

Gordon Head Community Association 2022 AGM: Report on Land Use and Development

Responses to Main Referrals from Saanich Planning:

Gordon Head United Church Site (4201 Tyndall): revised application for 58 apartment and townhouse units; GHCA arranged Zoom meeting with Board, applicant and residents; minor revisions do not alleviate the main concerns articulated in 2021 referral response.

4104 Shelbourne: third application for eight 3 storey townhouses on panhandle lot opposed.

4457-63 Tyndall: conditional support for rezoning two RS 10 lots to create a total of four RS 8 lots.

1878 San Lorenzo: three lot subdivision opposed because it still does not show a dedicated pedestrian/cycling connection between San Mateo and San Lorenzo.

4095 Cedar Hill Rd: oppose proposal for spot rezoning to allow lot split, citing significant precedent if allowed.

4317 Majestic: conditional support for rezoning for lot split.

Capital Region Housing Corp. McCoy Redevelopment for 6 storey, 119 unit apartment building: supported subject to conditions.

Telus/Aryze 1805-11 Feltham: 5 storey, 98 unit apartment building opposed after presentations and GHCA-sponsored Zoom community meeting.

1853-55 Fairburn: rezoning from RS 6 to RT 5 for 12 townhouses opposed.

Garden Suites: GHCA receives referrals where significant variances for height, floor area, site coverage, setbacks, and/or separation space are involved. Did not support variances for 4077 Ebony, 4399 Elnido, 1890 Grandview, 1865 San Pedro, 4287 Gordon Head. Conditional support for 2254 Arbutus, 4411 Tanger.

Other Initiatives

In addition to GHCA-sponsored community meetings, two Board members met with Mayor Haynes and CAO Reems to discuss planning policies and challenges affecting Gordon Head.

Prepared report "Gordon Head Area: Net New Housing Unit Count Estimate September 2022", estimating 1921 net new dwelling units (not including 621 net new beds at UVic), a 20% increase in Gordon Head's housing supply in the next few years.

Upcoming Proposals and Hearings:

3989/91 Shelbourne proposal for 6 storey, 51 units on 0.37 acres; 4025/31 Shelbourne proposal for 6 storey 60 unit rental building on 0.53 acres

Public Hearings Expected in 2023 for 4080 Gordon Head Rd (76 condo units and 23 townhouses) and Telus/Aryze Feltham/Tyndall (98 unit apartments)