



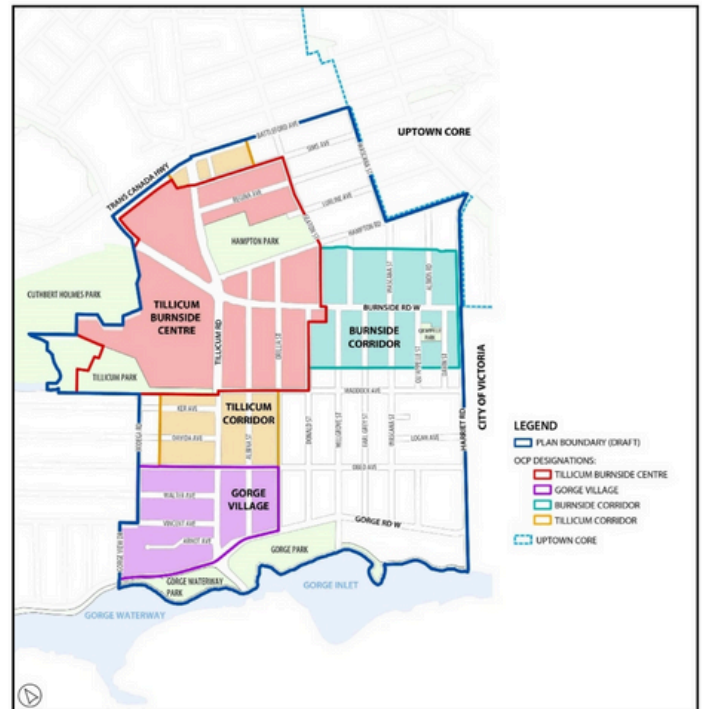
Neighbourhood NEWS

DIGITAL EDITION

Tillicum Burnside Plan

In November 2024, Saanich Council approved a budget for the Planning Department to support the development of the Tillicum Burnside Plan. The public consultation part of this process is supposed to begin in February or March of this year, with a view to developing a fully-fledged plan for development of those parts of our community designated in the Official Community Plan (OCP) as forming a Centre, Corridor or Village, by mid 2026. A copy of the Terms of Reference can be found at Hello Saanich, along with links to the OCP and other relevant documents. Though the CCV designation covers a large portion of the Gorge Tillicum Community, it is intended to concentrate new development along Tillicum and Burnside roads, where transit and other amenities already exist.

There are several key elements of the process the should be kept in mind. First, the overall aim is to create new housing as part of liveable, walkable communities in such a way as to reduce dependency on cars and reduce per capita GHG emissions. While some of the impetus behind the process reflects provincial direction, which is itself a response to a national housing crisis, it also links to a broader goal of revitalizing our community. This is an opportunity to get some of the things missing from our community. If more housing density is coming, which seems very likely, then it could bring some



Map 1: Tillicum Burnside Plan, Study Area Boundary

Note: Unlike the previous Local Area Plans, the new planning process will only look at the area outlined in the map above.

much needed improvements with it if we are clear in stating what we want.

Those familiar with the outcry generated by the planning process for the Mackenzie corridor will know that there is more at stake than first meets the eye. However, the GTCA Board of Directors would remind all our members that whatever plan emerges from this process, nothing is likely to happen quickly and none

cont'd on next page

YOUR GORGE/TILLICUM REAL ESTATE SPECIALIST

DEANNA NOYCE

PERSONAL REAL ESTATE CORPORATION

cell 250.818.8806

deanna@housesellinggroup.com . housesellinggroup.ca



THE HOUSE SELLING

GROUP

VICTORIA, BC REAL ESTATE



of the proposed developments will come about unless and until developers step up to build according to the plan. **The missing piece of past development plans has always been an implementation plan and, so far at least, the forthcoming Tillicum Burnside Plan seems likely to suffer from the same defect - unless we can make ourselves heard.**

We believe the process is important if we want to have any say about what happens in our neighbourhood. The GTCA Board of Directors believes it is better to try to influence development planning at the beginning of the process rather than getting upset after the fact. This needs public attention and participation. Those interested in helping influence the future layout of our community should watch for Saanich communications regarding public consultation opportunities. The easiest way to do this is to register with [Hello Saanich](#). Meanwhile your GTCA Board will be busy trying to ensure that whatever design is agreed in the final Tillicum Burnside Plan includes a budget, timetable and identification of action items needed to bring it to life. More information will follow as available.

– Phil Lancaster



[Click for more information on the Planning Process](#)

NEW SAANICH DEVELOPMENT APPROVAL PROCESS

In response to the ongoing housing crisis, the provincial government has introduced legislation aimed at accelerating the development approval process. Since municipal development is guided by an Official Community Plan (OCP), the new provincial legislation states:

“A local government must not hold a public hearing if a proposed zoning bylaw is consistent with the Official Community Plan (OCP) in effect for the area.”

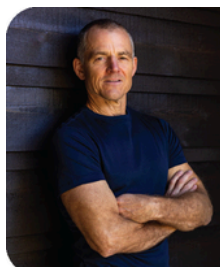
To align with this change, Saanich expedited the update of its OCP, which was approved by Saanich Council on May 7, 2024.

In practical terms, this means that if the OCP allows buildings up to a certain height—such as six storeys in a designated area like Tillicum Road—then a six-storey development on Tillicum Road is considered OCP compliant and does not require a public hearing. This marks a significant shift from the previous process, where public hearings were required for most developments.

As a result, the OCP has become a crucial document in shaping new developments in Saanich. On the next page, you'll find details on the approved allowances.

While the GTCA will continue to provide input on proposed developments, our focus will shift away from height-related concerns, as those guidelines are now well-defined. Instead, we will advocate for mixed-use spaces, improved community amenities, and essential infrastructure considerations, such as sidewalks, public spaces, and loading/unloading zones.

– Vera Wynn-Williams

A portrait of Tom Rahme, a man with short grey hair, wearing a dark blue t-shirt, standing with his arms crossed against a dark wooden background.

YOUR LOCAL MORTGAGE SPECIALIST

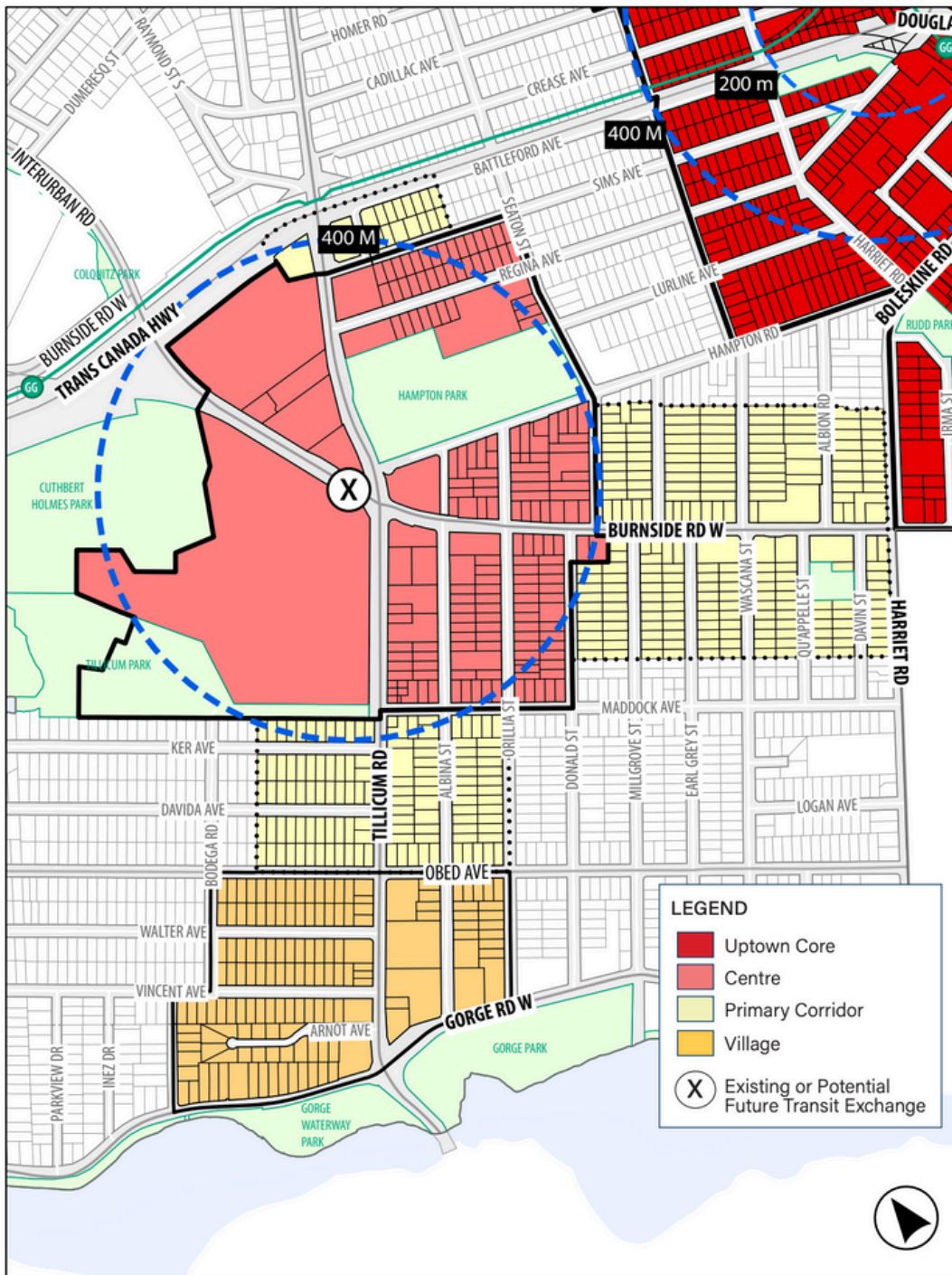
The logo for "mortgage by tom" features the word "mortgage" in white and "by tom" in a bold, orange font, with a stylized orange speech bubble around "tom".

MortgagebyTom.com

Let's talk...

Tom Rahme, BSc.
Mortgage Broker | MortgagesLab

c: 250.507.3321
e: MortgagebyTom@gmail.com
i: @MortgagebyTom



Gorge Village and Tillicum-Burnside Centre



Confused on the difference between the Official Community Plan (OCP) and the Tillicum Burnside Plan?

Well to be honest, so are we. "The Tillicum Burnside Plan will guide future changes in the area over the short, medium, and long term (20 years) to build a livable, vibrant, and transit-connected community. The long-term vision for the area will be influenced by the Official Community Plan's direction of One Planet Living and the 15-Minute Community". Tillicum Burnside Action Plan Terms of Reference.

Stay tuned for more info and hopefully clarity.

www.gorgetillicum.ca



OCP MAXIMUM ALLOWABLE BUILDING HEIGHTS

CENTRES

Up to 18-storeys

considered where a Centre is located along two Primary Corridors as per policy 7.3.24 (McKenzie-Quadra, Tillicum-Burnside, University Centre).
OCP - Page 54

VILLAGES

Up to 6-storeys

considered where a Village is located along a Primary Corridor (**Gorge**, Four Corners, Feltham) or within a Transit Oriented Area (Broadmead Village) as per policy 7.3.28. Up to 4-storeys in all other villages within the Urban Containment Boundary (Strawberry Vale, Cordova Bay, Cadboro Bay).

OCP - Page 55

CORRIDORS

Up to 6-storeys

OCP - Page 55



AGM & 25th Anniversary Gala Celebration

Date: May 8, 2025
Time: 7:00 - 10:00

Join us as we celebrate the 25th Anniversary of the GTCA with a special Annual General Meeting and community celebration! We're excited to host this milestone event at the stunning Esquimalt Gorge Pavillion, offering beautiful views of our neighborhood. This will be a wonderful opportunity to reflect on our community's history and honour the incredible volunteers who contribute to our community.

To receive an invitation and participate in the elections, please ensure your GTCA membership is up to date. Renew easily through the link below.

Stay tuned—more details will be shared in our spring printed newsletter!

[Click here to join the GTCA](#)



Esquimalt Gorge Pavillion, Esquimalt Gorge Park



Interested in Gorge History?

Click on the link above to see a tour of the Gorge Waterway by local historian and author of **The Gorge of Summers Gone**, Dennis Minaker.



Interested in being a part of the 25th Gorge Canada Day Picnic?

We're looking for fun & able bodied individuals to help out.

[CLICK HERE TO JOIN THE VOLUNTEERS](#)

EXCEPTIONAL SENIOR LIVING.
EXPERIENCE THE DIFFERENCE.

AMICA
ON THE GORGE

994 GORGE ROAD WEST

AMICA.CA/ON-THE-GORGE

250-220-8000



Save the Date!

GTUF Annual Seedy Sunday



Join the Gorge Tillicum Urban Farmers (GTUF) for our exciting Seedy Sunday event—a great opportunity to share seeds, meet fellow urban farmers, and enjoy a vibrant community gathering!

Date: Sunday, February 23

Time: 2:00 PM – 4:00 PM

1:00 & 2:00 PM: Seed drop-off for organizers to arrange

Location: Bell Irving Room, Saanich Neighbourhood Place, Pearkes Recreation Center

(Turn left as you enter Pearkes, go to the end of the corridor)

Entrance Donation: \$3 (to support Saanich Neighbourhood Place)

What to Bring (If you'd like):

- Seeds to share
- A potluck snack (Please label gluten-free, vegan, or nut-containing items)

Highlights:

- ✿ Seed exchange
- ✿ Plant & tuber give-away table
- ✿ Snack potluck and tea
- ✿ Children's activity table

GTUF membership is not required to attend, but if you'd like to join, leave your email with us during the event or contact gturbanfarmers@gmail.com. Becoming a member connects you with over 200 households in our community, sharing knowledge and resources about food growing, sustainability, and food security.

We look forward to seeing you there!

– Kate, Julie, Belle, Rhona, Lorrie, and Laurie (GTUF Coordinating Team)



INDIAN FISH & CHIPS
\$14.95*

*Before tax. Pick up only.

www.kukusrestaurant.com

**OPEN 7 DAYS A
WEEK**
 11:30 am to late
24 Burnside Rd. West
778-430-5858

Nina Krieger, MLA
Victoria-Swan Lake

Community Office
1020 Hillside Ave
T: 250-356-5013
E: Nina.Krieger.MLA@leg.bc.ca

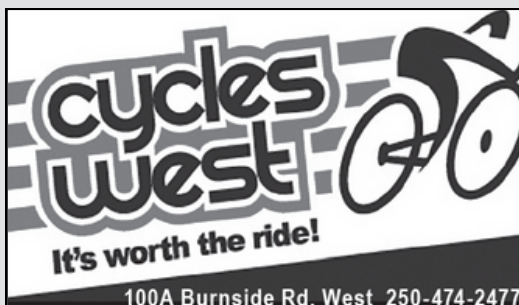


Serving your community

Top Shelf Bookkeeping Ltd.

101-76 Gorge Road West, Tel: 250-388-9423
1253 B Esquimalt Road, Tel: 250-590-4050

EFile from \$90.00



100A Burnside Rd. West 250-474-2477



WWW.BEECULTURECOFFEECOMPANY.CA

IRWIN INDUSTRIES LTD.
(1988)

875 Viewfield Road,
Victoria, B.C. V9A 4V2
www.irwinvi.com
irwin@irwinvi.com

- 5" Continuous Gutter Systems
- Gutter Cleaning & Maintenance
- Gutter Protection Systems
- Fascia / Barge / Window Capping
- Vinyl / Aluminum / Hardboard Siding
- Steel Siding / Roofing
- Vinyl Aluminum Soffiting
- Canopies / Patio Covers
- Aluminium Railings

Paul Gerrard Phone: 382-5154 Fax: 382-5748

GORGE TILlicum COMMUNITY ASSOCIATION

Our Neighborhood

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>

Board of Directors 2024-2025

President:
Vera Wynn-Williams

Vice President:
Phil Lancaster

Treasurer:
Chris Kask

Communications Coordinator:
Brandon Devnich

Membership Coordinator:
Xi Yao

Secretary:
Arden Little

Directors:
Chris Bullock
Mauricio Curbello
Marie-Nicole Dubois
Julia Gellman
Nathan John-Gill
Scott Karpes
Meghan Mergaert
Paul Savinkoff
Reb Stevenson
Jennifer White

How to Stay in Touch



www.gorgetillicum.ca



@gorgetillicum



info@gorgetillicum.ca



gorgetillicum

P.O. Box 44152, VICTORIA, BC, V9A 7K1