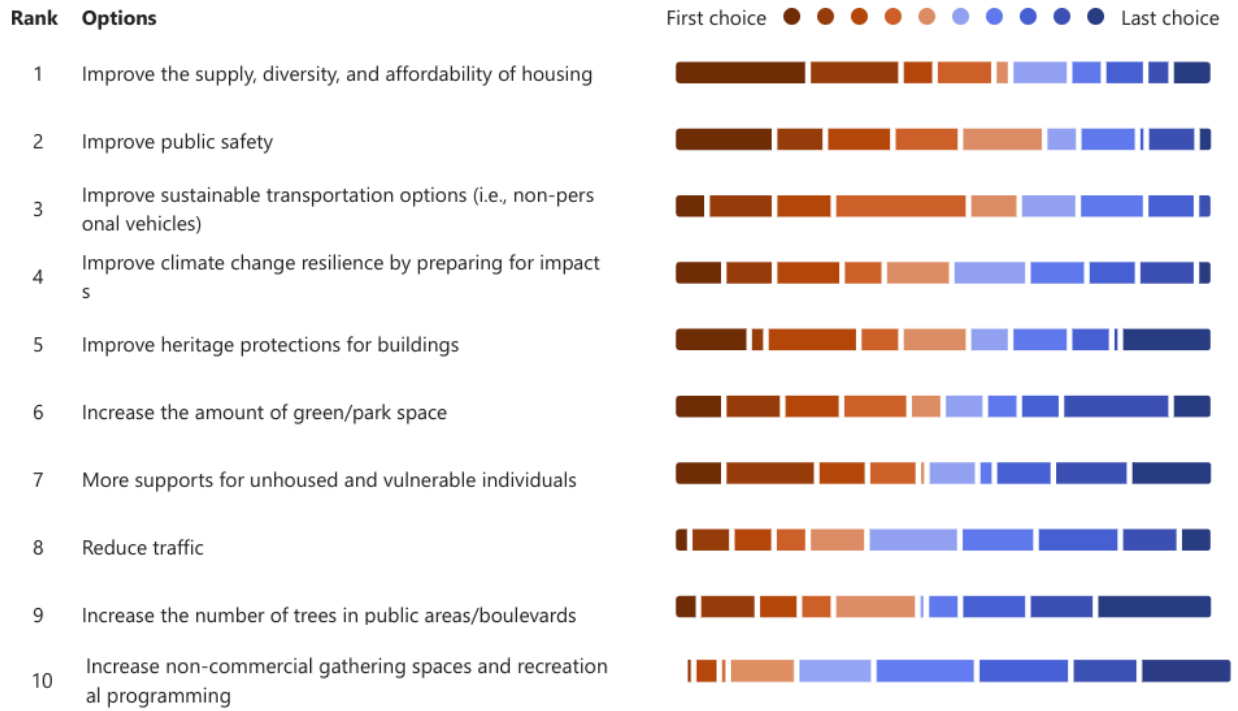
Question 3 - Rank the following potential priorities for the City of Victoria to implement in the near term (next 5 years) to improve the livability of the city. Rank them in order of importance, with 1 being the most important. Rank the first 5 if you do not have time to do them all.

66 Responses



Question 4 - Rank the following potential priorities for the City of Victoria to implement in the next 5 to 20 years to improve the livability of the city. Rank them in order of importance, with 1 being the most important:

64 Responses

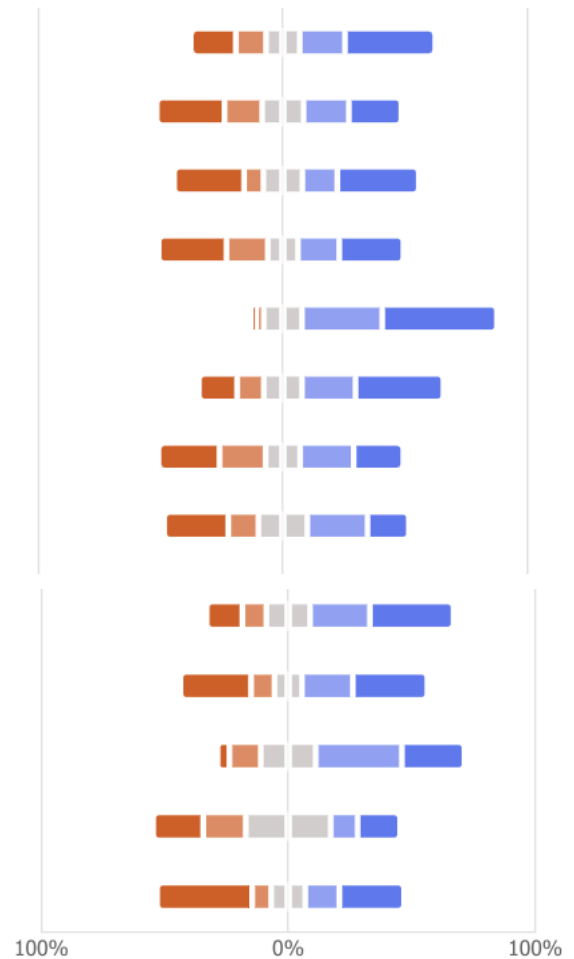


Question 5 - Please rate your level of agreement with the following statements about housing and residential development on a scale of 1 to 5, with 1 being strongly disagree, 2- somewhat disagree, 3 – neutral 4 – agree, 5 – strongly agree:

65 Responses

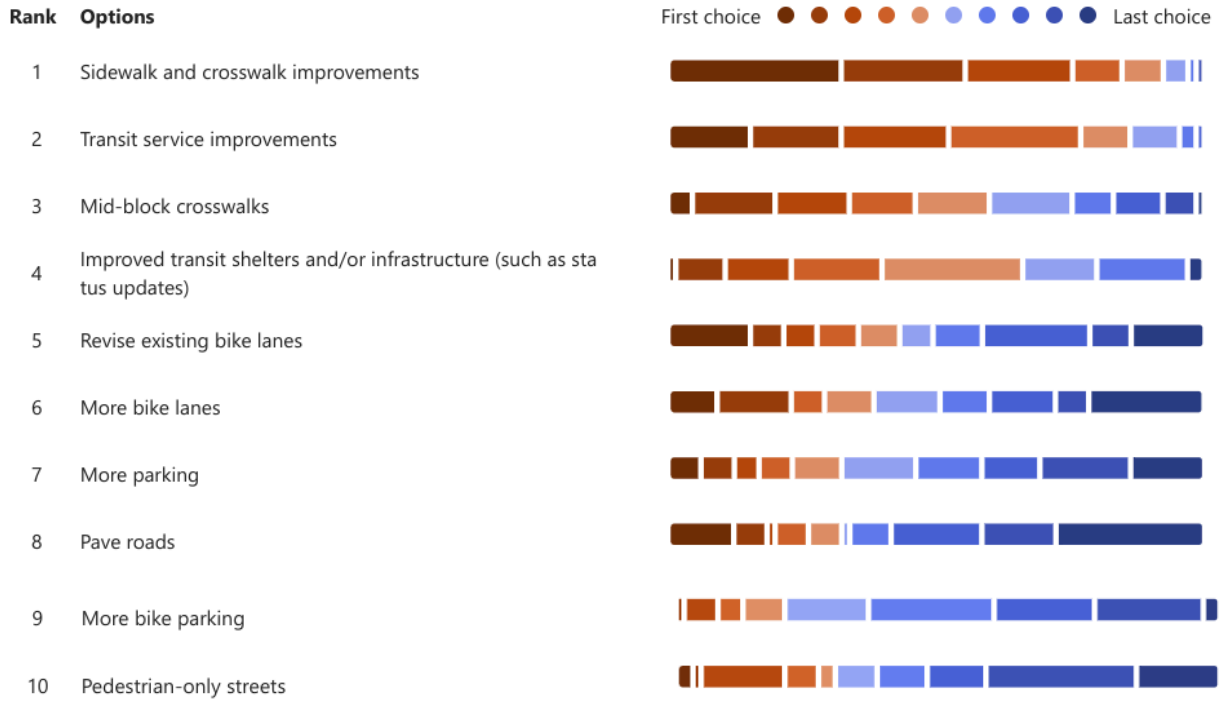
● strongly disagree ● somewhat disagree ● neutral ● Somewhat agree ● Strongly agree

- More rental housing should be built in Gonzales
- More condos for home ownership should be built in Gonzales
- The rate of new housing development in Gonzales is too fast
- More supportive housing needs to be built in Gonzales (supportive housing is rental housing priced below market rates)
- More family-oriented housing should be built in Gonzales (i.e., homes with 2-3 bedrooms)
- More affordable rental housing opportunities should be created in Gonzales
- Density is desirable as long as green space and trees are not lost
- Density is supportable if additional park space is provided to make up for the loss of trees and green space on developed lots
- More affordable home ownership opportunities should be created in Gonzales
- More diverse housing options should be built in Gonzales (e.g., townhomes, houseplexes (3-6 units))
- New projects should include more/better amenity space for residents
- There should be a minimum unit size for new homes built in Gonzales
- Low-rise buildings (3-6 stories), condos with lock-off suites) should be built in Gonzales



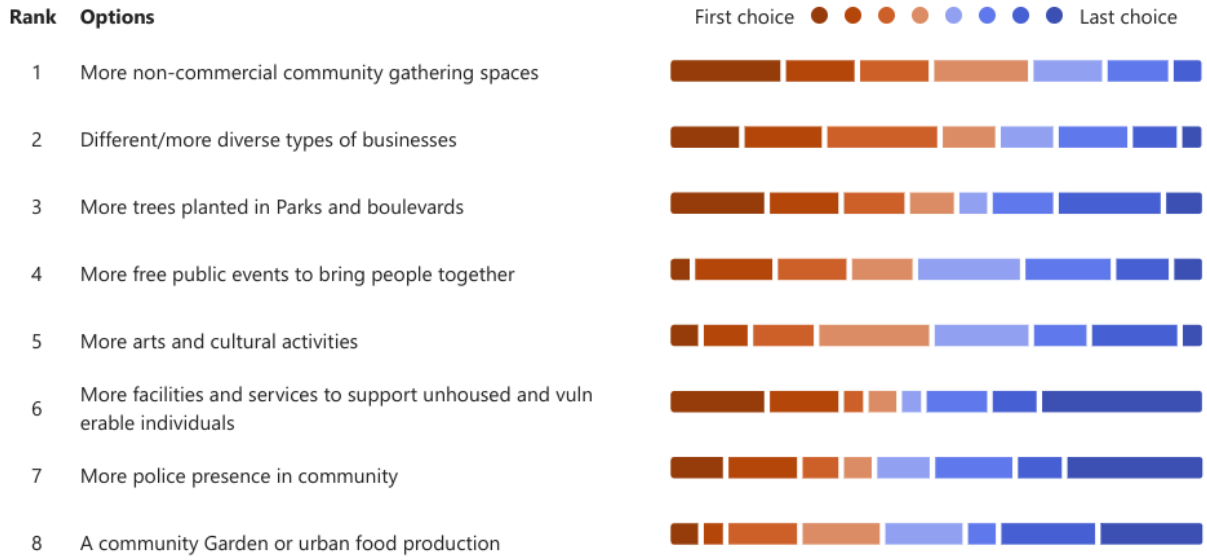
Question 6 - Rank the following potential transportation-related changes you would like to see undertaken in Gonzales in order of importance, with 1 being most important:

65 Responses



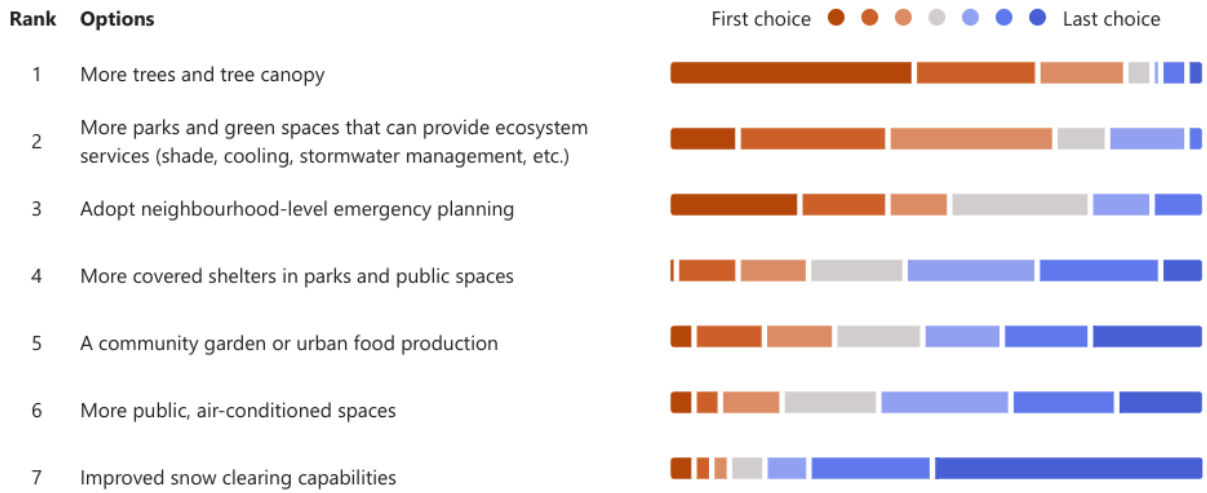
Question 7 - Please rank the following potential actions to improve community and livability for Gonzales residents in order of importance, with 1 being the most important:

65 Responses



Question 8 - Please rank the following potential actions to improve resilience and preparedness for climate change impacts for Gonzales residents in order of importance, with 1 being the most important:

61 Responses



Question 9 - Do you have any other suggestions to improve livability* in Gonzales? (open answer)
"Livability" refers to the overall quality of life and the desirability of living in this community.

1. Small buses more often. Cheaper transit like vancouver transit buses to schools private or public junior to high schools. Paid residential parking for more than one car per resident single family.
2. Less housing density more green spaces and parks
3. More townhouses for families to live and play in our beautiful community. More public garbage cans! Publicly funded after school care programs Less NIMBYism
4. Gonzales should amalgamate with the District of Oak Bay.
5. I love Gonzales and feel extremely lucky to be able to live here. There's great potential for it to be enjoyed by many, many more people.
6. Ensure that new construction is sympathetic to its neighbours. Boxes that simply fill all available space do not improve the desirability of living in any community. Trees in parks are great, but don't make up for removal of trees from building lots. The birds leave the neighbourhood.
7. Please preserve the heritage , trees, buildings and character of this mature and beautiful community. Because of expensive land prices this is not the best location to try to provide affordable housing. Please do not destroy the beauty and livability of this neighbourhood by over development and over densification. Victoria needs. Distinct neighbourhoods with their own character and charm and lots of green space and aesthetic appeal maintain diversity and health for Victoria by providing " lungs" and green spaces for residents to breathe. Beware increasing homogeneity and over development of the built environment, like in Vancourver
8. In my opinion, density does not promote livability. We need more space, not less. The character of a community needs to be a top factor when considering any changes or updates
9. Stop tearing down our heritage houses and green spaces include gardens. These are important for personal sustainability. Let's teach people how to create food gardens in their own backyard and create a community where people grown and share their online produce and grocery items
10. It is wonderful walking around Gonzales with its trees, gardens and the beach. That said, there are many trip hazards with uneven sidewalks, there are low branches which make you duck and there are bushes taking up most of the sidewalks in some places. Addressing these issues maybe be a great work project for some students. Also, the ramp to the beach needs to be extended and the storm drain buried for better access.
11. Designation of key historic parts of Gonzales as heritage areas and maintaining them as special zones. Traffic calming measures on the busy roads.
12. Need better services for teenagers. Welcome businesses where teens can hang out, eat and drink. Or store they want to shop at. Have places in parks that they would like to use and hang out
13. Do not close roads off to vehicular traffic (bike lanes on Richardson are ridiculous and hardly used). Stop permitting new muliti unit residential building construction without underground parking. Most homes have suites and parking is already limited. New residential buildings over 3 storeys should only be allowed on major roadways close to Cook St

14. Stop tearing down small, modestly-sized houses and replacing them with enormous square "boxes" with zero warmth and appeal as a "home". Fix up a bungalow and let a starter family have a chance to live in our neighbourhood.
15. A proper community centre where activities, meeting space and gathering could be encouraged.
16. Improve traffic flow
17. I choose to live in a neighbourhood rather than an urban condo hub. I chose to live /purchase a home in this area because of the character houses, yards, tree canopies. Suggestions to improve livability would be crosswalks at Gonzales Park/Beach, speed bumps on lower St. Charles Street, street calming measures on Dallas Road. Speeding and vehicle volume has dramatically increased over my years of living in this area. Safely crossing streets shouldn't be a game of chance. This community is one of pedestrian strollers, dog owners, dog walking, children walking, biking, kayakers, paddle-boarders, family walks etc. Cars must be forced to slow down. Signs will not work as speed limit signs are already ignored. I would especially value efforts to eliminate the Dallas road races over the weekend evenings.
18. Stop blocking streets and intersections to motor vehicle traffic, remove existing concrete, bollard and other blockages and permit traffic to flow freely again. In particular, re-open Richardson and remove all blockages and speed bumps. The speed bumps are painful for elderly cyclists like me, especially those (like me) who have severe arthritis in their wrists.
19. The neighbourhood needs a "village centre", other than the thirties shopping centre, something akin to Estevan Village or Fernwood, on either the corner of Lillian and Wildwood or Irving and Fairfield would be great!
20. keep densification in downtown core with transportation hubs Keep residential communities as primarily single family/duplex/triplex maximum 3 story communities
21. The issues presented in this questionnaire do not seem to me to be the top issues. The alternatives are not reflective of priorities my neighbours and I discuss. Seems like the composer of the questionnaire has reflected their priorities, not those of who live here.
22. I'd like to see zoning kept low-rise (ie. maximum 3 storeys), to keep the light and sunshine available for gardens growing food. 6 storey buildings should only be built on major roads. Keep Gonzales green.
23. Please do not let our beautiful neighbourhood been towered over by buildings over 3 floors
24. The issues presented in this questionnaire do not seem to me to be the top issues. The alternatives are not reflective of priorities my neighbours and I discuss. Seems like the composer of the questionnaire has reflected their priorities, not those of who live here.
25. Do not continue to designate parks for sheltering unhoused people. The City and Province need to come up with better solutions, such as either finding housing solutions or designating other non-park outdoor spaces for sheltering. We need safe access to our parks for health, recreation, and the mental health benefits they provide.
26. Gonzales needs way more townhouses and apartments so that people can actually afford to live here.
27. More effective contact is required between residents and the City. For example over 70% of residents opposed the Richardson bike corridor, but the City pressed ahead regardless. The result is extreme frustration, with little apparent usage and benefit

28. Would love more bike lanes; get rid of the derelict boat in Gonzales Bay; more affordable housing options; better public transportation
29. People need to stop trying to block housing options and bike infrastructure
30. single-family homes straight to 6-storey condos. Eliminate maximum allowable sizes for carriage houses. More permits to allow large lots to be subdivided. These approaches will provide more missing-middle and affordable homes for young families while maintaining the neighbourhood's character. This will also allow incentives for homeowners to improve on their properties rather than letting their houses go into disrepair, waiting to be bought out by developers who only care about revenue and don't care about preservation of the neighbourhood.
31. Neighbourhood graffiti removal program; Selective road closures for special pedestrian events (Hallowe'en; Pedestrian Day; etc); Sidewalk repair along Ross Bay cemetery waterfront all the way to Gonzales Beach;
32. Adopt an "incremental" approach to housing (ie. Strong Towns approach), and allow the next level of density growth so Gonzales can grow without drastically changing the feel of the neighbourhood. Relax zoning to allow Home owners to renovate or build duplexes, triplexes, 4-plexes. Increase allowable building footprint to lot size ratio, and allow slight increase in height, ie 3-4 story homes/condos/apartment buildings. Increase the allowable size of backyard cottages or allow a second level (400sq ft is too small for a homeowner to want to make that investment). A lot of housing can be created within the existing neighbourhood, a better alternative than 6 story towers! Allow taller buildings (ie 6-8 story towers) along main roads (ie fort st, oak bay ave) as it's the logical next incremental development. Allow 4 story buildings and commercial along Fairfield road. In order for increased density to "work", expand the AAA bike path system so people don't require a car. If a parent doesn't feel comfortable allowing a 10 year old to ride on the bike path on their own, it isn't safe enough. Allow "neighbourhood" focused businesses within the SFH area. (Ie. Demitasse coffee shop in Oak Bay is a great example) other business types could be barbershops, cafes, or corner stores).
33. I'm sorry--in my view of the survey there was no way to do the ranked items
34. WE now have a city council that has eliminated or reduced public input generally and for development, and is going to implement changes based purely on ideology. We need to organize and vote a more responsible government in
35. Put Richardson back to an all car access road. Bike lane hardly ever used. Navigating Richardson now involves goin through school zones ans increases use of gas in 'detours' required.

Question 10 - What best describes your housing situation?

67 Responses

