

GHCA

Gordon Head Community Association Quarterly Newsletter



Somehow we have blasted through the first couple of months of 2024, and we are starting to see the first signs of Spring! This is our first newsletter of 2024 and, going forward, you can expect a newsletter from us quarterly. If there is anything of interest or import that comes up between issues we will communicate that through the website, facebook page and/or a specific email.

Ultimately we want this newsletter to be useful to you. Ideally it will serve as a hub for learning about what is going on in our community including upcoming events, current issues that we might be looking for feedback on, developments that are proposed or underway, ways that you can get more involved in our community, and more.

At the beginning of March, June, September & December look for an email from us that will have a summary of what is contained in the newsletter. In that email there will be a link to our website where you can access a pdf version of the full content.

IN THIS ISSUE

- **UPCOMING EVENTS**
- **PHOTO CONTEST**
- **DEVELOPMENT FEATURE**
- **FEEDBACK REQUESTS**
- **COMMUNITY PROFILE**

JOIN US AT OUR AGM
Wednesday, April 3rd @ 7pm
Guest Speaker:
Mayor Dean Murdock
Lambrick Park Church
(Cafe Room)
1780 Feltham Road
Light refreshments will be served.

Upcoming Events



See full details on the front page - Please join us at our **Annual General Meeting!** Our guest speaker will be Mayor Dean Murdock. We would like to know what you are interested in hearing about. Do you have any specific questions, or topics, that you would like addressed? We have created a short survey in order to prioritize topics of interest. Please use this link: <https://bit.ly/MayorAGM>, or visit our [website](#) or [Facebook page](#) if you have trouble with the link from here. Alternately, you can send us an email at contact@gordonhead.ca. We will be accepting responses until March 18th.

Music in the Park July 9th

Music in the Park will be back again this year! Please note the date of July 9th in your calendars. This is a free event at Majestic Park geared towards the whole family. It is organized by the GHCA with the assistance of Saanich, and features live music, food trucks, and community displays. Stay tuned for more details in our June Newsletter.



Sharing Information from the District of Saanich transportation and development division:

“The District of Saanich’s Draft Road Safety Action Plan (RSAP), which aligns with Vision Zero and the Safe System Approach is now available for public review. This plan is data-driven and evidence-based. It will guide road safety improvements for the next 10 years and it will allow us to measure progress towards our goal of eliminating traffic fatalities and serious injuries on Saanich roads.

The Draft RSAP is available [here](#).

We value your input. Please take 5 minutes to complete a short [survey](#). In addition to the survey, if you would like to provide written comments, please email them to engineering@saanich.ca. The deadline for comments and the survey is March 31, 2024.”

Note: There are in person, pop up events in early to mid-March.

Look here for details: <https://hello.saanich.ca/en/projects/road-safety-action-plan>

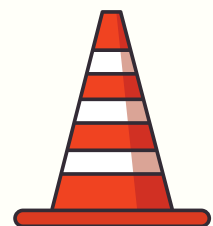


PHOTO CONTEST



ENTER TO WIN!!

We would like your photos of Gordon Head to feature in the Newsletter and on the website. Please share your pictures with us! Send your photos in .jpeg format to contact@gordonhead.ca by **March 31st, 2024**. All entries will be entered into a draw to win 1 of 5 prizes from Mt. Douglas Market, Tim Hortons, and the Royal BC Museum. Winners will be contacted with further information.

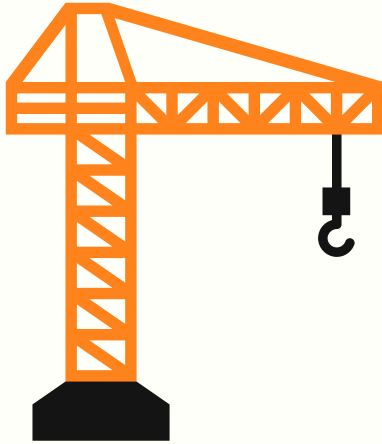
**Wildlife
Photographer
of the Year**

**NOW NOW UNTIL
JUN 2, 2024**

rbcm.ca/wildlife



Development Feature



The Province has established a target of 4610 net new residential units over the next five years for Saanich. It appears Gordon Head will be a recipient of a large share of this new housing, as there are currently ten multi-family residential projects with 1321 units either under construction, approved, or awaiting approval in Gordon Head. (These do not include several hundred units just outside of Gordon Head on the south side of McKenzie.) Here we profile two of these ten that are expected to start construction shortly: Tri-Eagle's "Marlowe" at 4201 Tyndall was approved by Saanich Council in late 2023, and the CRD's redevelopment of its McCoy Road townhouses awaits final approval after a supportive public hearing.

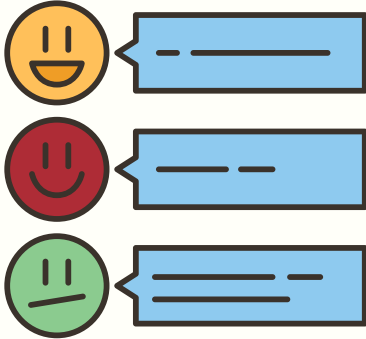
The Marlowe:

Tri Eagle's project on the 1.3 acre site of the former Gordon Head United Church will see the construction of three 3 storey buildings with 34 "micro-suites", three blocks of stacked townhouses containing 22 units, and two units on the upper floor of an amenity building. It received unanimous approval despite the advice of the Saanich Planning Department and concerns raised by the Gordon Head Community Association and others. The GHCA participated in or sponsored four community "Zoom" sessions with Tri Eagle and interested residents over a two year period as the proposal evolved. While the GHCA would have supported a lower density townhouse development, our concerns centre on density, the focus on small units rather than family accommodation, and a shortage of on-site parking (53 surface stalls for 58 units, no underground parking.) As part of its community amenity contribution, Tri-Eagle helped to fund the relocation of the Lambrick Park preschool and provided a cash donation to the Shelbourne Community Kitchen.

Capital Region Housing Corporation "Campus View":

This non profit CRD housing project will replace 12 townhouse units at the end of McCoy Road, between the Velox field and Saanich's McKenzie firehall. Two six storey buildings will contain 119 residential units, with 65 resident and five visitors underground parking stalls. Vehicle access will continue to be from McCoy Road, with pedestrian and cycling access from both McCoy and McKenzie. Given that the zoning bylaw would normally require over 200 off street parking stalls, we can expect that there will be vehicles looking for a place to park. (There is generally no on-street parking on McCoy or Maria, presumably to encourage University of Victoria commuters to use paid lots on campus.) Given that this CRD project will not have to pay Development Cost Charges or provide a community amenity contribution, we have asked Saanich to fund upgrades to McCoy Road to safely accommodate the increase in vehicle, pedestrian, and bicycle traffic. We have also suggested that Saanich consider the possibility of providing one way egress westbound on to McKenzie, to reduce traffic impacts on McCoy and Gordon Head Road.

Give us Your Feedback...



You don't have to go far to see a rezoning application sign, or a project that is underway. One concern that has been raised is the amount of parking spots allotted to each development and how this may impact road safety. In some cases the average is less than one parking spot per unit. When more cars start parking along the streets how will this impact visibility and safety for vehicles, cyclists and pedestrians?

Please let us know whether or not this is a concern of yours. Also, what possible solutions would you propose?

Did you know that the existing telecommunications tower at the summit of PKOLS (Mount Douglas Park) is being replaced during 2024? The new tower will be 40 metres tall and it could possibly be located in the parking lot. According to the Saanich website, geotechnical and structural engineering reports are due in March 2024 and construction should be completed by August 2024. The following link will take you to a page with some information, and updates are supposed to be posted about possible locations and their pros and cons: [Tower Information](#)

We can expect public hearings to be scheduled for at least two more multi family proposals in Gordon Head, including Abstract's 97 unit condo/townhouse development at Feltham and Gordon Head Road, and the Telus/Aryze 98 unit rental building on Feltham just east of Tyndall. We will keep you posted when we are advised of dates, but would also like to hear from you in the meantime if you have comments, questions, or concerns

HOW TO REACH US

Follow us on Facebook: [Gordon Head Community Association](#)

Email: contact@gordonhead.ca

Website: gordonhead.ca



Community Profile

Would you like to get involved with the Gordon Head Community Association (GHCA), or another volunteer group in our community?

Consider becoming a member of the Gordon Head Community Association (GHCA). Our role at the board level is to act as a liaison between the Gordon Head Community and Saanich Council. We are often approached by developers, members of Saanich staff and council, and others who are looking for feedback on a variety of issues. The more members we have who are aware of current issues, and take the time to provide their opinions and ideas, the more confident we can be that our feedback represents the views of our community. A membership costs \$10 per year and will add your name to our mailing list so we can keep you apprised of what is going on in Gordon Head, and ask for your thoughts.

The GHCA board does have space for new directors, or, if you would prefer to volunteer in a less formal capacity, there are other opportunities as well. Possible areas include graphic design, web design, community event planning, newsletter contributors, and more. If you have a particular interest, skill, or passion and would like to contribute that energy to your community please get in touch!

Are you an organizer, or member, of a volunteer group that works in the Gordon Head Community? Let us know what projects you are currently working on! Here is one example:

There is a team of volunteers that has been working in Arbutus Cove Park since January 2012. The team falls under the umbrella of the Saanich Pulling Together program which helps coordinate teams of volunteers to undertake work such as removing invasive plant species and planting native trees and shrubs. Generally there is a lead steward attached to each park who works with Saanich to prioritize restoration work for the upcoming season and organize work parties for the volunteers.

In the early days student groups helped out as there were many invasive plants to remove including large holly, blackberry, daphne, and ivy. It was easy to designate areas to work in. Arbutus Cove is now at the "maintenance stage" and the only places still overrun with invasive species are steep banks and cliffs. Here, the invasives actually perform a service as they help keep these areas stable. The volunteers have also removed tons of garbage over the 12 years. It is wonderful now that visitors seem to respect the park, and volunteers no longer have to spend a lot of time cleaning up so much debris.

At Arbutus Cove you will now see red flowering currant, ocean spray, oregon grape, foam flower, snowberry, June plum, and beautiful ferns, to name a few. Some of these were present before, others have been planted. Without the invasives smothering everything they are able to thrive.

Here are some shots of early days vs current state



If you enjoy getting outdoors, and you don't mind getting a bit dirty, there are many groups like this one working in parks throughout Gordon Head and the wider Saanich community. See the link below for more information including a short video about the program. Thank you to Jocelyn Green, lead steward, for her input and photographs.

[Saanich Pulling Together](#)