



Victoria Neighbourhood Association Inc

Addendum for Plan Change 14 Independent Hearings Panel to augment material supplied in the 7/11/23 presentation

Marjorie Manthei (#237) for VNA (#61)

1) How were the boundaries of the VNA set?

Decided in discussion with the City Council in 1988, although an informal residents' group covering some of the streets already operated under Neighbourhood Support. Boundaries were dictated partly by other nearby residents' groups (ICON, Moa, Avon Loop), but also by the logical residential neighbourhood defined by the four main streets—Bealey Avenue and Victoria, Salisbury and Colombo Streets. The Council suggested Dorset and Dublin Streets, along with a short stretch of Park Tce, be included, but it was soon obvious that being separated by Victoria Street created "orphans". Those streets later became part of ICON.

2) What is the overall zoning?

- Currently Residential Central City, Salisbury Street being the boundary north of the Square. Between us and the CBD is zoned Commercial or Mixed Use.
- Prior to the Central City Living Zones Review in 2014, Living Zone 4C, the predominant zone here, allowed only residential activity. L4A, which covered some of VNA neighbourhood, also allowed churches, medical and education services and motels.
- Until the 2015 District Plan Review, most of the streets also were Special Amenity Areas, in recognition of the small workers' cottages, villas, dwellings with peaked roofs and doors facing the street and more generous set-backs.
- Pre-earthquakes, there were residences on Colombo and Victoria Streets, now primarily commercial. Bealey Avenue is a mixture, and Salisbury Street is still mainly residential.

3) Is the VNA's interest limited to this neighbourhood?

No. Our consultation on PC14 was limited, but our interest is much broader, e.g., (i) VNA was an inaugural member of the Combined Residents' Association, contributing to or supporting many communications and submissions, provided they were not inconsistent with ours (ii) our identification of the Sunlight issue was on behalf of the entire city (iii) we are almost as concerned about the fate of the CBD as we are about our neighbourhood and (iv) we have discussed relevant issues with the other central city residents' groups and incorporated them into our submissions. However, there was enough information to digest and address about our own back yard, so of course that is our primary focus.

4) What kind of housing makes up the VNA neighbourhood? *See photos on next page*

Almost 500 dwellings, including:

- Stand-alone houses, in-fills and multi-unit buildings, from one to four stories;
- Two residential care facilities;
- A large social housing complex (originally 116 apartments, reduced to 96 when two buildings were demolished after the earthquakes);
- A sprinkling of community-based mental health accommodation;
- An increasing number of unhosted Airbnb-type rentals we consider "commercial".

The Victoria Neighbourhood: A small but densely built residential area, with a variety of dwellings on predominately small sections



35 & 37 Conference St: cottages, each on 253m²



408 Montreal St: renovated cottage on 122m²



26 Beveridge St: villa on 257m²



35 Beveridge: new build after EQ, 445m²



31 Conference St: Older style (4 on 519m²)



47-58 Conference St: 1st new multi-unit
Infill on 572m² in 2002



7-7B Peacock St: example of post EQ build
3 units on 610m²



35 Gracefield Ave: recent multi-unit
build, 8 on 524m² in 2022



42 Gracefield Ave: boarding house
(8 rooms, 402m²)



418 Montreal St: one of largest sites with
single dwelling (506m²)



24-30 Conference St: part of OCHT
social housing (total 96 units)



39 Gracefield Ave:
Another infill ready
(In front, on 100m²,
the smallest site)

400 Durham St:
4 storeys, 40
apartments on
2779m²

