



**MINUTES OF GHCA 2024 ANNUAL GENERAL MEETING HELD April 3, 2024
at 7 PM in Lambrick Park Church**

Welcome and presentation of the agenda – Chris Poirier-Skelton

Guest Speaker – Mayor Dean Murdock, Saanich

Dean reviewed the major themes for Saanich Council:

1. Housing policy and updates to the Official Community Plan due the new BC legislation.
2. Transportation and Road Safety allowing all residents to get around and return safely home.
3. Climate and sustainability measures to continue moving Saanich forward.
4. Economic Development to continue building neighbourhood commercial/residential centres.
5. Reconciliation to continue to include and work with First Nations within Saanich.

Dean then took questions from the audience until 8:25 PM

Business Meeting and Reports from Directors

1. Chris Poirier-Skelton, President, reviewed GHCA activities for the past year. (Please see attached document for the details.)
2. Don Gunn, Treasurer, reviewed the past year financials and presented the 2023 budget. A motion to accept the financial reports and a vote in favour of the new budget was passed. (Please see budget document attached.)

Nomination Of Directors

Chris presented the list of persons volunteering to serve on the GHCA Board of Directors and asked if there were any nominations from the floor. Hearing none, the following Board of Directors was declared elected by acclamation:

Chandra Beaveridge

Margaret Chevalier

Don Gunn

Andrea LaPointe

Peter Ostergaard

Shawn Steele

Alastair Wade

Joan Wenman

A motion to adjourn was made and passed at 8:50 PM

President's Report - 2023/24 AGM

I will start my report by outlining the work of the Gordon Head Community Association Board. Each member of the board has a portfolio that they are responsible for. It is through their diligence and time that the Community Association is able to respond to requests from members of the Gordon Head community to look into and assist in areas of concern. When possible the Community Association links with Saanich Staff and Council to intercede, respond to and act on these areas of concern.

Development - Peter Ostergaard:

Regarding land use and development matters, we continue to receive referrals from Saanich Planning for major rezoning and subdivision applications, and we also encourage developers to meet with us to discuss their proposals early on in the application review process. In 2023, the main proposals before us included:

- a presentation by **UVic officials** for their preliminary plans for a mixed use redevelopment of their **10.7 acre Ian Stewart and Velox sites at McKenzie and Gordon Head Road.**
- a preliminary meeting with **Invictus Corporation** on their land assembly for about **300 units** in the **Finnerty/Edgelow area.**
- we participated in the public hearing for the residential project on the site of the Gordon Head United Church, which was approved by Saanich Council
- after presentations and a public meeting, **we opposed the application for an OCP amendment and rezoning for a 60 unit, six storey residential building at 4025-31 Shelbourne, as we consider the project too dense for this small mid block site and it is not consistent with the recent Shelbourne Valley Plan, which calls for townhouses in this location.**
- we continued discussions with **Abstract on their 98 unit proposal for Feltham and Gordon Head Road, and Aryze for their 98 unit proposal at the Telus site on Feltham near Tyndall.**
- we took **no position on the application for a six storey, 83 unit residential building at Blair and Gordon Head Road, but noted concerns about density and parking.**
- along with other community associations, we had **meetings with Saanich's planning consultant on the proposal for a major redevelopment of the Nellie McClung library site.**
- we responded to several referrals seeking variances for "**garden suites**". **Our general view is that these detached units need to be designed to meet**

the height and setback requirements set out for them in the zoning bylaw.

- a presentation and discussion with **Habitat for Humanity** on their proposal for a **14 unit stacked townhouse project at 1864 Feltham.**

-we participated in a District-wide Local Area Planning and OCP workshop, and sponsored a community meeting with Saanich Planning staff on the new Official Community Plan.

-in 2023 we have a total of 1463 new residential units under construction or proposed in 12 projects in Gordon Head, which alone meet about one third of Saanich's 5 year housing target set by the Province. This does not include several hundred new units on the south side of McKenzie, other proposals in their early stages like UVic's, or lower density duplexes, garden suites, or townhouses. Gordon Head continues to experience a disproportionately large share of Saanich's residential densification activity, and we continue to express our concerns at the lack of investment in parks, recreation, transportation, and streetscape improvements that would otherwise make this densification more acceptable to our residents.

Community Engagement - Chandra Beaveridge:

The Community Engagement Program is currently led by Chandra Beaveridge, new to the GHCA for 2023/24. The main priority for this portfolio is to plan Music in the Park at Majestic Park, which is scheduled for July 9. This year, we are looking to increase the vibrancy of this event by inviting local artisans to set up a table or tent to display their crafts and perhaps even work on a new project at the event. Local social groups like book clubs and running groups are also invited to attend and connect with the community. As in previous years, there will be food trucks and live music.

If you are a local artisan or social group and are interested in joining Music in the Park, please feel free to reach out to the GHCA (shall we use the generic GHCA contact form to keep things simple??)

CALC - Joan Wenman:

The GHCA has a useful relationship with the University of Victoria through quarterly meetings at Uvic through The CALC (Community Associations Liasion Committee) The propose of these meetings are to share Gordon Head community news with the University community and with the other nearby community associations that the University impacts. They are Cadboro Bay, Oak Bay, Camosun and Mt. Tolmie.

Information exchanges in the last year have included major development news from the University in the form of real estate development at the University of Victoria. Uvic owns the Ian Stewart complex on Gordon Head Road and within a

few years this **11 acre site will be transformed into market housing for students, faculty and the general public.**

This is to be the first site to be developed into **market housing by Uvic.** Other off-campus Uvic owned sites are in the planning stages for housing and retail as well.

In the meantime our CALC committee had a tour of the new on- campus student housing facility. And have been made aware of the many upgrades to pedestrian and cycling trails on campus. The committee has also been made aware of the significant upgrades to building infrastructure in its efforts to offset climate change effects.

It is anticipated that the new housing on campus will assist the adjacent community with on street parking issues. Uvic's new off-campus housing plans will require lots of community engagement. To date Uvic has presented to the GHCA Board and there will be further engagement as the rezoning plans unfold.

Communications - Andrea LePointe

Over the past year the GHCA has published monthly newsletters under the editorship of Rosemary Neering. The topics were varied and focused on the life within the Gordon Head Community. Rosemary retired from the Board at last April's aGM but continued to put the newsletters out until the end of December 2023.

Andrea recently took on the newsletter and the first issue of 2024 went out in early March. Going forward the plan is to have them out to the community quarterly. It is still a work in progress and will vary based upon what information we have to share. We would welcome picture submissions and ideas for what you might like to see in future issues.

Economic Development - Shawn Steel

In this coming year, GHCA will reach out to neighbourhood businesses to connect, to learn about their potential challenges, and to explore opportunities for our neighbourhood to engage neighbourhood businesses and include them at future community events.

Traffic & Safety - Elaine McVie:

At the public hearing for the development on Tyndall, GHCA presented concerns re inadequate parking spaces and the concerns of neighbours about overflow parking on residential streets and increased traffic on Tyndall.

With the volume of development projected and under construction in Gordon Head, the increase in vehicular traffic, lack of on site parking, lack of frequent and safe pedestrian crosswalks, and the restriction of traffic flow caused by bike

lanes continues to be the main concern of residents. Ash Road, Gordon Head Road, Tyndall and Cedar Hill Road continue to experience exponential traffic volume. In conjunction with approvals for development, Saanich must plan for additional vehicular traffic. Driver and pedestrian safety must be of primary importance.

GHCA will continue to respond to concerns and advocate on behalf of residents to have data based decision making in making this a safer community.

Membership - Alastair Wade:

Paid voting members were 66 in 2022, 94 in 2023, 36 (so far) in 2024

Community Liaison: Margaret Chevalier:

We are making an effort to expand our liaison within the community to churches, schools and seniors centres and other organizations. Working in conjunction with the board members responsible for Community Events, Communications and Economic Development the Liaison program will increase the profile of the Gordon Head Community Association with the Community. In many cases the ability of people to attend GH community events is limited and the role of the liaison person is to bring news of what is happening within the community to those unable to attend. It is also the role fo the liaison person to gather information and have discussions with members of these organizations so as to bring their ideas and concerns to the board for discussion and where possible action.

Website - Bhupinder Dulku:

Over the past year, GHCA's website portfolio has further solidified the organization's online presence. Two main channels were tracked for analytics during this period to gauge engagement and awareness.

- Website: In the last 12 months, the website attracted 5132 visitors, averaging approximately 427 visitors per month.
- MailChimp (Email Campaigns): Newsletters sent out achieved an average open rate of around 318 people, with approximately 15% of them clicking through on links or information for further engagement.

Overall, there has been increased engagement observed on both the website and the email campaigns.

Next Steps: After serving approximately 3 years on the council and managing the website portfolio, I will be stepping away from GHCA. The next steps for the website involve consolidating our online presence. Currently, we manage

engagement across three different channels: Website, MailChimp, and Facebook. There is an opportunity to consolidate these into a unified platform to enhance analytics, engagement, and facilitate membership growth.

Conclusion:

In addition to the time each board members put into their own portfolios they also took part in Saanich initiated community meetings and consultations. As well as meetings with other Community Associations with concerns and issues that transcend neighbourhood boundaries. An example would be the gathering of seven community organizations (GH, Cadboro Bay, Camosun, Blenkinsop, North Saanich, Quadra Cedar Hill and Mt. Tolmie) to discuss the implications of the new Quadra/McKenzie Corridor initiative. Our combined interests were on Housing Needs, Public Lands, Infrastructure, Transportation and Environmental Concerns.

As a member of Saanich Community Associations Network (SCAN for short) my role was to provide information on activities within Gordon Head and to inquire and ask for information on topics and issues where guidance from other members of SCAN would be helpful.

With other members of the Gordon Head Board I have had meetings with the Mayor, the CAO, members of staff (Planning, Engineering, Community and Rec) to bring to light matters of importance to Gordon Head.

To a person each of the Board Members are advocates for Gordon Head. I take great pride in their work. They believe in the best quality of living in this area and work to insure that the voices of people in GH are heard. As of the 2016 population data Gordon Head has 21,270 voices. I can guarantee that that number has increased in the past 8 year. Gordon Head is the largest of the municipalities in Saanich.

This is my last session as President and my last sitting as a member of the GHCA. I step down knowing that the Association will continue to function in a manner that the people in the community can be proud of.

Thank you
Chris Poirier-Skelton, President
Gordon Head Community Association

AGM Budget Presentation

2023 Fiscal Year - Available Funds

	January 1, 2023	December 31, 2023
Coast Capital Membership	\$5.00	\$ 5.00
Chequing	\$1,415.62	\$1,764.74
High interest Savings	\$1,004.69	\$1,019.86
GIC	\$3,000.00	\$3,082.50
Pay Pal	\$38.53	\$253.23
Committed funds	\$35.07	\$14.70
Total	\$5,428.77	6,110.63

Proposed Budget for 2024

	Actual 2022	Proposed Budget 2023	Actual 2023	Proposed Budget 2024
Revenue				
Bank Interest	\$4.69	\$50.00	\$97.67	\$100.00
Donations	\$50.03	\$100.00	\$92.00	\$100.00
Membership Dues	\$515.67	\$650.00	\$1,021.44	\$1,000.00
Operating grant	\$1,414.48	\$1,500.00	\$1,650.00	\$1,500.00
Music in the park	\$275.00	\$300.00	\$300.00	\$300.00
Insurance Grant	\$850.00	\$850.00	\$850.00	\$850.00
TOTAL Revenue	\$3,109.87	\$3,450.00	\$4,011.11	\$3,850.00
Expenses				
Newsletter				\$1,000.00
Advertising	\$152.52	\$300.00	\$243.94	\$600.00
Printing	\$119.20	\$200.00	\$129.46	\$500.00
Internet (FaceBook)	\$36.75	\$50.00		
Meeting expenses	\$526.41	\$1,000.00	\$474.83	\$500.00
Community Projects/Donations	\$500.00	\$500.00		
Registration Fee	\$90.00	\$100.00	\$40.00	\$60.00
Insurance	\$875.00	\$900.00	\$875.00	\$1,000.00
Website and Email	\$243.47	\$400.00	\$188.87	\$500.00
Music In the park	\$300.00	\$300.00	\$301.94	\$400.00
Supplies and Equipment			\$1,073.48	\$500.00
Total Expenses	\$2,843.35	\$3,750.00	\$3,327.52	\$5,060.00
Revenue Minus Expenses	266.52	(300.00)	\$683.59	(\$1,210.00)