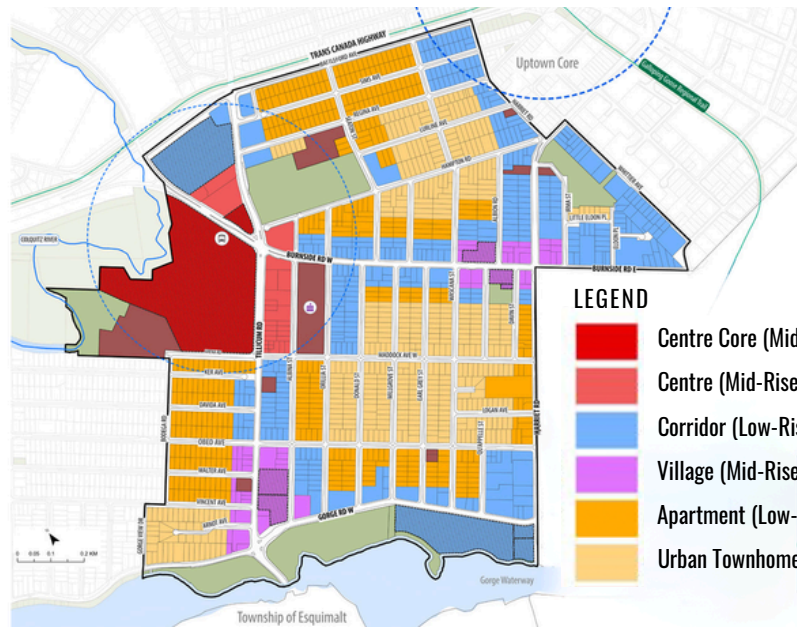




GORGE TILLICUM

GORGE TILLICUM COMMUNITY ASSOCIATION

Neighbourhood NEWS




TILLICUM BURNSIDE PLAN

Map 3.2 (pg. 39)
Future Land Use Designations

- LEGEND**
- Centre Core (Mid-Rise to High-Rise)
 - Centre (Mid-Rise to Mid-Rise)
 - Corridor (Low-Rise to Mid-Rise)
 - Village (Mid-Rise)
 - Apartment (Low-Rise)
 - Urban Townhome (Low-Rise)
 - Mixed Institutional
 - Special Site
 - Uptown Core TOA (400m)
 - Transit Oriented Area
 - Plan Boundary
 - Public Park

Draft Tillicum Burnside Plan: This Plan Affects Every Street - Make Your Voice Count

The Gorge Tillicum Community Association (GTCA) went into the Tillicum Burnside planning process optimistic. We know welcoming new neighbours keeps our community affordable and family-friendly. New homes bring the investment that pays for safer crosswalks, new trees, and infrastructure - as well as the foot traffic that makes local businesses viable.

Our feedback to Saanich was simple: incentivize redevelopment where most people want change - Tillicum Road and Burnside Road - while welcoming gradual growth on residential side streets. We thought this common-sense approach would be broadly supportable and help avoid a repeat of the backlash that occurred with the Quadra McKenzie plan.

Unfortunately, the first draft of the plan misses the mark, because it was not informed by robust community engagement.

Saanich claims the plan reflects "nine hundred input points." But this engagement - outsourced to Vancouver-based consultants - was flawed. For example, at multiple workshops, Saanich and its consultants explicitly refused to discuss how far into residential areas six-storey buildings should be allowed, a key planning decision that could make or break the plan's viability with the public.

When the most important issues are off-limits, we are not being consulted - we are props for engagement theatre.

cont'd on page 10



Gorge Canada Day Picnic Programme Inside!
July 1st Road Closure Advisory - see back page

We welcome comments—please let us know what you think of your newsletter!

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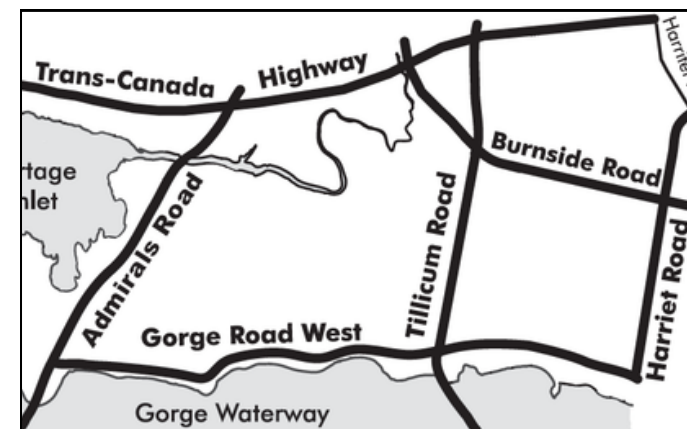
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GORGE TILLICUM COMMUNITY ASSOCIATION

Our Neighbourhood

The GTCA boundaries are the Gorge Waterway and Portage Inlet shorelines, the Trans-Canada highway to the north and Harriet/Burnside East/Whittier/Harriet to the east.



To learn more about Saanich Community Associations and view the boundaries, see <https://www.saanich.ca/EN/main/community/community-associations.html>

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The entire purpose of this exercise is to carry out detailed, neighbourhood-level planning for housing, transportation, parks, and more, especially as it concerns Tillicum and Burnside. But instead, this plan's content largely flows down from our neighbourhood's label as a "primary growth area" in a higher-level document, the Official Community Plan (OCP).

This approach ignores key realities on the ground. Consider the following examples:

Overreaching density into residential areas: This was intended to be a "corridor plan," focusing on Tillicum, Burnside, and the mall site. Instead, in this plan, the "corridor," "village," and "apartment" designations (corresponding to 4-6 storeys) have been extended onto side streets. Residents will understandably ask why their street is earmarked for apartments when none exist nearby.

Similarly, an entire neighbourhood near Rudd Park was moved out of the Uptown Douglas Plan and into this plan while having the conditions for six-storey developments in that area (Community Amenity Contributions and good urban design) removed.

Ignoring community requests for more trees: Residents overwhelmingly want more trees. In response, this plan sets our neighbourhood tree canopy coverage target at 20%. Yet a few pages prior, Saanich states we currently have 20% canopy coverage. In other words, this plan aims to achieve an exactly zero per cent improvement to canopy coverage in the Gorge Tillicum area over 30 years! We are told this is because the canopy target for a "primary growth area" is 20%. That might be acceptable on a major road, but our neighbourhood is not one big thoroughfare.

No proactive improvements to public space: This plan relies on density as its only tool to add vibrancy to our neighbourhood. But real urbanism also requires

sidewalks, safe crossings, and proactive public investment. The past 20 years of waiting for development dollars has not produced good results – for example, sidewalks paid for by developers exist only as a patchwork in front of newly-developed lots.

Designated growth areas require commensurate public investment.

Further, Saanich often claims shading the map in "apartment" designations will result in revitalization of Tillicum and Burnside, but Council would have likely approved six-storey buildings on these corridors years ago regardless of this plan. Density alone isn't an incentive - developers regularly tell us they prefer working in Esquimalt because Saanich has costly engineering requirements, long permitting timelines, and is too risky to do business with.

A focused, 20-page plan that removes red tape for development on major roads and unlocks investment in streetscapes would have been a better outcome. Alternatively, a detailed plan would be acceptable if it got the details right. At this moment, we have neither.

We're encouraged that Council mandated additional consultation. We believe that if Saanich incorporates our input, we can lower the temperature of public discourse following the Quadra McKenzie debacle. But we have been clear since the beginning of this process that our historical support for housing is an invitation to work together, not a blank cheque for chaos and controversy.

This planning process can be productive and collaborative, but only if Saanich is willing to let community feedback work its way up from residents and into the plan, rather than push policy down to us from other documents.

**-Mauricio Curbelo
GTCA Director**



What is currently allowed and what is the plan proposing? We've tried to simplify it .



HAVE YOUR SAY!

The GTCA urges you to familiarize your self with the plan and provide your feedback. The survey is open until July 13th.

Scan to learn more and fill out the survey.

www.saanich.ca/tbp



DENSITY & ZONING - EXISTING & POST TILLICUM BURNSIDE PLAN				
	Provincial Bill 44: fourplexes/sixplexes	Saanich OCP 2024: 4 storey buildings	Proposed in this plan: 3-storey townhomes	Proposed in this plan: 4 storeys and above
Rezoning required:	No	Yes	Yes	Yes
Where:	Everywhere	Everywhere (not common in practice)	Everywhere	Designated locations per the plan

BILL 44

What is and why does it matter?

In practical terms, Bill 44 largely eliminates traditional single-family-only zoning in many urban areas of British Columbia, including Saanich.

The law requires municipalities to allow multiple homes on lots that were previously restricted to one detached house. Depending on the size and location of the lot, this can mean:

- 3-4 units on a standard residential lot, and
- up to 6 units on lots close to frequent transit.

A single-family house can still be built, but municipalities can no longer reserve most residential land exclusively for one house per lot. The Province passed Bill 44 (Nov. 29, 2023) to increase housing supply and provide more housing choices in existing neighbourhoods.



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Help Us Keep the Gorge Canada Picnic Alive! 🇨🇦

The Gorge Canada Day Picnic is one of our community's most beloved traditions — a day filled with music, family fun, delicious food, and neighbours coming together to celebrate. Best of all, this special event is organized entirely by the passionate volunteers of the Gorge Tillicum Community Association and supported through sponsors, grants, and vendor participation.

As event costs continue to rise, our volunteer organizing committee is working harder than ever to keep this joyful celebration accessible for everyone. This year, we're inviting our community to pitch in with a simple challenge:

Give \$5 to Keep the Celebration Alive

By donating just \$5, you'll help support the music, activities, entertainment, and community spirit that make the Gorge Canada Day Picnic so special year after year.

Simply scan the QR code here or at the picnic to donate. Cash donations will also be gratefully accepted at the GTCA tents during the event. Every dollar goes directly toward making this incredible community celebration possible.

Thank you for helping us keep this wonderful tradition thriving for families, friends, and neighbours across our community! ❤️



Strawberry Tea

Another longtime picnic favourite, the delicious Strawberry Tea is set in the Victoria Canoe and Kayak Club building.

This year we're featuring fresh **locally grown strawberries** on cake served with tea, coffee, or lemonade for \$7 per person. The tea is served from 1:30 - 3:30 pm. Enjoy a break and an excellent Gorge Waterway view from an historic house.



Back by popular demand - PONIES!



Don't miss your chance to visit Ponies and Pipsqueaks Pony Sanctuary's Unicorn Photo Booth from 10:00am - 4:00pm for a printed picture with a real unicorn. Get some pony cuddles and learn about their amazing programs for all ages! **\$10 for Photos - Cash payment only.**

Located near Tillicum Road

Bike Valet - NEW ADMIRALS LOCATION

Due to huge demand for bike valet services this year we will have expanded capacity. The bike valet near the Admiral's road will be in the **Craigflower Elementary School parking lot.**

We will also have a location near Tillicum Road in the parking lot of Victoria Canoe and Kayak Club (VCKC).



TIPS TO ENJOY YOUR DAY

- Note that Gorge Road is closed to all vehicle access.
- Please walk, ride your bike or take transit to the event. There is **NO PARKING** at the event.
- Please bring a reusable water bottle. Water is available at the water fountain beside the public washrooms in Zone 3, at the Zone 1 info tent, the Gorge on Art tent, and in Zone 6 at the GTCA tent. Check the map for zones.
- Bring hats & sunscreen.
- Look for the volunteers in blue shirts if you have any questions or need help.
- Lost and found will be located at the GTCA tents in zone 6.
- Bring a blanket so you can enjoy the concerts as there is limited seating.
- **Some vendors only take cash. Please note there is no cash machine on site.**

Kids' Bike Decorating Saturday, June 27, 1-3 PM

Cycles West, 100 Burnside Road West- Back Parking Lot

Get ready to roll into Canada Day fun with us! Bring the whole family and decorate your bikes for the celebration ahead. We'll have decorating supplies, kids' activities, treats, and plenty of community spirit to share.

Plus, the first 20 participants will receive a FREE bike bell!

Come connect with neighbours, get creative, and help us kick off Canada Day in style



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GORGE CANADA DAY PICNIC

8:30 am - 4:00 pm • July 1st, 2026
 Gorge Waterway Park on Gorge Road West



**Pancake Breakfast • 65 Market Vendors • Classic Car Show
 Kids' Zone • Strawberry Tea • Gorge on Art • 29 Food Vendors**



Supported by



Main Stage Performers

12:00 pm
Rick & Rusty



With over a century of combined experience, Russ Godfrey (guitar, vocals) and Rick Van Krugel (mandolin family instruments, guitar, vocals) are a duo with deep musical roots. Friends since 1974, they deliver an eclectic, heartfelt show shaped by the sounds of the '60s and '70s.

Blending vintage favorites with blues, jug band, Appalachian, country, and Celtic influences, their music is rich, varied, and full of energy—most of all, they genuinely enjoy what they do, and it shows.

1:15 pm
Bagatelle

Bagatelle blends the rhythmic pulse of traditional Québécois music with the infectious energy of bluegrass. Bagatelle delivers a high-energy performance filled with tight harmonies and irresistible toe-tapping tunes. With a repertoire that weaves together old-world melodies and modern bluegrass flair, this band is sure to get you moving and singing along!



2:30 pm
The Midnights



The Midnights are an electrifying Motown, soul, pop, and funk band, recognized as one of Canada's most dynamic acts with international appeal.

They have backed Martha Reeves and The Vandellas, opened for The Temptations, and appeared in documentaries on the Victoria High R&B program. Their high-energy show combines tight choreography with classic hits and original songs, including work by Skylark's B.J. Cook, creating a vibrant, dance-worthy experience.

Features & Events

8:30 am - 11:00 am
Pancake Breakfast

9:00 am
Canada Day Family Parade
(starts at Tillicum Rd)

9:00 am - 4:00 pm
Canada Day Market
Gorge on Art
Classic Car Show
Community Engagement Displays

10:00 am - 3:00 pm
Drumming Workshop
Kids Activities/Inflatables
Road Hockey
VCKC Canoe Rides

1:30 pm - 3:30 pm
Strawberry Tea

Food Vendors

See zone numbers for vendor locations

ZONE 1

Pizza Pizza
Poutine 66
The Ice Cream Truck
Willie Wonka Candy Factory
Strawberry Tea (1:30 -3:30 pm)

ZONE 2

Aerobic Geisha Coffee
Artisan Empanadas by Scorpion Chef
Greek on the Street
Hot Dog Hustlin'
Namaste India Cuisine



ZONE 3

Langos by Louie
Salt Spring Fruitsicles
Softies Ice Cream

ZONE 4

Ali Baba Pizza
Bite Me Cookie Company
Cup-A-Roni Truck
Kuku's Indian Cuisine
Oh Sugar!
Shiraz Persian Cuisine
Sub-Zero Ice Cream
Syriana



ZONE 5

Greek n' Go
Kira's Cookie Jar
Lemon Heaven
Pablo Ice Cream Bars
Pele's Kitchen
Sip It (Henzo's)
Tamales Don Carlos

ZONE 6

Fry by Night
Chilly Willy's Frozen Bananas
Pancake Breakfast (8:30 -11:00 am)

Information

Lost & Found, information and memberships are available at the GTCA tent.



Scan QR code for full, interactive, up-to-date event map.
gorgecanadaday.ca

Recycling/Composting

Help the environment by using the designated recycling and composting containers located along the road.

Entertainment

BUSKERS' CORNER

10:30 am - 3:00 pm
AM: Esquimalt First Nations, Morris Dancers, Tai Chi
PM: Local Neighbourhood Talent

GORGE ON ART STAGE

10:00 am - 4:00 pm
Music by Performers from the Victoria Bluegrass Association

ROVING PERFORMANCES

10:30 am - 2:30 pm
Island Circus Space
GORGE RD NEAR VCKC - ZONE 1
10:00 am - 3:00 pm
Fun Based Interactive Installation

KIDS' ZONE

10:30 am - 12:30 pm
Nick Stetz Drumming Workshop
1:30 pm - 3:30
Kids Rock School Stage

MAIN STAGE

12:00 pm - 4:00 pm
See next page for performers

More info on the website!



GTCA Report

It has been a busy and exciting spring for the GTCA! We recently celebrated our Fairy Door Festival — a wonderful celebration of whimsy and creativity that brought magic to neighbourhood streets and delighted residents of all ages.

In April, we also held our AGM and said farewell to two valued board members. Jennifer White stepped away due to family commitments, though we hope to welcome her back in the future. Brandon Devnich is also leaving the board after moving out of the neighbourhood; however, we are grateful that he has agreed to continue serving as Chair of the Gorge Canada Day Picnic. We are also pleased to welcome Stefan Roodbol to the board as our new Communications Coordinator.

The GTCA is currently planning another community mural. This new piece will be located on the back side of Fairway Market, facing Tillicum and Gorge Roads. Given the visibility of this location, we are working on a design that reflects the community and serves as a welcoming landmark. Thanks to a grant from the District of Saanich, we hope to have the mural installed this summer.

We have also been actively involved in the Tillicum Burnside Planning Process, as highlighted in this issue's cover story. Saanich Planning has indicated that this is only the first phase of consultation and, if the Quadra McKenzie process is any indication, we can expect the work to continue for years.

Meanwhile, preparations are underway for the annual Gorge Canada Day Picnic. Planning this year's event has been especially challenging due to rising costs, increased security concerns, and additional insurance requirements. We are deeply appreciative of the increased support from the District of Saanich and the Saanich Police Department.

Finally, we would like to give a heartfelt shout-out to Ray Farmer and Jayne Pullman, longtime residents of Earl Grey Street and dedicated community volunteers. Over more than 25 years, Ray helped organize the Gorge Canada Day Picnic, distributed the newsletter, served for many years on the GTCA board, and supported countless neighbourhood initiatives. On behalf of the GTCA, we thank Ray and Jayne for all they have done to help make this such a wonderful community, and we wish them both all the best in their new home!

-Vera Wynn-Williams, GTCA President



Wednesday, July 1, 2026 ROAD CLOSURE ADVISORY

On Wednesday July 1, 2026, the Gorge Tillicum Community Association is hosting the Gorge Canada Day Picnic to celebrate community and our beautiful neighbourhood. We again expect over 10,000 people to attend and stroll along Gorge Road itself and the Gorge Waterway paths. An integral part of the day is the closure of Gorge Road West between Tillicum and Admirals. We applied for and received a Special Event Permit from the Municipality. This road closure is permitted by the Municipality of Saanich and the Saanich Police Department and coordinated with BC Transit.

Here are the details of the road closure:

1. Gorge Road West between Tillicum Road and Admirals Road will be closed to vehicle traffic from 7:30am to 5:00pm on July 1st. The bicycle lanes will be needed for the event and for pedestrians and therefore will be closed to bikes.
2. Vehicle access to/from Gorge Road West properties will be for emergency purposes only, and thus residents are advised to park their cars on the side streets on the evening of June 30th and all day on July 1st until 5pm if you need to leave the area. Access to and from all side streets will be by Vincent Ave, Cowper Ave, and Admirals Rd (for Rockwell & Inlet).
3. All side streets will be blocked for the day at their intersection with Gorge Road West by a police vehicle or an unattended parked vehicle.
4. The westbound lane of Gorge Road West is a designated emergency access route for police, fire, and paramedics. It MUST be kept free of obstacles for emergency vehicles if necessary. Please do not set up games, furniture, or anything at all on the road or public sidewalks.
5. No residential parking is permitted in Gorge Road West parking lots/areas between 7:30am and 5:00pm on July 1st.
6. All BC Transit bus services will be re-routed away from Gorge Road West during the closure.

Thank you for your understanding and co-operation.

For further information and a detailed map of the Picnic, please visit the Picnic website at gorgecanadaday.ca

MUSIC IN THE PARK Tuesday, Aug 25, 6-8 pm Rudd Park



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